



CLATSOP COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

HYBRID: In-person - Judge Guy Boyington Building, 857 Commercial Street, Astoria and via Zoom

Tuesday, June 13, 2023 at 10:00 AM

GO TO MEETING

- [1.](#) Zoom Meeting Instructions

CALL MEETING TO ORDER

FLAG SALUTE

ROLL CALL

ADOPT AGENDA

BUSINESS FROM THE PUBLIC: This is an opportunity for anyone to give a brief presentation about any land use planning issue or county concern that is not on the agenda.

WORK SESSION

- [2.](#) Housing Discussion #3 - "Development" Zones: Continuation of discussion from April 2023 meeting

PROJECT STATUS REPORT

- [3.](#) June 2023 Project Status Report

DIRECTOR'S REPORT

- [4.](#) [June](#) 2023 Director's Report

GOOD OF THE ORDER

ADJOURN

NOTE TO PLANNING COMMISSION MEMBERS: Please contact the Community Development Department (503-325-8611) if you are unable to attend this meeting.



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

Clatsop County Planning Commission Regular Meeting Zoom Meeting Instructions

During the COVID-19 pandemic, the Clatsop County Planning Commission remains committed to broad community engagement and transparency of government. To provide an opportunity for public testimony while physical distancing guidelines are in effect, the Commission will host virtual meetings using the Zoom platform.

To join the meeting from your computer, tablet or smartphone.

<https://co-clatsop-or-us.zoom.us/j/96938108959?pwd=QjRKeVp4UVd1SWw3OWxuOFIsVEFRUT09>

Dial by your location: +1 669 900 6833 US

Meeting ID: 969 3810 8959

Passcode: 587994

Those wishing to provide testimony on public hearings or provide oral communication at the designated time must register in advance by calling 503-325-8611 or emailing ghenrikson@co.clatsop.or.us. You will be notified when your three-minute presentation is scheduled. Comments may also be submitted via email to ghenrikson@co.clatsop.or.us to be read at the meeting.



Clatsop County – Land Use Planning

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TO: Clatsop County Planning Commission Members

CC: Anthony Pope, County Counsel
Land Use Planning Staff

FROM: Gail Henrikson – Community Development Director

DATE: April 11, 2022

RE: **HOUSING DISCUSSION #2 – “DEVELOPMENT” ZONES**

CLATSOP COUNTY RESIDENTIAL ZONES AND UNDERLYING LAND USE DESIGNATIONS

Clatsop County’s zoning designations are associated with an underlying land use designation. The six land use designations in Clatsop County, and their respective zones are shown below.

- Zones that currently allow any type of residential development are highlighted in yellow.
- Commercial zones that allow one residential unit in conjunction with a commercial use or activity are highlighted in blue.
- The MR (Military Reserve) Zone only allows dwelling units for military personnel stationed on the military reserve. That zone is highlighted in green.
- Resource zones, which are farm and forest lands, are highly regulated under state statute, but do allow some limited opportunities for residential development. Because those uses are strictly controlled by Oregon Revised Statutes, they are not included in the list of highlighted zones that allow residential development, because the County does not have the ability to revise those residential regulations.
- Lands zoned as UGB (Urban Growth Boundary) are governed by individual Urban Growth Boundary Area Joint Management Agreements with each incorporated city. These agreements specify that lots and parcels within a city’s UGB are subject to the regulations and standards contained in each city’s comprehensive plan and zoning code. Therefore, the County would not have jurisdiction to revise zoning standards in those areas.

LAND USE DESIGNATION	ZONE	ZONE NAME
Conservation Forest Lands	AF	Agriculture Forest
	F-80	Forest 80
Conservation Other Resources	AC1	Aquatic Conservation One
	AC2	Aquatic Conservation Two
	CS	Coastal Shorelands
	EAC	Ecola Aquatic Conservation

	LW	Lake and Wetland
	NAC2	Necanicum Estuary Aquatic Conservation
	OPR	Open Space, Parks and Recreation
	QM	Quarry and Mining
	RCP	Rural Community Parks
	RM	Recreation Management
Natural	AN	Aquatic Natural
	NS	Natural Shorelands
	NU	Natural Uplands
Rural Agricultural Lands	EFU	Exclusive Farm Use
Rural Lands	CBR	Coastal Beach Residential
	CR	Coastal Residential
	GC	General Commercial
	MR	Military Reserve
	NC	Neighborhood Commercial
	RA1	Residential Agriculture 1
	RA2	Residential Agriculture 2
	RA5	Residential Agriculture 5
	RA10	Residential Agriculture 10
	SFR1	Single Family Residential 1
	TC	Tourist Commercial
Development	AC-RCR	Arch Cape Rural Community Residential
	AD	Aquatic Development
	KS-RCR	Knappa-Svensen Rural Community Residential
	HI	Heavy Industrial
	LI	Light Industrial
	MI	Marine Industrial
	RCC	Rural Community Commercial
	RCC-LI	Rural Community Light Industrial
	RCI	Rural Community Industrial
	RC-MFR	Rural Community-Multi Family Residential
	RCR	Rural Community Residential
	RSA-MFR	Rural Service Area-Multi Family Residential
	RSA-SFR	Rural Service Area-Single Family Residential
	UGB	Urban Growth Boundary

The Planning Commission's discussion for the April 11 meeting will focus on those zones that are classified as "Development" in the County's Comprehensive Plan.

2019 HOUSING STRATEGIES REPORT RECOMMENDATIONS

In 2019, Clatsop County and the cities of Astoria, Warrenton, Gearhart, Seaside and Cannon Beach, completed a housing study to identify opportunities and weaknesses associated with housing supply in Clatsop County. That report concluded that while the County has a surplus of potentially buildable lands and a surplus of housing units, certain types of housing and housing products at specific price-points are either missing from the county's housing inventory, or are

not provided in sufficient quantities. The study also noted that commercial use of residential units should be “discouraged and/or controlled” to the extent possible.”

The final report identified 10 strategies that jurisdictions could utilize to support and encourage the construction of residential units of all types and price-points. These strategies, which are shown below, will be used as a starting point to review the County’s zoning designations in order to determine changes could be made to the County’s code to facilitate housing construction.

While the report identified few strategies that were specifically applicable to unincorporated portions of Clatsop County, there are opportunities to integrate some of these strategies into the County’s zoning and development standards. Additionally, some strategies, such as promoting Accessory Dwelling Units and revising parking standards have already been or are being addressed through ongoing LAWDUC amendments. Areas where the County has or is already taking action are noted in the table below. Areas where the County cannot take action due to compliance with Statewide Planning Goals 10, 11 and 14 are also noted below. These three goals direct urbanization and dense development to areas within Urban Growth Boundaries in order to protect farm and forest lands. Any zoning code amendments must be consistent with these three goals.

2019 CLATSOP COUNTY HOUSING STRATEGIES REPORT: STRATEGIES			
STRATEGY		APPLICABLE JURISDICTIONS	STATUS
1.	Adopt Supportive and Inclusive Comprehensive Plan Policies	All cities and county	Included in draft update of Goal 10, to be reviewed by PC on May 9
2.	Establish Minimum Density Standards	All cities	N/A
3.	Revise Maximum Density, Height or Bulk Standards in Higher Density Residential Zones	All cities, more important in higher cost, land-constrained cities, such as Seaside and Cannon Beach	Ongoing as part of these Planning Commission housing discussions
4.	Support High Density Housing in Commercial Zones	All cities	Ongoing as part of these Planning Commission housing discussions

5.	Streamline and Right-Size Minimum Off-Street Parking Requirements	All cities	Parking standard revisions to be reviewed at public hearing by PC on May 9
6.	Facilitate “Missing Middle” Housing Types in All Residential Zones	All cities and county	Ongoing as part of these Planning Commission housing discussions
7.	Encourage Cottage Cluster Housing	All cities	Cottage cluster development may be appropriate for some unincorporated zones, especially zones served by sewer systems
8.	Promote Accessory Dwelling Units	All cities	Ordinance 23-03 revised County’s ADU standards; cannot be implemented until wildfire risk mapping is completed More work can be done to promote ADU construction in zones where it is already allowed
9.	Incentivize Affordable and Workforce Housing	All jurisdictions	Ongoing efforts by County

			discussed in staff memo provided at March 14, 2023 PC meeting
10.	Limit Short-Term Rental Uses in Residential Zones	All cities	County discussions on STRs are currently on pause pending the outcome of the May 16 ballot referendum to repeal Ordinance 22-05

The report also included recommended comprehensive plan policy updates, which are shown below. These policies were presented to the Board at a work session on December 1, 2021. The Board generally supported inclusion of the policies below in an updated Goal 10. These policies are included in the updated Goal 10 draft that will be reviewed by the Planning Commission on May 9.

2019 CLATSOP COUNTY HOUSING STRATEGIES REPORT: COMPREHENSIVE PLAN POLICY UPDATES		
Policy Issue		Draft Policy*
1.	Affirm Fair Housing Goals	Clatsop County supports efforts to foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes by coordinate plans and investments to affirmatively further fair housing.
2.	Support Mixed Use Development	Clatsop County should determine whether opportunities exist for higher density and/or mixed-use development in its rural communities that are served by water and sewer districts.
3.	Accessory Dwelling Units	Clatsop County shall continue to allow accessory dwelling units (ADUs) in appropriate residential districts and shall support efforts at the state level to revise statutes to allow ADUs on rural residential lands, consistent with Goal 6 air, land and water capacity requirements.
4.	Support Flexible Zoning	The County shall review its residential zoning standards and uses to determine where higher density housing may be appropriate

		and where permitting processes may be streamlined to facility construction of higher density housing.
5.	Address Land Supply Goals	The County shall provide a sufficient quantity and variety of residentially-zoned land to meet community needs.
6.	Support Manufactured Homes	The County shall encourage preservation of mobile home parks as a low/moderate income housing option. The County should facilitate replacement and alteration of manufactured homes within an existing mobile home park.

*Draft policy language is derived from the recommendations in the *2019 Clatsop County Housing Strategies Report*.

ACTION AND NEXT STEPS

The purpose of the Planning Commission's April 11 discussion is to begin to review the County's zoning designations to identify areas where the recommendations from the *2019 Housing Strategies Report* could be implemented and to identify changes to the code and associated standards that could make housing production more efficient and affordable. The April 11 discussion will begin by focusing on the lowest-hanging fruit, which are those zones that are designated "Development" in the County's Comprehensive Plan. Development zones are areas that are often served by both water and sewer systems and which have been identified as areas where more dense residential development should occur.

Attached to this memo are the relevant "Development" zones, with suggested revisions prepared by staff. These amendments are draft in nature and are intended to begin a discussion with the Planning Commission and community members regarding the need to provide housing at all price points in all areas of the County, consistent with Statewide Planning Goal 10. Staff is requesting that the Planning Commission review these draft changes to identify areas where processes could be streamlined, standards revised, and/or opportunities are noted for future housing development. Commission members should also consider any foreseeable consequences that might occur if any potential amendments were implemented. Suggested items for Planning Commission members to consider for possible revision include:

- Setback requirements
- Lot coverage maximum percentages
- Minimum-required lot sizes
- Minimum-required lot widths

The Planning Commission should note that the initial revisions proposed by staff are intended to generally maintain the overall character of existing zones. Focus was primarily placed on easing permitting processes and application fees and reducing infrastructure costs.

It is not expected that the Planning Commission will complete review of all the Development zones at its April meeting and that this item will continue to be discussed at future meetings. Once the Planning Commission has completed its initial review of the Development zones, staff will also bring a draft of potential revisions to zones designated "Rural Lands", which include

the majority of residential land within unincorporated county. These zones include the RA-1, RA-2, RA-5 and RA-10 zones, as well as other single-family zones in the Cove Beach and Clatsop Plains area.

EXHIBITS

- **EXHIBIT A:** Arch Cape Rural Community Residential (AC-RCR) Zone
- **EXHIBIT B:** Knappa-Svensen Rural Community Residential (KS-RCR) Zone
- **EXHIBIT C:** Rural Community Commercial (RCC) Zone
- **EXHIBIT D:** Rural Community Light Industrial (RCC-LI) Zone
- **EXHIBIT E:** Rural Community Industrial (RCI) Zone
- **EXHIBIT F:** Rural Community-Multi Family Residential (RC-MFR) Zone
- **EXHIBIT G:** Rural Community Residential (RCR) Zone
- **EXHIBIT H:** Rural Service Area-Multi Family Residential (RSA-MFR) Zone
- **EXHIBIT I:** Rural Service Area-Single Family Residential (RSA-SFR) Zone

EXHIBIT A

Arch Cape Rural Community Residential (AC-RCR) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED
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Underlined text is proposed for addition

SECTION 4.0600. ARCH CAPE RURAL COMMUNITY RESIDENTIAL ZONE (AC-RCR)

Section 4.0610. Purpose and Intent

The Arch Cape RCR zone is intended to accommodate the immediate and foreseeable demand for low density housing in Clatsop County's rural communities. This zone has been developed with the purpose to: (1) Allow residential development that is compatible with rural communities that wish to maintain a primarily single family rural residential character, (2) do not adversely impact adjacent resource lands, (3) allow for minimum lot sizes and densities, that will provide for an ultimate build out that is more commensurate with actual physical, and (4) environmental constraints, and the availability of community water and sewer facilities, and may provide for non-residential uses that are small in scale, intended for the needs of the local community or for people traveling through the rural community, and are compatible with surrounding uses.

Section 4.0620. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per section 1.0500.
- 3) Guest House per section 1.0500.
- 4) Accessory buildings per section 1.0500 are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
 - (B) Accessory buildings in this zone shall be subordinate in size to the primary dwelling.
- 5) Signs only as follows, subject to the provisions of Section 3.0130:
 - (A) Temporary signs.
 - (B) Nameplates.
- 6) Handicapped housing facility as defined in Section 1.0500.
- 7) Home occupation, Limited.
- 8) Low intensity recreation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Health hardship pursuant to Section 3.0180, no public notice required.
- 11) Temporary uses including use of a Recreational Vehicle during construction phase, subject to the provisions of Section 2.8200.
- 12) Short term rental subject to the standards in Chapter 5.24, Clatsop County Code. [Ord. 22-01]
- 13) Land transportation facilities as specified in Section 4.0300 with the exception of new public or private road development, See Section 4.0630(12).

- 14) **Two family dwelling (duplex).**

Section 4.0630. Conditional Development and Use.

The following uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards. Combined square footage of commercial uses, including their accessory uses occur in building or buildings that do not exceed the following area standards:

- 1) **Two family dwelling (duplex).**
- 2) Accessory uses may be permitted prior to the issuance of a development permit for the primary use, subject to an approval by the Community Development Director provided that:
 - (A) The applicant submits a letter to the Director explaining the unique or unusual circumstances and nature of the intended use; and
 - (B) Provided the property owner obtains the primary use development permit within one-year (1) from the date the accessory use development permit is issued; and
 - (C) A statement that the accessory use, during the one-year period prior to establishing the primary use is not intended for the storage of, or the establishment of a Recreational Vehicle use; and
 - (D) May be subject to other conditions of approval deemed necessary to protect the primary purpose and intent of the zone, and to provide for public health, safety and welfare.
- 3) Public or private elementary, middle, or high school.
- 4) Home occupation.
- 5) Churches or similar places of worship.
- 6) Golf Course, driving range, country club, tennis club, and similar recreation uses provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 7) Park, playground, ball fields, or community center.
- 8) Day nursery or day care center, provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 9) Buildings and uses of a public works, public service, or public utility nature, but not including equipment storage, repair yards, warehouses, or related activities.
- 10) Bed and Breakfast establishment subject to the standards in Sections 3.8030 - 3.8050.
- 11) Temporary real estate office in a legally recorded subdivision.
- 12) ~~Any new public or private road development or road extension.~~ **New public or private road development or road extension does not require conditional use approval in any other zone in unincorporated county.**

Section 4.0640. Development and Use Standards

The following standards are applicable to permitted uses in this zone.

- 1) Lot sizes:

- (A) Parcels not served by an approved public community sewer system, shall have a minimum parcel size of one (1) acre, and a minimum width of 120 feet **Is a minimum parcel width necessary if the minimum parcel size is met?**
- (B) Parcels served by an approved community, municipal or public sewer system shall have a minimum parcel size of 7,500 square feet, and a minimum width of 60 feet **Is a minimum parcel width necessary if the minimum parcel size is met?** with lot sizes varying according to the following requirements:

Slope	Minimum Lot Size/Density
0-12%	7,500 sq.ft./ 1 dwelling unit; 15,000 sq.ft./2 dwelling units
13-25%	7,500 sq.ft/1 dwelling unit 15,000 per acre, 2 dwelling units/acre
> 25%	1 dwelling unit/acre

- (C) Lot size for conditional developments shall be based upon:
- 1) the site size need of the proposed use,
 - 2) the nature of the proposed use in relation to the impacts on nearby properties, and
 - 3) consideration of sewer district impacts and requirements, local setback and other criteria and standards of this ordinance.
- (D) Maximum lot coverage for residential or non-residential use: 40%.
- (E) Two family dwelling (duplex) minimum lot size 15,000 sq.ft.
- (F) Cluster developments are subject to the provisions of Sections 3.3000-3.3050.
- (G) Other development and use standards as required to meet State sanitation requirements and local setback and ordinance requirements.
- (H) New development, lot width/depth dimension shall not exceed a 1:3 ratio.
- 2) Required front yard setback, measured from the abutting edge of the right-of-way, when front line abuts:
 - (A) Major arterial: fifty feet (50).
 - (B) Minor arterial: thirty feet (30).
 - (C) Major collector: thirty feet (30).
 - (D) Minor collector: twenty-five feet (25).
 - (E) Local street: twenty feet (20).
 - 3) Required rear yard: twenty feet (20).
 - (A) Exception on corner lot: 5 feet.
 - (B) Exception when adjacent to resource zones, all structures: fifty feet (50).
 - 4) Required side yard:
 - (A) Minimum side yard: 10 feet, except on a corner lot, the minimum street side yard measured from the abutting edge of the right-of-way, shall be twenty feet (20); OR
 - (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size required, side yards shall be five feet (5)

- (C) Notwithstanding (4)(A) and (4)(B), when the property is adjacent to resource zones, all structures: fifty feet (50).
- 5) For lots abutting the oceanshore, the ocean yard shall be determined by the oceanfront setback line established by Section 3.0150 Oceanfront Setback.
- 6) Accessory Structures:
- (A) An accessory structure that is less than (10) feet tall may be located in the required rear and side yard setback except in the required street side of a corner lot provided that it is no closer than five feet (5) to a property line, except in the required street side of a corner lot per (4) above.
- (B) Any accessory structure that is ten (10) feet or greater in height must meet the setback requirements of 4.0640(2)-(4). [Ord #17-02]
- 7) Maximum building height: twenty-six feet (26).
Except for ocean front lots, which shall have a maximum height of: eighteen feet
The height of a structure is measured from the average grade of the undisturbed ground at the four principal corners of the proposed structure. To determine height:
- (A) Construction/building plans submitted for use permitted in this zone shall show the elevations of the undisturbed ground prior to construction as measured at the four principal corners of the proposed structure on a plot plan. A permanently accessible control point shall be established outside of the building's footprint.
- (B) Photographs of the undisturbed site shall be required. Photographs need not be professional or aerial photographs.
- (C) To verify the height, a survey by a registered surveyor may be required by the Community Development Director.
- 8) All new developments and cumulative or incremental expansion of an existing development footprint greater than twenty-five percent shall indicate on the development permit application how storm water is to be managed from the property or retained on site. The County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures, where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands or on slopes greater than fifteen percent.
- 9) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- 10) Conditional Development and Use are subject to the following limitation and requirement: Prior to final building permit approval any/all road damages created or exacerbated by the development activity shall be repaired, and the road returned to its previous condition or better.

- 11) Exterior lighting shall be of a full cut-off design. Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. full cut-off fixtures).
- 12) Vegetation:
 - (A) Where a buffer of trees exists along properties abutting Highway 101, a buffer of 25 feet in width shall be maintained or planted when the property is developed.
 - (B) A twenty-five (25) foot buffer of native, non-invasive vegetation combined with proper removal of noxious weeds shall be maintained along Arch Cape, Asbury Creek, and Shark Creek.
 - (C) Vegetative hedges and fences that impede or have the potential to impede views shall be maintained at or below six (6) feet. Hedges and fences extending beyond the ocean front setback shall be maintained at or below four (4) feet.
 - (D) Preservation of Landscape. The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages. Disturbed areas shall be re-vegetated with native species.
 - (E) The setback for all structures shall be fifty feet (50) from the line of non-aquatic vegetation.
- 13) All planned development and subdivisions shall be required to cluster land uses and designate areas as permanent common open space. The development shall be reviewed according to Section 5.4800 for Planned Developments or Section 3.3000 for Cluster Developments. The minimum percentage of common open space shall be 30% excluding roads and lands under water.
- 14) All standards as set forth in the Clatsop County Land and Water Development and Use Code, as amended.

EXHIBIT B

Knappa-Svensen Rural Community Residential (KS-RCR) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED
~~Strikethrough~~ text is proposed for deletion
Underlined text is proposed for addition

SECTION 4.1000. KNAPPA AND SVENSEN RURAL COMMUNITY RESIDENTIAL ZONE (KS-RCR).

Section 4.1010. Purpose and Intent

The Knappa and Svensen RCR zone is intended to accommodate the immediate and foreseeable demand for low density housing in Clatsop County rural communities. This zone has been developed with the purpose to: (1) allow residential development that is compatible with rural communities that wish to maintain a primarily single family rural residential character, (2) do not adversely impact adjacent resource lands, (3) allow for minimum lot sizes and densities, that will provide for an ultimate build out that is more commensurate with actual physical, and environmental constraints, and the availability of community water and do not exceed the carrying capacity of the property absorb waste, and (4) may provide for non-residential uses that are small in scale, intended for the needs of the local community or for people traveling through the rural community, and are compatible with surrounding uses.

Section 4.1020. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per Section 1.0500.
- 3) Guesthouse per Section 1.0500.
- 4) Accessory buildings per Section 1.0500 are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 5) Signs only as follows:
 - (A) Temporary signs subject to the provisions of Section 3.0130.
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 6) Handicapped housing facility as defined in Section 1.0500.
- 7) Home occupation, Limited.
- 8) Low intensity recreation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Farm use.
- 11) Roadside stand for farm products grown on the premises, subject to provisions of Section 3.9520- 3.9540.
- 12) Health hardship pursuant to Section 3.0190, no public notice required.
- 13) Temporary uses including use of a Recreational Vehicle during construction phase, subject to the provisions of Section 2.8200.
- 14) Land transportation facilities as specified in Section 4.0300.
- 15) **Two family dwelling (duplex).**

Section 4.1030. Conditional Development and Use

The following uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards.

- 1) **Two family dwelling (duplex).**
- 2) Accessory uses may be permitted prior to the issuance of a development permit for the primary use, subject to an approval by the Community Development Director provided that:
 - (A) The applicant submits a letter to the Director explaining the unique or unusual circumstances and nature of the intended use; and
 - (B) Provided the property owner obtains the primary use development permit within one-year (1) from the date the accessory use development permit is issued; and
 - (C) A statement that the accessory use, during the one-year period prior to establishing the primary use is not intended for the storage of, or the establishment of a Recreational Vehicle use; and
 - (D) May be subject to other conditions of approval deemed necessary to protect the primary purpose and intent of the zone, and to provide for public health, safety and welfare.
- 3) Public or private elementary, middle, or high school.
- 4) Home occupation.
- 5) Boat ramps subject to Sections 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.
- 6) Churches or similar places of worship.
- 7) Golf Course, driving range, country club, tennis club, and similar recreation uses, and provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 8) Park, playground, ball fields, or community center.
- 9) Day nursery or day care center, not part of a primary residential use, and provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 10) Buildings and uses of a public works, public service, or public utility nature, but not including equipment storage, repair yards, warehouses, or related activities.
- 11) Bed and Breakfast establishment subject to the standards Sections 3.8030 - 3.8050.
- 12) Temporary real estate office in a legally recorded subdivision.
- 13) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-12 above, subject to the provisions of Section 2.6000.

Section 4.1040. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type III permit procedure subject to applicable development standards.

- 1) Subdivisions, subject to the provisions of Section 2.9140.

Section 4.1050. Development and Use Standards

The following standards are applicable to permitted uses in this zone.

- 1) Lot sizes:
 - (A) Parcels not served by an approved public community sewer system, shall have a minimum parcel size of one (1) acre and a minimum width of 150 feet **Is a minimum lot width required if parcels meet the minimum lot size?**
 - 1) Lot size for conditional developments shall be based upon: the site size need of the proposed use,
 - 2) The nature of the proposed use in relation to the impacts on nearby properties, and
 - 3) Consideration of state sanitation requirements, water district capacity, local setback and other criteria and standards of this ordinance.
- 2) Maximum lot coverage for residential or non-residential use including accessory structures: 40%.
 - (A) Two family dwelling (duplex) minimum lot size 2 acres.
 - (B) Cluster developments are subject to the provisions of Sections 3.3000-3.3050.
 - (C) Other development and use standards as required to meet State sanitation requirements and local setback and ordinance requirements.
 - (D) New development, lot width/depth dimension shall not exceed a 1:3 ratio.
- 3) Required front yard setback for any structure, measured from the abutting edge of the right-of-way, when front line abuts:
 - (A) Major arterial: fifty feet (50).
 - (B) Minor arterial: thirty feet (30).
 - (C) Major collector: thirty feet (30).
 - (D) Minor collector: twenty-five feet (25).
 - (E) Local street: twenty feet (20).
- 4) Required rear yard setback for any structure, measured from the edge of the property boundary within the Rural Community Zone, twenty feet (20), and excluding any portion of the parcel that has a different zone, e.g. split zones.
 - (A) Exception when adjacent to resource zones, all permitted structures: fifty feet (50).
 - (B) Exception on a corner Lot: 5 feet.
- 5) Required side yard:
 - (A) Minimum side yard: ten feet (10), except on a corner lot, the minimum street side yard measured from the abutting edge of the right-of-way, shall be twenty feet (20).
 - (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size required, side yards shall be five feet (5).
 - (C) Exception when adjacent to resource zones, all structures: fifty feet (50).
- 6) An accessory structure separated from the established main use may be located in the required rear and side yard setback except in the required street side of a corner lot provided it is not closer than 5 feet to a property line.
- 7) The setback for all structures shall be thirty-five feet (35) from the line of non-aquatic vegetation.
- 8) Maximum building height: thirty-five feet (35).

- 9) All new developments and cumulative or incremental expansion of an existing footprint greater than twenty-five percent (25%) shall indicate on the building permit how storm water is to be drained from the property or retained on site. The County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures, where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands from runoff on slopes greater than twenty-five percent (25%).
- 10) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- 11) Conditional Development and Uses are subject to the following limitations and requirements:
 - (A) The proposed development shall be consistent with the Clatsop County Comprehensive Plan.
 - (B) The proposed development shall include safe ingress and egress.
 - (C) All standards as set forth in the Clatsop County Land and Water Development and Use Code, as amended.

Section 4.1060. Additional Development and Use Standards

All planned development and subdivisions may be required to cluster land uses and designate areas as permanent common open space. The development shall be reviewed according to Section 5.4800 for Planned Developments or Section 3.3000 for Cluster Developments. The minimum percentage of common open space shall be thirty percent (30%) excluding roads.

EXHIBIT C

Rural Community Commercial (RCC) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED

~~Strikethrough~~ text is proposed for deletion

Underlined text is proposed for addition

SECTION 4.1400. RURAL COMMUNITY COMMERCIAL ZONE (RCC)

Section 4.1410 Purpose and Intent

This zone is located in the Rural Community of Arch Cape, Svensen, Westport, Miles Crossing and Jeffers Gardens. The RCC zone is intended to: (1) provide support for existing small concentrations of retail and commercial services; (2) contribute to community identity; (3) provide job opportunities within the community; (4) allow only those uses that are compatible with the surrounding uses considering varying environmental and other site constraints, and the availability of community water, sewer, or if such services are not available, such uses do not exceed the carrying capacity of the property to provide potable water and absorb waste; and (5) provide services for the community, surrounding rural, farm and forest areas, and traveling public. New commercial uses are those defined under state law as "small-scale, low impact" with building or buildings not to exceed 4,000 square feet of floor area, unless determined that large buildings are intended to serve the rural community, surrounding rural area or the travel needs of the people passing through the area. Expansion of an existing commercial use resulting in building or buildings exceeding 4,000 square feet of floor area are appropriate when the use is intended to serve the rural community, surrounding rural area or the travel needs of people passing through the area.

Section 4.1420. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) Splitting and sale of firewood.
- 2) Roadside stand, which shall be less than 120 sq. ft. in size, subject to provisions in Sections 3.9520-3.9540.
- 3) Low intensity recreation.
- 4) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 5) Handicapped housing facility.
- 6) Land transportation facilities as specified in Section 4.0300.
- 7) **Given that the County has a limited amount of commercial land available, should multi-family residential, including boarding houses and/or mobile home parks be permitted in a commercial zone? If so, should it be a Type I procedure (basically an over-the-counter permit)? Or should it be a Type II use, which would require public notice, but no public hearing?**

Section 4.1430. Commercial Conditional Development and Use

The following commercial uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards provided that commercial uses occur in a building or buildings that do not exceed the following area standards:

- 1) A retail grocery, bakery, delicatessen, confectionary or similar store including the preparation of foodstuffs for sale primarily on the premises, provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 2) A retail drug, variety, gift, antique, hardware, sporting goods, dry goods, music, florist, book, stationery, art gallery, or similar store provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 3) A barber, beauty, tailor, shoe repair, laundromat, cleaners, photographic shop or similar personal service business provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 4) Sporting equipment and other recreational equipment rental service provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 5) An eating or drinking establishment provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 6) An automobile service station, including auto fuel, towing and minor repair, excluding auto sales and auto storage provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 7) Professional offices provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 8) Park, or playground, ball fields, or community center.
- 9) Churches or similar places of worship.
- 10) Veterinary clinic provided the square footage of the building or buildings devoted to the care of household pets does not exceed 4,000 square feet of floor area.
- 11) Medical and dental offices provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 12) Buildings and uses of a public works, public service, or public utility nature, that may include equipment storage, repair yards, warehouses, or related activities.
- 13) Instructional or vocational schools, such as dance studio, karate, theatre, music, computer science provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 14) Communication Facilities subject to the provisions of Section 3.9400.
- 15) Farm or garden supply, equipment sales and repair.
- 16) Mini-storage.
- 17) Legally existing and allowed uses (as of the effective date of this ordinance) may continue as permitted uses.
- 18) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-17 above subject to the provisions of section 2.6000, provided building or buildings for each commercial use does not exceed 4,000 square feet of floor area.
- 19) **Mixed Use or Residential developments in association with a Commercial or Retail component that is permitted or conditional. Residential development shall be located above or behind the permitted or conditional use.**

Section 4.1440. Conditional Development and Use

The following uses and their accessory uses are permitted under a Type II-a permit procedure subject to applicable development standards and site plan review.

- 1) Expansion of commercial building or buildings, existing on (date of this ordinance) where the total floor area for the commercial use exceeds 4,000 square feet provided the commercial use, intended to occupy more than 4,000 square feet of floor area, is intended to serve the rural community, the surrounding rural area, or the traveling needs of people passing through the area.
- 2) ~~Mixed Use or Residential developments in association with a Commercial or Retail component that is permitted or conditional. Residential development shall be located above or behind the permitted or conditional use.~~
- 3) A hotel, motel, lodge, resort, inn, or other enclosed tourist/traveler accommodations, provided:
 - (A) It is served by a community sewer system,
 - (B) Does not have over 35 units, and
 - (C) Each commercial use associated with the lodging shall not exceed 4,000 square feet (i.e. Gift Shop, Office, Restaurant, etc).
- 4) Recreational Vehicle (RV) Park subject to the following provisions:
 - (A) Density, Maximum fifteen (15) RV spaces per acre.
 - (B) Minimum 30-foot setback to any adjoining residential zone.
 - (C) Minimum 50-foot setback to any adjoining resource zone.
 - (D) Subject to meeting the State Building Code requirements; and
 - (E) Subject to provisions of Section 3.5000 – 3.5020 (2)(A)(F)(I)(J)(K) and (3)-(10) inclusive.

Section 4.1450. Development and Use Standards

The following standards are applicable to all permitted Type II uses in this zone.

- 1) Plan review and approval: No building permit or other permit for construction or alteration of any building structure or use in this zone shall be issued until plans have been reviewed and approved by the Community Development Director in order to evaluate the conformity with the performance standards of this zone and the Comprehensive Plan and the compatibility of vehicular access, signs, lighting, building placement and designs, landscaping, adjoining uses and location of water and sewage facilities.
- 2) Standards:
 - (A) Air quality: The air quality standards set by the Department of Environmental Quality shall be the guiding standards in this zone, except that open burning is prohibited in any case.
 - (B) Noise: As permitted under all laws and regulations.
 - (C) Storage: Materials and or equipment shall be enclosed within a structure or concealed behind sight-obscuring screening.
 - (D) Fencing: Allowed inside a boundary planting screen and where it is necessary to protect property or to protect the public from a dangerous condition. The proposed fence locations and design will be subject to Community Development Director review and approval.

- (E) Buffer: Where the RCC zone adjoins a zone other than RCC, there shall be a buffer area of depth adequate to provide for a dense evergreen landscape buffer which attains a minimum height of 8-10 feet, or such other screening measures as may be prescribed by the Community Development Director in the event differences in elevation or other circumstances should defeat the purpose of this requirement. In no case shall the buffer area have less width than the required 50-foot setback of this zone.
- (F) Vibration: No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
- (G) Heat and glare: Except for exterior lighting, operations producing heat or glare shall be constructed entirely within an enclosed building.
- (H) Lighting: Exterior lighting shall be directed away from adjacent property, with cutoff lighting required, when adjacent to a residential zone.
- 3) Density Provisions:
 - (A) The minimum lot width shall be 75 feet.
 - (B) Other permitted development standards as required to meet State sanitation requirements and local setback and ordinance requirements.
 - (C) Lot width/depth dimension shall not exceed a 1:3 ratio.
- 4) Setback requirements:
 - (A) Front yard setbacks: 25 feet.
 - (B) Side and rear yard when abutting a residence or residential zone: 10 feet.
 - (C) For lots of record created prior to September 30, 1980 that are less than minimum lot size required side yards shall be 5 feet.
 - (D) The setbacks for all structures shall be thirty-five feet (35) from the line of non-aquatic vegetation.
 - (E) All structures shall be a minimum of fifty feet (50) from adjacent resource zones.
- 5) Building height:
 - (A) The maximum building height for commercial uses shall be 35 feet.
 - (B) The maximum building height for light industrial uses shall be 45 feet, except when within 100 feet of a residential zone, the height shall be 35 feet.
- 6) Building size:
 - (A) The maximum building size for new commercial uses shall not exceed the floor area standards listed in Section 4.1430 unless:
 - 1) The findings approving the use are included in an amendment to the comprehensive plan, processed under post acknowledgement procedures (ORS 197.610 through 197.625);
 - 2) The use is limited to a size of building or buildings that is intended to serve the rural community, surrounding rural area of the travel needs of people passing through the area; and
 - 3) The total floor area of building or buildings does not exceed 12,000 square feet unless an exception to goal 14 has been acknowledged pursuant to ORS 197.625.

- 7) An accessory structure may be located in the required rear or side yard, except in the required street side of a corner lot, provided that it is not less than ten (10) feet to a property line.
- 8) All new developments and cumulative or incremental expansion of an existing development footprint greater than twenty-five percent shall indicate on the development permit application how storm water is to be managed from the property or retained on site. The County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands or on slopes greater than fifteen percent.
- 9) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- 10) Developments adjacent to or across the street from residential zones shall be contained within an enclosed building or screened from the residential district with a sight obscuring fence or vegetation.
- 11) All standards as set forth in the Clatsop County Land and Water Development and Use Code, as amended.
- 12) Additional Standards in the Arch Cape RCC zone: *[Ord #17-02]*
 - (A) Preservation of Landscape. The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages. Disturbed areas shall be re-vegetated with native species.
 - (B) Utility Service. All new service lines shall be placed underground.
 - (C) Exterior lighting shall be of a “full cut-off” design. Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. full cut-off fixtures).

EXHIBIT D

Rural Community Light Industrial (RCC-LI) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED
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Underlined text is proposed for addition

SECTION 4.1600. RURAL COMMUNITY COMMERCIAL AND LIGHT INDUSTRIAL ZONE (RCC-LI)

Section 4.1610. Purpose and Intent

This zone is located in the Rural Community of Knappa and Westport. The RCC-LI zone is intended to: (1) provide support for existing small concentrations of retail and commercial services mixed with light industrial; (2) contribute to community identity; (3) provide necessary retail services to the community; (4) provide job opportunities within the community; (5) allow only those uses that are compatible with the surrounding uses considering varying environmental and other site constraints, and the availability of community water, sewer, or if such services are not available, such uses do not exceed the carrying capacity of the property to provide potable water and absorb waste; and (6) provide services for the community, surrounding rural, farm and forest areas, and traveling public. New commercial uses are those defined under state law as “small-scale, low impact” with building or buildings not to exceed 4,000 square feet of floor area, unless determined that large buildings are intended to serve the rural community, surrounding rural area or the travel needs of the people passing through the area. Expansion of an existing commercial use resulting in building or buildings exceeding 4,000 square feet of floor area are appropriate when the use is intended to serve the rural community, surrounding rural area or the travel needs of people passing through the area.

Should a caretaker or manager’s residence be permitted as a Type I use in association with any of the non-residential uses below?

Given that the County has a limited amount of commercial and industrial land available, should multi-family residential, including boarding houses and/or mobile home parks be permitted in a commercial zone? Is residential development even appropriate in an industrial zone? If so, should it be a Type I procedure (basically an over-the-counter permit)? Or should it be a Type II use, which would require public notice, but no public hearing?

Section 4.1620. ~~Permitted and Conditional Uses~~ Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- 1) Splitting and sale of firewood.
- 2) Roadside stand, which shall be less than 120 sq. ft. in size, subject to provisions in Sections 3.9520-3.9540.
- 3) Low intensity recreation.
- 4) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 5) Handicapped housing facility.
- 6) Land transportation facilities as specified in Section 4.0300.

Section 4.1630. Commercial Uses Conditional Development and Use

The following commercial uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards provided that commercial uses occur in a building or buildings that do not exceed the following area standards:

- 1) A retail grocery, bakery, delicatessen, confectionary or similar store including the preparation of foodstuffs for sale primarily on the premises, provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 2) A retail drug, variety, gift, antique, hardware, sporting goods, dry goods, music, florist, book, stationery, art gallery, or similar store provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 3) A barber, beauty, tailor, shoe repair, laundromat, cleaners, photographic shop or similar personal service business provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 4) Sporting equipment and other recreational equipment rental service provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 5) An eating or drinking establishment provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 6) An automobile service station, including auto fuel, towing and minor repair, excluding auto sales and auto storage provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 7) Professional offices provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 8) Park, or playground, ball fields, or community center.
- 9) Churches or similar places of worship.
- 10) Veterinary clinic provided the square footage of the building or buildings devoted to the care of household pets does not exceed 4,000 square feet of floor area.
- 11) Medical and dental offices provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 12) Buildings and uses of a public works, public service, or public utility nature, that may include equipment storage, repair yards, warehouses, or related activities.
- 13) Instructional or vocational schools, such as dance studio, karate, theatre, music, computer science provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 14) Communication Facilities subject to the provisions of Section 3.9400.
- 15) Farm or garden supply, equipment sales and repair.
- 16) Retail lumberyards, provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 17) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-16 above, subject to the provisions of section 2.6000 provided building or buildings for each commercial use does not exceed 4,000 square feet of floor area.

Section 4.1640. Light Industrial Uses Conditional Development and Use

The following light industrial uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards provided that industrial uses occur in a building or buildings that do not exceed the following area standards:

Light Industrial Uses provided the building or buildings associated with the use do not exceed 40,000 square feet of floor area:

- 1) Machine shops.
- 2) Bottling works.
- 3) Equipment storage yard.
- 4) Hauling, freighting and trucking yard terminal.
- 5) Logging operations, including accessory uses such as an office or watchman's quarters.
- 6) Welding shop.
- 7) Wholesale storage business or warehouse.
- 8) Manufacturing, compounding, assembling, or treating products.
- 9) Recycling collection center.
- 10) Legally existing and allowed uses (as of the effective date of this ordinance) may continue as permitted uses.
- 11) Communications Facilities, subject to provisions in Section 3.9400.
- 12) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-11 above, subject to the provisions of section 2.6000, provided building or buildings for each commercial use does not exceed 4,000 square feet of floor area.
- 13) Residential developments in association with a development that is permitted or conditional, such as a dwelling for the owner or operator of a commercial development.

Section 4.1650. Conditional Development and Use

The following uses and their accessory uses are permitted under a Type II-a permit procedure subject to applicable development standards and site plan review.

- 1) Expansion of commercial building or buildings, existing on (date of this ordinance) where the total floor area for the commercial use exceeds 4,000 square feet provided the commercial use, intended to occupy more than 4,000 square feet of floor area, is intended to serve the rural community, the surrounding rural area, or the traveling needs of people passing through the area.
- 2) Residential developments in association with a development that is permitted or conditional, such as a dwelling for the owner or operator of a commercial development.
- 3) A hotel, motel, lodge, resort, inn, or other enclosed tourist/traveler accommodations, provided:
 - (A) It is served by a community sewer system,
 - (B) Does not have over 35 units, and
 - (C) Each commercial use associated with the lodging shall not occur in a building or buildings that exceed 4,000 square feet.

- 4) Mini-storage.
- 5) Recreational Vehicle (RV) Park subject to the following provisions:
 - (A) Density, Maximum fifteen (15) RV spaces per acre.
 - (B) Minimum 30-foot setback to any adjoining residential zone.
 - (C) Minimum 50-foot setback to any adjoining resource zone.
 - (D) Subject to meeting the State Building Code requirements; and
 - (E) Subject to provisions of Section 3.5000 – 3.5020(2)(A)(F)(I)(J)(K) and (3)-(10) inclusive.

Section 4.1660. Development and Use Standards

The following standards are applicable to all permitted uses in this zone.

- 1) Plan review and approval:
 - (A) No building permit or other permit for construction or alteration of any building structure or use in this zone shall be issued until plans have been reviewed and approved by the Community Development Director in order to evaluate the conformity with the performance standards of this zone and the Comprehensive Plan and the compatibility of vehicular access, signs, lighting, building placement and designs, landscaping, adjoining uses and location of water and sewage facilities or waste water treatment.
- 2) Standards:
 - (A) Air quality: The air standards set by the Department of Environmental Quality shall be the guiding standards in this zone, except that open burning is prohibited in any case.
 - (B) Noise: As permitted under all laws and regulations.
 - (C) Storage: Materials and or equipment shall be enclosed within a structure or concealed behind sight-obscuring screening.
 - (D) Fencing: Allowed inside a boundary planting screen and where it is necessary to protect property or to protect the public from a dangerous condition. The proposed fence locations and design will be subject to Community Development Director review and approval.
 - (E) Buffer: Where the RCC- LI zone adjoins a zone other than RCC-LI, there shall be a buffer area of depth adequate to provide for a dense evergreen landscape buffer which attains a minimum height of 8-10 feet, or such other screening measures as may be prescribed by the Community Development Director in the event differences in elevation or other circumstances should defeat the purpose of this requirement. In no case shall the buffer area have less width than the required 50-foot setback of this zone.
 - (F) Vibration: No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
 - (G) Heat and glare: Except for exterior lighting, operations producing heat or glare shall be constructed entirely within an enclosed building.
 - (H) Lighting: Exterior lighting shall be directed away from adjacent property, with cutoff lighting required, when adjacent to a residential zone.

- 3) Density Provisions:
 - (A) The minimum lot width shall be 75 feet.
 - (B) Other permitted development standards as required to meet State sanitation requirements and local setback and ordinance requirements.
 - (C) Lot width/depth dimension shall not exceed a 1:3 ratio.
- 4) Setback requirements:
 - (A) Front yard setbacks: twenty-five feet (25).
 - (B) Side and rear yard when abutting a residence or residential zone: ten feet (10).
 - (C) For lots of record created prior to September 30, 1980 that are less than minimum lot size required side yards shall be five feet (5).
 - (D) The setbacks for all structures shall be thirty-five feet (35) from the line of non- aquatic vegetation.
 - (E) All structures shall be a minimum of fifty-feet (50) from adjacent resource zones.
- 5) Building height:
 - (A) The maximum building height for commercial uses shall be thirty-five feet (35).
 - (B) The maximum building height for light industrial uses shall be forty-five feet (45), except when within 100 feet of a residential zone, the height shall be thirty- five feet (35).
- 6) Building size:
 - (A) The maximum building size for new commercial uses shall not exceed the floor area standards listed in Section 4.1630 unless:
 - 1) The findings approving the use are included in an amendment to the comprehensive plan, processed under post acknowledgement procedures (ORS 197.610 through 197.625);
 - 2) The use is limited pursuant to Section 2.4040 to a size of building or buildings that is intended to serve the rural community, surrounding rural area of the travel needs of people passing through the area; and
 - 3) The total floor area of building or buildings does not exceed 12,000 square feet.
 - (B) The maximum building size for light industrial uses shall not exceed 40,000 square feet of floor area unless authorized pursuant to 197.713 or 197.719.
- 7) Off-street parking requirements: Off-street parking shall be subject to Section 3.0050.
- 8) An accessory structure separated from the main building may be located in the required rear or side yard, except in the required street side of a corner lot, provided that it is not less than ten feet (10) to a property line.

- 9) All new developments and cumulative or incremental expansion of an existing footprint greater than twenty-five percent shall indicate on the building permit how storm water is to be drained from the property or retained on site. The County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands or on slopes twenty-five percent or greater.
- 10) Developments adjacent to or across the street from residential zones shall be contained within an enclosed building or screened from the residential district with a sight obscuring fence or vegetation.
- 11) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots, and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- 12) All standards as set forth in the Clatsop County Land and Water Development and Use Code, as amended.

EXHIBIT E

Rural Community Industrial (RCI) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED
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Underlined text is proposed for addition

SECTION 4.1500. RURAL COMMUNITY LIGHT INDUSTRIAL ZONE (RCI).

Section 4.1510. Purpose and Intent

This zone is located in Miles Crossing and Jeffers Gardens and is intended for light industrial development with limited external impacts, such as processing, assembling, and minor manufacturing. The development should be largely contained in buildings, have minimal raw material storage and minimum air, water, and noise nuisance characteristics. The intent of this zone is to provide areas for industrial developments that could be incompatible in a commercial or residential zone but have few objectionable characteristics. Unless authorized pursuant to ORS 197.713 or 197.719, new industrial use building or buildings may not exceed 40,000 square feet of floor area, unless determined through further review that larger buildings will not exceed the carrying capacity of the land to provide adequate water and absorb waste. Expansion of an existing industrial use resulting in building or buildings exceeding 40,000 square feet of floor area are appropriate when the use will not exceed the carrying capacity of the land.

Section 4.1520. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards. **Should a caretaker or manager's residence be permitted as a Type I use in association with one of the non-residential uses below?**

- 1) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 2) Splitting and sale of firewood.
- 3) Roadside stand, which shall be less than 120 sq. ft. in size, subject to provisions 3.9520-3.9540.
- 4) Land transportation facilities as specified in Section 4.0300.
- 5) **Given that the County has a limited amount of industrial land available, should multi-family residential, including boarding houses and/or mobile home parks be permitted in a commercial zone? Is residential development even appropriate in an industrial zone? If so, should it be a Type I procedure (basically an over-the-counter permit)? Or should it be a Type II use, which would require public notice, but no public hearing?**

Section 4.1530. Development and Use Permitted

The following uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards.

- 1) Retail lumberyards.
- 2) Machine shops.
- 3) Bottling works.
- 4) Equipment storage yard.
- 5) Hauling, freighting and trucking yard terminal.

- 6) Logging operations, including accessory uses such as an office or watchman's quarters.
- 7) Welding shop.
- 8) Wholesale storage business or warehouse.
- 9) Manufacturing, compounding, assembling, or treating products.
- 10) Recycling collection center.
- 11) Legally existing and allowed uses (as of the effective date of this ordinance) may continue as permitted uses.
- 12) Communications Facilities, subject to provisions in 3.9400.
- 13) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-12 above, subject to the provisions of section 2.6000, provided building or buildings for each industrial use does not exceed 40,000 square feet of floor area.

Section 4.1540. Conditional Development and Use

The following uses and their accessory uses are permitted under a Type III permit procedure subject to applicable development standards and site plan review.

- 1) Solid waste transfer station.
- 2) Automobile wrecking yard.
- 3) Food products manufacturing.
- 4) Concrete, ready-mix or asphalt batching plant.
- 5) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-4 above, subject to the provisions of section 2.6000 provided building or buildings for each commercial industrial use does not exceed 40,000 square feet of floor area.

Section 4.1550. Development and Use Standards

The following standards are applicable to permitted and conditional developments in this zone.

- 1) Plan review and approval:
No building permit or other permit for construction or alteration of any building structure or use in this zone shall be issued until plans have been reviewed and approved by the Community Development Director in order to evaluate the conformity with the performance standards of this zone and the Comprehensive Plan and the compatibility of vehicular access, signs, lighting, building placement and designs, landscaping, adjoining uses and location of water and sewage facilities.
- 2) Standards:
 - (A) Air quality: The air quality standards set by the Department of Environmental Quality shall be the guiding standards in this zone, except that open burning is prohibited in any case.
 - (B) Noise: As permitted under all laws and regulations.
 - (C) Storage: Materials and or equipment shall be enclosed within a structure or concealed behind sight-obscuring screening.

- (D) Fencing: Allowed inside a boundary planting screen and where it is necessary to protect property or to protect the public from a dangerous condition. The proposed fence locations and design will be subject to Community Development Director review and approval.
- (E) Buffer: Where the RCI zone adjoins a zone other than RCI, there shall be a buffer area of depth adequate to provide for a dense evergreen landscape buffer which attains a minimum height of 8-10 feet, or such other screening measures as may be prescribed by the Community Development Director in the event differences in elevation or other circumstances should defeat the purpose of this requirement. In no case shall the buffer area have less width than the required 50-foot setback of this zone.
- (F) Vibration: No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
- (G) Heat and glare: Except for exterior lighting, operations producing heat or glare shall be constructed entirely within an enclosed building.
- (H) Lighting: Exterior lighting shall be directed away from adjacent property, with cutoff lighting required, when adjacent to a residential zone.
- 3) Density provisions:
 - (A) The minimum lot width shall be 75 feet.
- 4) Setback requirements:
 - (A) The front setback shall be 25 feet,
 - (B) Side and rear yard setbacks when abutting a residence shall be 10 feet.
 - (C) Setbacks are not required where side or rear property lines abut a railroad right-of-way or other commercial or industrial use
 - (D) Setback for all development when abutting a resource zone shall be 50 feet.
- 5) Building height:
 - (A) The maximum building height shall be 45 feet, except within 100 feet of a zone other than RCI, in which case the maximum building height shall be the same height as the adjacent zone.
- 6) Building size:
 - (A) The maximum building size for new commercial uses shall not exceed 4,000 square foot limit unless:
 - 1) The findings approving the use are included in an amendment to the comprehensive plan, processed under post acknowledgement procedures (ORS 197.610 through 197.625);
 - 2) The use is limited pursuant to Section 4.1530 and 4.1540 to a size of building or buildings that is intended to serve the rural community, surrounding rural area of the travel needs of people passing through the area; and
 - 3) The total floor area of building or buildings does not exceed 12,000 square feet.
 - (B) The maximum building size for light industrial uses shall not exceed 40,000 square feet of floor area unless authorized pursuant to ORS 197.

- (C) Expansion of commercial building or buildings, existing on September 10, 2003 where the total floor area for the commercial use exceeds 4,000 square feet provided the commercial use, intended to occupy more than 4,000 square feet of floor area, is intended to serve the surrounding rural area, or the traveling needs of people passing through the area.
- (D) Expansion of industrial building or buildings, existing on September 10, 2003 where the total floor area for the industrial use exceeds 40,000 square feet or is intended to occupy more than 40,000 square feet of floor area, providing the size is necessary for the intended use and can demonstrate the use will not exceed the carrying capacity of the land to provide adequate water and absorb waste unless pursuant to ORS.
- 7) Off-street parking requirements: Off-street parking shall be subject to Section 3.0050.
- 8) An accessory structure separated from the main building may be located in the required rear or side yard, except in the required street side of a corner lot, provided that it is not less than five (5) feet to a property line.
- 9) All standards as set forth in the Clatsop County Land and Water Development and Use Code, as amended.
- 10) All new developments and cumulative or incremental expansion of an existing footprint greater than twenty-five percent shall indicate on the building permit how storm water is to be drained from the property or retained on site. The County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands or on slopes twenty-five percent or greater.
- 11) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).

EXHIBIT F

Rural Community-Multi Family Residential (RC-MFR) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED

~~Strikethrough~~ text is proposed for deletion

Underlined text is proposed for addition

SECTION 4.1200 RURAL COMMUNITY MULTI-FAMILY RESIDENTIAL ZONE (RC-MFR)

Section 4.1210. Purpose

The RC-MFR zone is intended to provide areas suitable for various types of residential development at a rural community density in areas where public facilities such as sewer, fire protection and water are available, or were historically developed with mobile home parks, manufactured home parks and multi-family housing.

Section 4.1220. Development and Use Permitted (RC-MFR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per Section 1.0500.
- 3) Guesthouse per Section 1.0500.
- 4) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 5) Two family dwelling (duplex).
- 6) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 7) Mobile home subject to the provisions in Section 3.4100.
- 8) Limited home occupation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Low intensity recreation.
- 11) Public or private neighborhood park or playground.
- 12) Signs only as follows:
 - (A) Temporary signs, subject to provisions of Section 3.0130.
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 13) Temporary uses subject to the provisions of Section 2.8200.
- 14) Cluster developments subject to the provisions of Section 3.3000.
- 15) Handicapped housing facility.
- 16) Communication facilities subject to the standards in Section 3.9400.
- 17) Land transportation facilities as specified in Section 4.0300.
- 18) Multi-family dwelling.
- 19) Boarding or rooming house or other group housing.

Section 4.1230. Conditional Development and Use

The following developments and their accessory developments may be permitted under a Type II procedure and Sections 2.4000 to 2.4050 subject to applicable criteria and development standards and site plan review.

- 1) ~~Multi-family dwelling.~~
- 2) Mobile home park or Manufactured home park ~~(permitted under a Type III procedure)~~ subject to provisions in Section 3.4000.
- 3) ~~Boarding or rooming house or other group housing.~~
- 4) Public/semi-public use.
- 5) Temporary real estate office in a legally recorded subdivision.
- 6) Home occupations.
- 7) Boat ramps subject to Sections 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.
- 8) Bed and Breakfast establishment subject to the standards in Sections 3.8030-3.8050.
- 9) Accessory uses may be permitted prior to the issuance of a development permit for the primary use, subject to an approval by the Community Development Director provided that:
 - (A) The applicant submits a letter to the Director explaining the unique or unusual circumstances and nature of the intended use; and
 - (B) Provided the property owner obtains the primary use development permit within one-year (1) from the date the accessory use development permit is issued; and
 - (C) A statement that the accessory use, during the one-year period prior to establishing the primary use is not intended for the storage of, or the establishment of a Recreational Vehicle use; and
 - (D) May be subject to other conditions of approval deemed necessary to protect the primary purpose and intent of the zone, and to provide for public health, safety and welfare.

Section 4.1240. Development and Use Standards

The following standards are applicable to permitted and conditional developments in this zone:

- 1) Lot size with state approved sewer or an approved community septic system:
 - (A) One family dwelling: 7,500 square feet.
 - (B) Mobile Home: 7,500 square feet. **Mobile home sites in a MH park are only required to be an average of 4,000 SF with no space smaller than 3,000 SF. If this does not refer to a MH park space, it is redundant with one family dwelling and could be deleted.**
 - (C) Duplex: 10,000 square feet. **Could a duplex be built on a 7,500 SF lot if parking could be provided? Is the 10,000 SF size appropriate?**
 - (D) **A standard needs to be developed for multi-family housing on sewer**
- 2) Lot size without state approved sewer:
 - (A) One family dwelling: one (1) acre.
 - (B) Mobile home: one (1) acre. **See above comment regarding MH park spaces**

- (C) Duplex: two (2) acres.
 - (D) Multiple family: two (2) acres the first two (2) units plus one (1) acre for each additional unit. **Should multi-family development be allowed on lots without sewer? Is a one-acre minimum lot size per multi-family unit appropriate?**
- 3) Lot size for conditional developments shall be based upon:
 - (A) The site size needed of the proposed use,
 - (B) The nature of the proposed use in relation to the impacts on nearby properties, and
 - (C) Consideration of state sanitation requirements, potable water, local setback and other criteria and standards of this ordinance.
 - 4) Minimum lot width: seventy-five (75) feet.
 - 5) Lot width/depth dimension shall not exceed a 1:3 ratio.
 - 6) Maximum lot coverage for residential or non-residential use: 40% **For properties with connection to sewer, is this an appropriate maximum lot coverage or could it be increased?**
 - 7) Required front yard when front lot line abuts: **For properties with sewer connections, are these appropriate setbacks or could they be reduced?**
 - (A) Major arterial: 50 feet
 - (B) Minor arterial: 30 feet
 - (C) Major collector: 30 feet
 - (D) Minor collector: 25 feet
 - (E) Local street: 20 feet
 - 8) Required rear yard **For properties with sewer connections, are these appropriate setbacks or could they be reduced?**: 20 feet
 - (A) Exception on a corner lot: 5 feet
 - 9) Required side yard: **For properties with sewer connections, are these appropriate setbacks or could they be reduced?**
 - (A) Minimum side yard 5 feet, except on a corner lot, the minimum street side yard shall be 20 feet.
 - (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size, required yards shall be 5 feet.
 - (C) When the side yard abuts a resource zone, the minimum side yard shall be 50 feet.
 - 10) An accessory structure separated from the main building may be located in the required rear and side yard except in the required street side of a corner lot provided that it is no closer than five (5) feet to a property line.
 - 11) Maximum building height: 35 feet.
 - 12) All new development shall indicate on the building permit how storm water is to be drained from the property. The County Engineer shall require the installation of culverts, dry wells, or retention facilities in cases where development has major storm drainage impacts.
 - 13) All standards set forth in the Clatsop County Land and Water Development and Use Code, as amended.

- 14) Positioning of structures for future subdivision or partitioning of lots greater than two acres, in areas where the future intent of the property or lot is further partitioned or subdivision, the Community Development Director shall, where practicable, require a Tentative Partition or Subdivision Plat that identifies where structures be located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes, the extension of street and utilities, and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- 15) The setback for all structures shall be thirty-five (35) feet from the line of non-aquatic vegetation.

EXHIBIT G

Rural Community Residential (RCR) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED

~~Strikethrough~~ text is proposed for deletion

Underlined text is proposed for addition

SECTION 4.0700. MILES CROSSING, JEFFERS GARDENS AND WESTPORT RURAL COMMUNITY RESIDENTIAL ZONE (RCR)

Section 4.0710. Purpose and Intent

The Miles Crossing, Jeffers Gardens and Westport RCR zone is intended to accommodate the immediate and foreseeable demand for low density housing in Clatsop County rural communities. This zone has been developed with the purpose to: (1) allow residential development that is compatible with rural communities that wish to maintain a primarily single family rural residential character, (2) do not adversely impact adjacent resource lands, e.g. farm or forest, (3) allow for minimum lot sizes and densities, that will provide for an ultimate build out that is more commensurate with actual physical, and environmental constraints, and the availability of community water and sewer, and (4) may provide for non-residential uses that are small in scale, intended for the needs of the local community or for people traveling through the rural community, and are compatible with surrounding uses.

Section 4.0720. Development and Use Permitted (RCR)

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards. Combined square footage of commercial uses, including their accessory uses occur in building or buildings that do not exceed the following area standards:

- 1) One family dwelling.
- 2) Accessory Dwelling Unit (ADU) per Section 1.0500.
- 3) Guesthouse per Section 1.0500.
- 4) Accessory buildings per Section 1.0500 are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 5) Signs only as follows:
 - (A) Temporary signs, subject to the provisions of Section 3.0130
 - (B) Nameplates subject to the provisions of Section 3.0130.
- 6) Handicapped housing facility as defined in Section 1.0500.
- 7) Home occupation, Limited.
- 8) Low intensity recreation.
- 9) Utilities, maximum utilization of existing easements and rights-of-way shall be made.
- 10) Farm use.
- 11) Roadside stand for farm products grown on the premises, subject to provisions of Sections 3.9520 and 3.9540.
- 12) Health hardship pursuant to Section 3.0190, no public notice required.
- 13) Temporary uses including use of a Recreational Vehicle during construction phase, subject to the provisions of Section 2.8200.

- 14) Land transportation facilities as specified in Section 4.0300.
- 15) Two family dwelling (duplex)

Section 4.0730. Conditional Development and Use

The following uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards. Combined square footage of commercial uses, including their accessory uses occur in building or buildings that do not exceed the following area standards:

- 1) Two family dwelling (duplex).
- 2) Accessory uses may be permitted prior to the issuance of a development permit for the primary use, subject to an approval by the Community Development Director provided that:
 - (A) The applicant submits a letter to the Director explaining the unique or unusual circumstances and nature of the intended use; and
 - (B) Provided the property owner obtains the primary use development permit within one-year (1) from the date the accessory use development permit is issued; and
 - (C) A statement that the accessory use, during the one-year period prior to establishing the primary use is not intended for the storage of, or the establishment of a Recreational Vehicle use; and
 - (D) May be subject to other conditions of approval deemed necessary to protect the primary purpose and intent of the zone, and to provide for public health, safety and welfare.
- 3) Public or private elementary, middle, or high school.
- 4) Home occupation.
- 5) Boat ramps subject to Sections 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.
- 6) Churches or similar places of worship.
- 7) Golf Course, driving range, country club, tennis club, and similar recreation uses and provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 8) Park, playground, ball fields, or community center.
- 9) Day nursery or day care center, not part of a primary residential use and provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- 10) Buildings and uses of a public works, public service, or public utility nature, but not including equipment storage, repair yards, warehouses, or related activities.
- 11) Bed and Breakfast establishment subject to the standards in Sections 3.8030-3.8050.
- 12) Temporary real estate office in a legally recorded subdivision.
- 13) By a Type III procedure, any uses determined by the Planning Commission to be similar in use and compatibility to those uses described under sections 1-12 above, subject to the provisions of Section 2.6000, provided building or buildings for each commercial use does not exceed 4,000 square feet of floor area.

Section 4.0740. Development and Use Standards

The following standards are applicable to permitted uses in this zone.

- 1) Lot sizes:
 - (A) Parcels not served by an approved public community sewer system, shall have a minimum parcel size of 1 acre and a minimum width of 150 feet **Is a minimum lot width required if minimum parcel size is met?** Parcels served by an approved public community sewer system, shall have a minimum parcel size of 7,500 square feet and a minimum width of 75 feet **Is a minimum lot width required if minimum parcel size is met?**
 - (B) Lot size for conditional developments shall be based upon:
 - 1) the site size needs of the proposed use,
 - 2) the nature of the proposed use in relation to the impacts on nearby properties, and
 - 3) consideration of state sanitation requirements, local setback and other criteria and standards of this ordinance.
 - (C) Maximum lot coverage for residential or non-residential use including accessory structures: 40%.
 - (D) Two family dwelling (duplex) minimum lot size on sewer, 15,000 sq.ft.
 - (E) Cluster developments are subject to the provisions of Sections 3.3000-3.3050.
 - (F) Other development and use standards as required to meet State sanitation requirements and local setback and ordinance requirements.
- 2) New development, lot width/depth dimension shall not exceed a 1:3 ratio.
- 3) Required front yard setback for any structure, measured from the abutting edge of the right-of-way, when front line abuts:
 - (A) Major arterial: fifty feet (50).
 - (B) Minor arterial: thirty feet (30).
 - (C) Major collector: thirty feet (30).
 - (D) Minor collector: twenty-five feet (25).
 - (E) Local street: twenty feet (20).
- 4) Required rear yard setback for any structure, measured from the edged of the property boundary within the Rural Community Zone, twenty feet (20), and excluding any portion of the parcel that has a different zone, e.g. split zones.
 - (A) Exception on a corner lot: 5 feet.
 - (B) Exception when adjacent to resource zones, all structures: fifty feet (50).
- 5) Required side yard:
 - (A) Minimum side yard: ten feet (10), except on a corner lot, the minimum street side yard measured from the abutting edge of the right-of-way shall be twenty feet (20).
 - (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size required, side yards shall be five feet (5).
 - (C) Exception when adjacent to resource zones, all structures: fifty feet (50).
- 6) An accessory structure separated from the established main use may be located in the required rear and side yard setback except in the required street side of a corner lot provided it is no closer than five (5) feet to a property line.
- 7) The setback for all structures shall be thirty-five feet (35) from the line of non-aquatic vegetation.

- 8) Maximum building height: thirty-five feet (35).
- 9) All new developments and cumulative or incremental expansion of an existing footprint greater than twenty-five percent (25%) shall indicate on the building permit how storm water is to be drained from the property or retained on site. The County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures, where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands from runoff on slopes greater than twenty-five percent (25%).
- 10) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- 11) Conditional Development and Use are subject to the following limitations and requirements:
 - (A) The proposed development shall be consistent with the Clatsop County Comprehensive Plan.
 - (B) The proposed development shall include safe ingress and egress.
- 12) All standards as set forth in the Clatsop County Land and Water Development and Use Code, as amended.

Section 4.0750. Additional Development and Use Standards:

All planned development and subdivisions may be required to cluster land uses and designate areas as permanent common open space. The development shall be reviewed according to Section 5.4800 for Planned Developments or Section 3.3000 for Cluster Developments. The minimum percentage of common open space shall be thirty percent (30%) excluding roads.

EXHIBIT H

Rural Service Area-Multi Family Residential (RSA-MFR) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED

Strikethrough text is proposed for deletion

Underlined text is proposed for addition

SECTION 4.1300. RURAL SERVICE AREA - MULTI-FAMILY RESIDENTIAL ZONE (RSA-MFR)

Section 4.1310. Purpose

The RSA-MFR zone is intended to provide areas suitable for various types of residential development at an urban density in areas where public facilities such as sewer, fire protection and water are available or planned in Rural Service Areas (RSA).

Section 4.1320. Development and Use Permitted (RSA-MFR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable development standards.

- 1) One family dwelling or two family dwelling (duplex) per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Mobile home subject to the provisions in Section 3.4100.
- 5) Limited home occupation.
- 6) Minor utilities.
- 7) Low intensity recreation.
- 8) Public or private neighborhood park or playground.
- 9) Signs subject to the provisions of Section 3.0130.
- 10) Temporary uses subject to the provisions of Section 2.8200.
- 11) Handicapped housing facility.
- 12) Communication facilities subject to the standards in Section 3.9400.
- 13) Land transportation facilities as specified in Section 4.0300.
- 14) Multi-family dwelling.
- 15) Boarding or rooming house or other group housing.

Section 4.1330. Conditional Development and Use

The following developments and their accessory developments may be permitted under a Type II procedure and Sections 2.4000 to 2.4050 subject to applicable criteria and development standards and site plan review.

- 1) Multi-family dwelling.
- 2) Mobile home park (~~permitted under a Type III procedure~~) subject to provisions in Section 3.4000.
- 3) ~~Boarding or rooming house or other group housing.~~
- 4) Public/semi-public use.
- 5) Utilities necessary for public service.
- 6) Temporary real estate office in a legally recorded subdivision.
- 7) Home occupations.

- 8) Boat ramps subject to Sections 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.
- 9) Bed and breakfast establishment subject to the standards in Sections 3.8030-3.8050.

Section 4.1340. Development and Use Standards

The following standards are applicable to permitted and conditional developments in this zone:

- 1) Lot size with state approved sewer:
 - (A) One family dwelling: 7,500 square feet.
 - (B) Mobile Home: 7,500 square feet. **Mobile home sites in a MH park are only required to be an average of 4,000 SF with no space smaller than 3,000 SF. If this does not refer to a MH park space, it is redundant with one family dwelling and could be deleted.**
 - (C) Duplex: 10,000 square feet. **Could a duplex be built on a 7,500 SF lot if parking could be provided? Is the 10,000 SF size appropriate?**
 - (D) **A standard needs to be developed for multi-family housing on sewer**
- 2) Lot size without state approved sewer:
 - (A) One family dwelling: 15,000 square feet.
 - (B) Mobile home: 15,000 square feet. **See above comment regarding MH park spaces**
 - (C) Duplex: 20,000 square feet.
 - (D) Multiple family: 15,000 square feet for the first unit plus 5,000 square feet for each additional unit. **An acre of land would yield approximately 6-7 multi-family units. Is this appropriate for a parcel that is not connected to sewer?**
- 3) Lot size for conditional developments shall be based upon:
 - (A) the site size need of the proposed use,
 - (B) the nature of the proposed use in relation to the impacts on nearby properties, and
 - (C) consideration of state sanitation requirements, local setback and other criteria and standards of this ordinance.
- 4) Minimum lot width: 60 feet. **Is a minimum lot width needed if minimum lot size is met?**
- 5) Lot width/depth dimension shall not exceed a 1:3 ratio.
- 6) Maximum lot coverage for residential or non-residential use: 40%. **For properties with connection to sewer, is this an appropriate maximum lot coverage or could it be increased?**
- 7) Required front yard when front lot line abuts: **For properties with sewer connections, are these appropriate setbacks or could they be reduced?**
 - (A) Major arterial: 50 feet.
 - (B) Minor arterial: 30 feet.
 - (C) Major collector: 30 feet.
 - (D) Minor collector: 25 feet.
 - (E) Local street: 20 feet.

- 8) Required rear yard: 20 feet. **For properties with sewer connections, are these appropriate setbacks or could they be reduced?**
 - (A) Exception on a corner lot: 5 feet.
- 9) Required side yard: **For properties with sewer connections, are these appropriate setbacks or could they be reduced?**
 - (A) Minimum side yard 5 feet, except on a corner lot, the minimum street side yard shall be 20 feet.
 - (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size, required side yards shall be 5 feet.
 - (C) When the side yard abuts a resource zone, the minimum side yard shall be 50 feet.
- 10) An accessory structure separated from the main building may be located in the required rear and side yard except in the required street side of a corner lot provided that it is no closer than five (5) feet to a property line.
- 11) Maximum building height: 35 feet.
- 12) All new development shall indicate on the building permit how storm water is to be drained from the property. The County Engineer shall require the installation of culverts, dry wells, or retention facilities in cases where a development has major storm drainage impacts.
- 13) All standards set forth in the Clatsop County Land and Water Development and Use Code, as amended.
- 14) Positioning of Structures for Future Subdivision or Partitioning. In areas where the future intention of the property or lot is further partitioning or subdivision, the Community Development Director shall, where practicable, require that structures be located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of streets and utilities.
- 15) The setback for all structures shall be thirty-five (35) feet from the line of non-aquatic vegetation.

EXHIBIT I

Rural Service Area-Single Family Residential (RSA-SFR) Zone

NOTE: STAFF COMMENTS ARE SHOWN IN RED

~~Strikethrough~~ text is proposed for deletion

Underlined text is proposed for addition

SECTION 4.1100. RURAL SERVICE AREA-SINGLE FAMILY RESIDENTIAL ZONE (RSA-SFR)

Section 4.1110. Purpose

The RSA-SFR zone is intended to accommodate the foreseeable demand for single family residential development in areas where public facilities such as sewer, fire protection and water are available or planned in Rural Service Areas (RSA). **This zone is intended for more dense development as it is serviced by public facilities.**

Section 4.1120. Development and Use Permitted (RSA-SFR)

The following developments and their accessory developments are permitted under a Type I procedure subject to applicable standards.

- 1) One family dwelling per lot.
- 2) Guesthouse per Section 1.0500.
- 3) Accessory buildings are permitted only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.
- 4) Limited home occupation.
- 5) Utilities in conjunction with a permitted use.
- 6) Low intensity recreation.
- 7) Public or private neighborhood park or playground.
- 8) Signs subject to the provisions of Section 3.0130.
- 9) Temporary uses subject to the provisions of Section 2.8200.
- 10) Handicapped housing facility.
- 11) Land transportation facilities as specified in Section 4.0300.
- 12) **Two family dwelling (duplex).**

Section 4.1130. Conditional Development and Use

The following developments and their accessory development may be permitted under a Type II procedure and Sections 2.4000 to 2.4050 subject to applicable criteria and development standards and site plan review.

- 1) Public/semi-public uses.
- 2) Utilities necessary for public service.
- 3) Temporary real estate office in a legally recorded subdivision.
- 4) **Two family dwelling (duplex).**
- 5) Bed and breakfast establishment subject to the standards in Sections 3.8030-3.8050.
- 6) Boat ramps subject to Section 5.4100-5.4170 for areas identified as Coastal Shorelands in the Comprehensive Plan.

Section 4.1140. Development and Use Standards

The following standards are applicable to permitted and conditional developments in this area:

- 1) Lot size:
 - (A) 7,500 square feet with State approved sanitary sewer where the lot size shall vary according to the following requirements:

SLOPE	MINIMUM LOT SIZE DENSITY
0-12%	7,500 sq.ft./dwelling unit
13-25%	2 dwelling units/acre
> 25%	1 dwelling unit/acre

- (B) 15,000 square feet for non-sewered lots.
 - (C) Double the above requirements (A) and (B) for two family dwellings (duplex). **This needs to be clarified.**
 - (D) Lot size for conditional developments shall be based upon:
 - 1) the site size need of the proposed use,
 - 2) the nature of the proposed use in relation to the impacts on nearby properties, and
 - 3) consideration of state sanitation requirements, local setback and other criteria and standards of this ordinance.
- 2) Minimum lot width: 60 feet **Is minimum lot width required if minimum lot size is met?**
- 3) Lot width/depth dimension shall not exceed a 1:3 ratio.
- 4) Maximum lot coverage for residential or non-residential use: 40% **Could a higher lot coverage be allowed in a more dense zone? If so, what might be an appropriate percentage?**
- 5) Required front yard when front lot line abuts **Could setback requirements be reduced in RSA zones? What would be appropriate setbacks?**
 - (A) Major arterial: 50 feet.
 - (B) Minor arterial: 30 feet.
 - (C) Major collector: 30 feet.
 - (D) Minor collector: 25 feet.
 - (E) Local street: 20 feet.

Except for Fishhawk Lake Estates waterfront property where lake setbacks may be less than this ordinance requires unless it is not permissible by Covenants-Deed Restrictions of Fishhawk Lake Estates.
- 6) Required rear yard: 20 feet. **Could setback requirements be reduced in RSA zones? What would be appropriate setbacks?**
 - (A) Exception on a corner lot: 5 feet.

Except for Fishhawk Lake Estates waterfront property where lake setbacks may be less than this ordinance requires unless it is not permissible by Covenants-Deed Restrictions of Fishhawk Lake Estates.
- 7) Required side yard: **Could setback requirements be reduced in RSA zones? What would be appropriate setbacks?**
 - (A) Minimum side yard 5 feet, except on a corner lot, the minimum street side yard shall be 20 feet.

- (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size, required side yards shall be 5 feet.
- (C) When the side yard abuts a resource zone, the minimum side yard shall be 50 feet.
- 8) An accessory structure separated from the main building may be located in the required rear and side yard except in the required street side of a corner lot provided that it is no closer than five (5) feet to a property line.
- 9) Maximum building height: 35 feet.
The height of a structure is measured from the average grade of the undisturbed ground at the four principal corners of the proposed structure. To determine height:
- (A) Construction/building plans submitted for uses permitted in this zone shall show the elevations of the undisturbed ground prior to construction as measured at the four principal corners of the proposed structure on a plot plan. A control point shall be established outside of the building's footprint.
- (B) Photographs of the undisturbed site shall be required. Photographs need not be professional or aerial photographs, but can be taken using a Polaroid or other camera.
- (C) To verify the height, a survey by a registered surveyor may be required by the Community Development Director.
- 10) All new development shall indicate on the building permit how storm water is to be drained from the property. The County Engineer shall require the installation of culverts, dry wells or retention facilities in cases where a development has major storm drainage impacts.
- 11) All standards as set forth in the Clatsop County Development Land and Water Development and Use Code, as amended.
- 12) Positioning of Structures for Future Subdivision or Partitioning: In areas where the future intention of the property or lot is further partitioning or subdivision, the Community Development Director shall, where practicable, require that structures be located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of streets and utilities.
- 13) The setback for all structures shall be thirty-five (35) feet from the line of non-aquatic vegetation.



CLATSOP COUNTY PROJECT STATUS REPORT JUNE 2023

PROJECT STATUS REPORT – JUNE 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
20170352	Arch Cape Deli	4N, R10W, Section 30BB, Tax Lots 00601 and 00605, 79330 Hwy 101	Conditional use permit to construct and operate a restaurant/grocery store/flex space with a manager's living quarters	11-14-17	APPROVED WITH CONDITIONS 7-0	N/A	N/A	Demolition and grading permits approved; property line adjustment approved; electrical, mechanical and fire suppression permits issued	Grading work begun Project is vested for land use; no expiration date Building permit expired 7-5-22 Permits for commercial alarm/suppression systems; electrical and mechanical issued
Permit #21-000664	Comp Plan Update	N/A	Update of Goals 1-14 and 19 of the Clatsop County Comprehensive Plan	10-12-21 08-09-22 05-09-23	GOAL 1: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				10-12-21 08-09-22 05-09-23	GOAL 2: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A

PROJECT STATUS REPORT – JUNE 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
				10-12-21 08-09-22 05-09-23	GOAL 3: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				10-12-21 08-09-22 05-09-23	GOAL 4: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				11-09-21 05-10-22 08-09-22	GOAL 5: RECOMMEND APPROVAL 5-1	No date established for adoption hearing		On-going	N/A
				12-14-21 08-09-22 05-09-23	GOAL 6: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				2-8-22 3-8-22 08-09-22 05-09-23	GOAL 7: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23			
				12-14-21 08-09-22 05-09-23	GOAL 8: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A

PROJECT STATUS REPORT – JUNE 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
				5-10-22 08-09-22 05-09-23	GOAL 9: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				5-10-22 08-09-22 05-09-23	GOAL 10: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				4-12-22 08-09-22 05-09-23	GOAL 11: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				4-12-22 08-09-22 05-09-23	GOAL 12: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				2-8-22 3-8-22 4-12-22 08-09-22 05-09-23	GOAL 13: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A

PROJECT STATUS REPORT – JUNE 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
				4-12-22 08-09-22 05-09-23	GOAL 14: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
				5-10-22 08-09-22 05-09-23	GOAL 19: RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		On-going	N/A
21-000665	Clatsop Plains Community Plan	N/A	Update of Clatsop Plains Community Plan	6-14-22 08-09-22	RECOMMEND APPROVAL 6-0	No dates established for adoption hearings		On-going	N/A
21-000666	Elsie-Jewell Community Plan	N/A	Update of Elsie-Jewell Community Plan	6-14-22 08-09-22	RECOMMEND APPROVAL 6-0	No dates established for adoption hearings		On-going	N/A
21-000667	Lewis and Clark Olney Wallooskee Community Plan	N/A	Update of Lewis & Clark Olney Wallooskee Community Plan	6-14-22 08-09-22	RECOMMEND APPROVAL 6-0	No dates established for adoption hearings		On-going	N/A

PROJECT STATUS REPORT – JUNE 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
21-000668	Northeast Community Plan	N/A	Update of Northeast Community Plan	6-28-22 08-09-22	RECOMMEND APPROVAL AS AMENDED 6-0	No dates established for adoption hearings		On-going	N/A
21-000669	Seaside Rural Community Plan	N/A	Update of Seaside Rural Community Plan	6-28-22 08-09-22	RECOMMEND APPROVAL 6-0	No dates established for adoption hearings		On-going	N/A
21-000670	Southwest Coastal Community Plan	N/A	Update of Southwest Coastal Community Plan	08-09-22	RECOMMEND APPROVAL 6-0	No dates established for adoption hearings		On-going	N/A
22-000578 Ordinance 22-15	GHO Update	Geologic Hazard Areas	LAWDUC amendments to update GHO mapping and permitting procedures and standards	09-13-22 11-08-22	RECOMMEND APPROVAL 7-0	Work Session 10-05-22		On hold pending new notification and meeting date notice to affected property owners	N/A
20-000050	Commercial Trucking Facilities	N/A	LAWDUC amendment to add definition of “commercial trucking” and add	01-10-23	RECOMMEND APPROVAL 7-0	4-12-23 4-26-23	APP'D	COMPLETE	N/A

PROJECT STATUS REPORT – JUNE 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
			commercial trucking as a Type II conditional use in the Rural Community Commercial (RCC) zone.						
ORD 23-07	Parking Standards Revisions	N/A	Revisions to Sections 1.0500 and 3.0050-3.0070, LAWDUC	05-09-23	RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		Ongoing	N/A
ORD 23-08 23-000151	Warrenton UGB Amendment	8N, R10W, Section 05, Tax Lots 00200 and 00400 79330 Hwy 101	Amend Warrenton UGB to include parcels that were formerly included in the Town of Hammond's UGB, but which were inadvertently excluded from the City of Warrenton's UGB at the time Hammond was annexed.	05-09-23	RECOMMEND APPROVAL 6-0	06-14-23 06-28-23		Ongoing	N/A

*Expiration date for projects that are not completed or substantially completed



Indicates change to project status



Clatsop County – Land Use Planning

800 Exchange Street, Suite 100

Astoria, OR 97103

(503) 325-8611 | (503) 338-3606 (Fax) | comdev@clatsopcounty.gov

TO: Planning Commission Members

FROM: Gail Henrikson, AICP, CFM – Community Development Director

DATE: June 13, 2023

RE: **DIRECTOR'S REPORT**

PLANNING COMMISSION APPOINTMENTS

The terms of Planning Commission members Cary Johnson and Jason Kraushaar will expire on June 30, 2023. Mr. Johnson was appointed on April 14, 2021, to fill the unexpired term of Bruce Francis. Mr. Kraushaar was appointed on February 23, 2022, to fill the unexpired term of Mryna Patrick. A call for applicants will be issued in April 2023. The deadline to submit applications was May 19, 2023. Seven applications were received.

Planning Commission Applicants			
Name	Planning Area	Commissioner District	Occupation
Nancy Chase	Southwest Coastal	District 5 Comm. Thompson	Retired
Denise Davis	Southwest Coastal	District 5 Comm. Thompson	Higher Education Consultant
Cary Johnson*	Northeast	District 4 Comm. Bangs	General Contractor, Commercial Fisherman
Jason Kraushaar*	Clatsop Plains	District 2 Comm. Toyooka	General Contractor
Frank Mansfield	Lewis & Clark Olney Wallooskee	District 4 Comm. Bangs	Deputy Program Manager Engineering
Andrew Richards	Incorporated	District 3 Comm. Wev	Program Manager
Michael Skehan	Incorporated	District 5 Comm. Thompson	Guest Response Specialist, Escape Lodging

The Board of Commissioners will be conducting public interviews with Planning Commission applicants on June 7 at 10AM. Following the interviews, the Board will have further discussion on the applicants during a work session scheduled for 5PM on June 14. Formal appointments by the Board are currently scheduled for a regular meeting on June 28.

COMPREHENSIVE PLAN UPDATE

The Board of Commissioners will conduct the first public hearing regarding revisions to Goals 1-4, 6-14 and Goal 19 on June 24. The Planning Commission reviewed the proposed amendments during a public

hearing on May 9. The Planning Commission voted 6-0 to recommend the Board adopt the revisions as presented in Ordinance 23-06. A second public hearing is tentatively scheduled for June 28.

FEMA BiOp NEPA REVIEW AND PUBLIC COMMENT PERIOD

On May 26, 2023, FEMA reopened the public comment period to prepare its Environmental Impact Statement on the Oregon Biological Opinion (BiOp) implementation. The public comment period is now open through June 26, 2023. FEMA will be conducting two more virtual public meeting and four in-person meetings. Details on the meetings times, locations and/or links can be found [here](#). The Board of Commissioners submitted written comments during the original public comment period. Those comments are attached to this report.

CLATSOP REGIONAL HOUSING TASK FORCE

The next meeting of the Clatsop Regional Housing Task Force will be at 1PM, Wednesday, June 28, at the Bob Chisholm Community Center, 1225 Avenue A, Seaside. Elissa Gertler, who was recently hired by Clatsop County, will lead the County's affordable housing efforts. At the May 24 meeting, discussion included a presentation on the proposed Forte Point development in the City of Warrenton, a presentation on a land suitability analysis and housing policy in the City of Warrenton, and a general discussion regarding a potential regional collaboration to complete housing needs analyses.

2023 LEGISLATIVE SESSION

The 2023 legislative session began on January 17. Legislation that may affect land use planning detailed below. Proposed legislation can be found [here](#).

High Impact/Priority Legislation					
Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 3113 A	Appropriates moneys from General Fund to Department of Transportation, for biennium beginning July 1, 2023, for improving safety and increasing access to walking, biking and transit on state highways that serve as community main streets . Declares emergency, effective July 1, 2023.	Assigned to a Committee	Work Session Held 5/9/2023	Joint Committee On Ways and Means	County Manager's Office and Public Works
HB 3174 A	Requires Oregon Department of Administrative Services to provide grants for regional housing coordination and to local governments to support development of needed housing .	Assigned to a Committee	Work Session Held 3/23/2023	Joint Committee On Ways and Means	Community Development, County Manager's Office, and Public Works
SB 996	Requires Department of Transportation to conduct review of specified portion of U.S. Highway 30 and present report to Joint Committee on Transportation no later than September 15, 2024. Sunsets January 2, 2025.	Assigned to a Committee		Joint Committee On Transportation	County Manager's Office and Public Works
HB 2948 A	Directs Oregon Department of Emergency Management to develop and implement program to award grants for fairgrounds used as emergency evacuation sites .	Assigned to a Committee	Work Session Held 4/4/2023	Joint Committee On Ways and Means	Emergency Management and Fairgrounds
HB 3201 B	Requires Oregon Business Development Department to provide financial assistance to support broadband access, affordability and adoption .	Assigned to a Committee	Second Reading 5/31/2023 Third Reading 6/1/2023	Senate	County Manager's Office
HB 3556	Requires Department of Transportation to study issues related to abandoned recreational vehicles . Directs department to submit findings to interim committees of Legislative Assembly related to transportation not later than September 15, 2024.	Assigned to a Committee	Public Hearing Held 4/25/2023	Joint Committee On Transportation	Community Development, County Manager's Office, and Public Works
SB 634	Authorizes issuance of lottery bonds for deposit in Levee Project Grant Fund . Declares emergency, effective July 1, 2023.	Assigned to a Committee	Work Session Held 3/1/2023	Joint Committee On Ways and Means	County Manager's Office, Emergency Management, and Public Works

Medium Impact/Priority Legislation					
Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 2506	Expands definition of "residential homes" and "residential facilities" that local governments must approve under same standards as other residential uses. Provides attorney fees to applicants developing residential homes or facilities and to local governments that approve such applications for prevailing at Land Use Board of Appeals or on appeal from board.	Assigned to a Committee	Public Hearing Held 5/4/2023	House Committee On Rules	Community Development
HB 2889 A	Amends Oregon Housing Needs Analysis and land use requirements for local governments related to urbanization.	Assigned to a Committee	Second Reading 5/31/2023 Third Reading 6/1/2023	Senate	Community Development
HB 2980 A	Authorizes cities and counties to adopt program for awarding grants to developers of affordable housing and moderate income housing projects to finance certain costs associated with such housing projects.	Assigned to a Committee	Work Session Held 4/4/2023	Joint Committee On Ways and Means	Community Development and County Manager's Office
HB 2981 A	Requires Oregon Business Development Department and Housing and Community Services Department to provide grants and loans for housing . Appropriates moneys from General Fund to departments to fund grants and loans. Sunsets January 2, 2026.	Assigned to a Committee	Work Session Held 3/16/2023	Joint Committee On Ways and Means	County Manager's Office
HB 2983 A	Appropriates moneys from General Fund to Department of Land Conservation and Development and Housing and Community Services Department to support manufactured dwellings and manufactured dwelling parks .	Assigned to a Committee	Work Session Held 2/21/2023	Joint Committee On Ways and Means	Community Development and County Manager's Office
HB 3078	Authorizes any combination of cities, counties and ports to designate enterprise zones together .	Assigned to a Committee	Public Hearing Held 3/9/2023	House Committee On Revenue	Community Development and County Manager's Office
HB 3151 A	Limits improvements that landlord of manufactured dwelling park may require of tenant.	Assigned to a Committee	Second Reading 5/30/2023 Third Reading 5/31/2023	Senate	Community Development
HB 3197 A	Limits application of requirement that housing development regulations be clear and objective .	Assigned to a Committee	First Reading 5/30/2023	Senate	Community Development and County Manager's Office

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www.co.clatsop.or.us/landuse

Medium Impact/Priority Legislation					
Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 3362 B	Allows county to validate unit of land that had been approved for recognition that was later revoked after sale to innocent purchaser .	Assigned to a Committee	Work Session Held 5/17/2023	Senate Committee On Natural Resources	Community Development
HB 3458 A	Limits issues that may be basis for appeal of land use decisions where local government amends comprehensive plan or land use regulations .	Assigned to a Committee	Work Session Held 5/17/2023	Senate Committee On Natural Resources	Community Development
HB 3569	Establishes alternative process by which local government must approve application to develop housing on lands zoned to allow residential uses . Sunsets January 2, 2033. Declares emergency, effective on passage	Assigned to a Committee	Work Session Held 4/4/2023	House Committee On Rules	Community Development
HB 3616	Allows owner of property outside urban growth boundary to site additional dwelling on property for occupancy by relative of owner .	Assigned to a Committee		House Committee On Housing and Homelessness	Community Development
HB 2199 A	Extends sunset date of enterprise zone program .	Assigned to a Committee	Public Hearing Held 5/19/2023	Joint Committee On Tax Expenditures	Community Development
HB 2238 B	Authorizes method by which Department of State Lands may dispose of personal property left on state lands .	Assigned to a Committee	Work Session Held 5/17/2023	Senate Committee On Natural Resources	Community Development
HB 2516 A	Allows marijuana producer to operate cannabis tourism center at licensed premises.	Assigned to a Committee	Work Session Held 4/4/2023	Joint Committee On Ways and Means	Community Development, Public Health, and Sheriff's Office
HB 2659	Requires Land Conservation and Development Commission to update rules adopted in response to Governor's executive order on climate to address specific issues. Prohibits enforcement of climate rules until updated . Sunsets January 2, 2028. Declares emergency, effective on passage.	Assigned to a Committee	Work Session Held 4/4/2023	House Committee On Rules	Community Development
HB 2761 A	Expands Housing and Community Services Department ability to allow financing of certain affordable residential units within certain housing developments subject to limits established by Oregon Housing Stability Council.	Assigned to a Committee	First Reading 5/30/2023	Senate	Community Development and County Manager's Office
HB 2813 A	Directs Oregon Watershed Enhancement Board to establish grant program to provide grants to water suppliers to protect, restore or enhance sources of drinking water .	Assigned to a Committee	Work Session Held 3/2/2023	Joint Committee On Ways and Means	Community Development

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Medium Impact/Priority Legislation					
Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 3414	Limits conditions under which local governments may deny variance for housing development within urban growth boundary .	Assigned to a Committee	Public Hearing Held 5/9/2023	House Committee On Rules	Community Development and County Manager's Office
HB 3620	Authorizes certain cities with demonstrated need for housing to add project area to their urban growth boundary upon certain conditions.	Assigned to a Committee		House Committee On Housing and Homelessness	Community Development
SB 1013 A	Permits counties to allow certain rural homeowners to site one recreational vehicle on their property.	Assigned to a Committee	Third Reading 5/30/2023	House	Community Development and County Manager's Office
SB 1078	Requires state agencies that acquire public property to comply with local ordinances mandating notice to or consultation with local government or mandating compliance with conditions of local government.	Assigned to a Committee	Work Session Held 3/20/2023	Senate Committee On Rules	Community Development
SB 1096	Authorizes certain cities with demonstrated need for housing to add project area to their urban growth boundary upon certain conditions.	Assigned to a Committee		Senate Committee On Rules	Community Development
SB 80 A	Makes certain changes related to statewide wildfire hazard map .	Assigned to a Committee	Work Session Held 4/3/2023	Joint Committee On Ways and Means Subcommittee On Natural Resources	Community Development and Emergency Management
SB 835 A	Directs Environmental Quality Commission to adopt rules setting forth conditions for approving proposal to permanently connect accessory dwelling unit located on same lot or parcel as single-family dwelling to same subsurface sewage disposal system or alternative sewage disposal system.	Assigned to a Committee	Work Session Held 3/20/2023	Joint Committee On Ways and Means Subcommittee On Natural Resources	Community Development
SB 873 A	Requires Land Conservation and Development Commission to adopt rules by January 1, 2026, to allow soil bioengineering systems for shoreline stabilization .	Assigned to a Committee	Work Session Held 3/29/2023	Joint Committee On Ways and Means	Public Works
HB 2001	Omnibus Housing Policy Package <ul style="list-style-type: none"> Sections 1-41; Housing Needs Analysis, Accountability Measures, Strategies & Reports Sections 42-45; Youth Homelessness Sections 46-53; Modular & Predevelopment Funding Sections 54-69; Eviction Process Changes 	Enrolled	Chapter 13, (2023 Laws): Effective date March 29, 2023.	Chapter Number Assigned	County Manager's Office and Emergency Management

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Medium Impact/Priority Legislation					
Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 5019	Homelessness emergency response omnibus package (in coordination with HB 2011 A)	Enrolled	Chapter 15, (2023 Laws): Effective date March 29, 2023.	Chapter Number Assigned	County Manager's Office and Emergency Management
HB 3097 A	Provides that municipal corporation or people's utility district may apply for certificate to use water for hydroelectric purposes within piped conduit in artificial delivery system that is delivering water for municipal uses even if municipal corporation or people's utility district is not holder of underlying municipal water right, with permission of holder of underlying municipal water right.	Enrolled	Chapter 49, (2023 Laws): Effective date January 1, 2024.	Chapter Number Assigned	Community Development and Public Works
SB 644 A	Amends requirements relating to hazard mitigation for development of accessory dwelling units on lands zoned for rural residential use. Declares emergency, effective on passage.	Enrolled	Chapter 76, (2023 Laws): Effective date May 8, 2023.	Chapter Number Assigned	Community Development and Emergency Management

Low Impact/Priority Legislation

Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 2127 A	Removes deadline by which City of Pendleton must apply to Land Conservation and Development Commission to become part of affordable housing pilot program .	Assigned to a Committee	Second Reading 5/30/2023 Third Reading 5/31/2023	Senate	Community Development
HB 2192 B	Aligns criteria for alteration, restoration or replacement of a dwellings on lands zoned for forest use consistent with criteria applicable to dwellings on lands zoned for farm use.	Assigned to a Committee	Work Session Held 5/17/2023	Senate Committee On Natural Resources	Community Development and Emergency Management
HB 2468 A	Authorizes Early Learning Council to adopt by rule reasonable requirements for landlords of tenants who operate certified family child care home in tenant's dwelling.	Assigned to a Committee	Work Session Held 5/11/2023	Joint Committee On Ways and Means Subcommittee On Human Services	Community Development and County Manager's Office
HB 2634 A	Defines "recreational vehicle park" for the purposes of residential tenancy law . Expands vacation occupancy exemption from residential tenancy laws to include recreational vehicle park occupancies of up to 90 days. Reduces landlord requirements for disposal or sale of abandoned recreational vehicles.	Assigned to a Committee	Second Reading 5/30/2023 Third Reading 5/31/2023	Senate	Community Development
HB 2999 A	Modifies provisions of Department of Transportation wildlife-vehicle collision program . Requires department to describe and make recommendations for ongoing funding strategy for program. Directs State Department of Fish and Wildlife to carry out projects to support species mobility and habitat connectivity.	Assigned to a Committee	Work Session Held 2/21/2023	Joint Committee On Ways and Means	Community Development
HB 3368	Directs Water Resources Department to produce state of water resources report and basin water assessments .	Assigned to a Committee	Informational Meeting scheduled for 5/30/2023 was cancelled	House Committee On Agriculture, Land Use, Natural Resources, and Water	Community Development
SB 38	Requires certain agencies to apply rules applicable to certain permit application in effect on date complete permit application is received, or on date 60 days after permit application is received if agency does not notify applicant of deficiencies in application.	Assigned to a Committee	Public Hearing Held 2/14/2023	Senate Committee On Rules	Community Development

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HB 3442 A	Authorizes local governments to allow, prohibit, require zone change for or subject to conditional use permit development of certain affordable housing on certain lands within tsunami inundation zones or 100-year floodplains.	Assigned to a Committee	Second Reading 5/30/2023 Third Reading 5/31/2023	Senate	Community Development
SB 599 A	Requires landlord to allow dwelling to be used as family child care home , subject to conditions. Authorizes Early Learning Council to establish rules for landlords.	Enrolled	Speaker Signed. (House) 5/25/2023	Governors Office - Awaiting Signature	Community Development and County Manager's Office

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FEMA

May 25, 2023
NR-R10-23-001
FEMA News Desk: (425) 487-4610

News Release

FEMA Seeks Public Input on Proposed Changes to the National Flood Insurance Program in Oregon

BOTHELL, Wash. – FEMA reopened the comment period for an additional 32 days of public input on [proposed changes](#) to the implementation of the National Flood Insurance Program (NFIP) in Oregon. These changes may have significant impacts on Oregon communities, individuals, and businesses that intend on developing in the floodplain. FEMA encourages participation during the comment period.

Following findings that the NFIP in Oregon may harm salmon, steelhead, Southern Resident Killer Whale, and other endangered and threatened fish species, FEMA was required to make changes to how the NFIP is implemented in the state. In accordance with the National Environmental Policy Act of 1969, FEMA is currently developing an Environmental Impact Statement (EIS) to identify potential social and economic impacts of the proposed changes.

As part of the process, FEMA seeks public input relevant to [proposed actions](#) and reasonable alternatives to address in the EIS. The initial [Notice of Intent \(NOI\)](#) to prepare an EIS was published on March 6, 2023 and opened a 60 day public scoping process that ended May 5, 2023. To accommodate additional public input, the comment period will reopen May 25, 2023, for an additional 32 days, closing June 26, 2023.

FEMA will host virtual and in-person public meetings during the comment period. The two scheduled virtual public meetings are June 1 and 7, 4 – 6 p.m. Additional information on these and future in-person meetings is available on the [project website](#).

FEMA administers the NFIP, a nationwide program that reduces future flood damage by requiring minimum floodplain management standards and provides protection for property owners against potential flood losses through insurance. Information about the EIS and how to submit comments can be found on the [project website](#).

###

Follow FEMA Region 10 on [Twitter](#) and [LinkedIn](#) for the latest updates and visit [FEMA.gov](#) for more information.

FEMA's mission is helping people before, during, and after disasters.



Clatsop County

Board of Commissioners

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www.clatsopcounty.gov

April 11, 2023

Federal Emergency Management Agency

**RE: DOCKET ID # FEMA-2023-0007
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)**

Dear FEMA Staff:

Thank you for the opportunity to review and comment on the above-referenced item. Clatsop County has completed its review and has several significant concerns and questions regarding the proposed Environmental Impact Statement (EIS) for the implementation of the plan for National Flood Insurance Program (NFIP) – Endangered Species Act (ESA) Integration in Oregon:

- While it appears that the Department of Land Conservation and Development (DLCD) has hosted stakeholder meetings, it does not appear that local elected officials were specifically sought out for input. It is elected officials and not staff that are directly responsible to their constituents and this would appear to be a flaw in the outreach component of this scoping process.
- What steps are being taken to limit development in areas that are outside the Special Flood Hazard Area, but which are now experiencing flooding due to climate change, sea level rise or other causes? How will impacts to ESA-listed species and critical habitats be accounted for in the implementation plan?
- The four paths identified in the Implementation Plan have not been fully-developed, leaving local governments to provide comments on items they have not been produced, reviewed or vetted for potential implementation costs. Specifically:
 - A model ordinance has not yet been developed or provided for public comment and review. Without this opportunity, local governments are unable to fully know the potential impacts of the implementing the plan nor the costs associated with those implementation measures.
 - In order to implement paths 3 or 4 of the draft implementation plan, it appears that local jurisdictions would need to expend significant funds to obtain technical expertise to complete either a compliance plan or a habitat conservation plan. These unknown costs would likely force small and/or rural local governments into “choosing” either path 1 or path 2. This is not truly a choice.
- Under the current schedule, implementation may begin to be required as early as 2025. Implementation will also potentially coincide with implementation of the Oregon Housing Needs Analysis and requirements for communities to produce a specific number of housing units each year or face potential penalties. Some counties will also be facing revenue reductions to to implementation of the Oregon Department of Forestry’s Habitat Conservation Plan. No efforts have been taken to coordinate these three very significant state/federal actions or analysis done to determine the cumulative fiscal impacts on these local governments. This trifecta of regulation will have extremely significant negative potential impacts, particularly to small and/or rural local governments.

- The proposed reporting requirements for local communities will require additional staff time, constituting an unfunded mandate. The reporting requirements proposed in RPA Element 5 of the implementation plan would require local governments to either collect and analyze data that most staff members are not trained to do (ex: identify the amount of compensatory storage measured by volume and area; the change in timing, velocity or peak flows of stormwater runoff due to new impervious surfaces, etc.). Conversely, local governments could require applicants to provide this analysis, which will significantly increase development costs and times. Additionally, because the final reporting tool has not been developed or tested, it is unsure how long it will take local government staff to compile and input the required information, potentially diverting staff resources from other state-mandates such as housing.
- The implementation plan does not clearly identify what entity determines the quantity and quality of mitigation required.
- FEMA's current shift towards a single-phased full implementation approach, places smaller and rural communities at a disadvantage. Larger communities, which have access to more resources, will face fewer potential penalties during implementation. Smaller communities, which are often already understaffed, will now need to provide additional training and reallocate scarce resources. Phased implementation would provide smaller jurisdictions with additional time to prepare for implementation and to benefit from resolution of unforeseen issues that larger jurisdiction might encounter if the plan were phased.
- It is unclear from the implementation plan whether a community can repeal higher regulatory standards once they have been adopted. Does the implementation allow jurisdictions to eliminate higher standards and adopt only the minimum standards required?
- Implementation of the plan will likely result in "takings" claims by local property owners, as the proposed plan will severely restrict or completely prohibit development in the Special Flood Hazard Area. This will create additional legal costs for both local governments and property owners. To date, no state or federal funding or assistance has been proposed to assist local governments with those potential future lawsuits.
- The implementation plan exempts forest and agricultural practices, providing they do not involve "filling, grading, or construction of levees or structures." Agricultural activities in Clatsop County will almost always require some level of fill or grading in order to prepare fields for planting. The current implementation plan would significantly increase agricultural costs or prohibit agricultural activities.
- It is unclear whether the implementation plan requirements would take precedence over the requirements of Oregon's Forest Practices Act. Commercial timber activities are not regulated or permitted by local governments. However, some activities such as road construction would require grading or filling. Would those activities now be prohibited under the draft implementation plan?
- The list of exemptions is extremely vague. For example, what constitutes "gardening"? How is this activity different than "agriculture"? Is it simply the scale of the activity? If so, what is the threshold between "gardening" and "agriculture"? What is a homeowner wants to install a raised garden bed? Would that still be exempt or will local governments be required to issue permits for those types of activities?
- Will any sort of variance process or appeal process be developed to provide relief from property owners who may lose all ability to develop their properties when the plan is implemented? If local governments are required to process variance requests, this will also require additional staff resources and will also increase development costs.

- Many of the proposed mitigation or implementation measures that are encouraged in the plan would also require local governments to expend significant monetary or staff resources to develop stormwater regulations, design manuals, etc. It is unclear from recent public meetings with technical or financial assistance would be made available to small and rural jurisdictions that do not have the capacity to develop such tools.
- The Buildout Analysis discussion in Appendix C of the implementation plan appears to exclude areas outside incorporated boundaries and urban growth boundaries. It is unclear whether counties are to perform their own analyses or whether an assumption has been made that no development would occur in areas outside UGBs.
- How are potential impacts from climate change and/or sea level rise being factored into FEMA's implementation plan?

Clatsop County has significant concerns regarding the Implementation Plan as currently drafted. It is likely to generate substantial financial expenditures and draw on already maximized staff capacities - costs that will primarily be borne by local governments with limited technical and financial assistance from state or federal agencies. The likelihood of increased litigation will impact jurisdictions' fiscal capacity and increase development costs for property owners. At a time when rural jurisdictions are being faced with potential revenue reductions due to ODF's Habitat Conservation Plan, while also being required to increase and facilitate construction of needed housing, the proposed Implementation Plan would appear to drastically limit new development, possibly putting local governments out of compliance with other state-mandated requirements. As currently drafted, Clatsop County is opposed to the above-referenced implementation plan.

Sincerely,



Mark Kujala, Board Chair
Clatsop County Board of Commissioners



Clatsop Regional Housing Taskforce

May 24, 2023

1 - 3 PM

Bob Chisholm Community Center
1225 Avenue A
Seaside, OR 97138

Attendees:

Jay Blake; Scott Spence; Chet Moritz; Rick Bowers; Nelle Moffett; Brandon Ogilvie; Elissa Gertler; Gail Henrickson; Tom Brownson; Brett Estes; Reita Fackerell; John Toyooka; Steve Wright; Robert St. Clair; Spencer Kyle; Amanda Rapinchuk; Amanda Ufheil-Somers; Angoleana Brien; Chad Sweet; James Dingwall; Maddy Knickerbocker; Miranda Seekins; Nate Stice; Nicole Bales; Garrett Phillips.

Notes

Resources Referenced in the Meeting

[DLCD Housing Planning Assistance \(Grants\) Informational Webinar](#)

[Prior Biennium example of multi-city grant proposal for Housing Needs Analyses](#)

Meeting Overview

- Presentation on Forte Point development in the City of Warrenton.
- Presentation on a land suitability analysis and housing policy in the City of Warrenton.
- Discussion of regional collaboration to complete housing needs analyses.

Presentation on Forte Point development in the City of Warrenton.

Jay Blake presented on Forte Pointe, a Build to Rent, Horizontal Multi-family housing project proposed in the City of Warrenton. Jay presented on the development model, precedents in other cities, and Warrenton's approach to working with the developer. The group discussed how the development will be permitted and platted, how it will be divided for taxation purposes, the owner's governance, the ultimate buildout, phasing, HUD financing,

Fort Pointe concept Plan

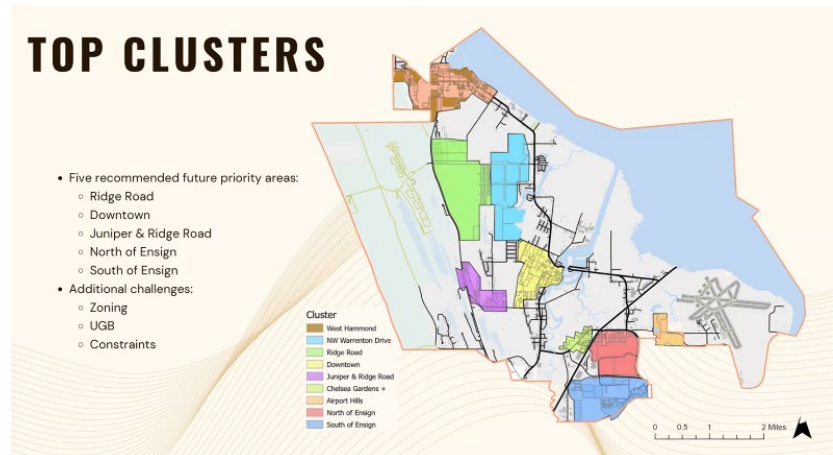


whether there is an evaluation of local demand for this kind of housing, and whether the tenure model could change over time into vacation rentals senior assisted living or something else. The presentation and discussion can be viewed in the recording of this meeting.

Presentation on a land suitability analysis and housing policy in the City of Warrenton.

City of Warrenton is creating a spatial model to identify areas suitable for housing and is evaluating its comprehensive plan and development code to create housing policy recommendations. The analysis approach considers prior buildable lands inventories, environmental constraints, existing infrastructure, amenities, hazards and resilience, and equity. The project may inform policy and code amendments, site and area specific analyses of development readiness, and corresponding infrastructure priorities. A

Portland State University Master of Urban and Regional Planning Workshop team is completing the work, and delivered the presentation. Their full presentation is included in the recording of this meeting, they are presenting to City Council on June 13th, and their full report will be available at around that time.



Regional Housing Needs Analyses

The taskforce discussed opportunities to collaborate on completing Housing Needs Analyses (HNA) for multiple communities in Clatsop County. The taskforce was formed to facilitate collaborative action on workforce housing; Astoria and Seaside are both considering completing their own HNA's soon, and there is a once in a biennium opportunity to apply for state funding this summer to support local HNA's.

The last year of facilitated discussion and education presentations and forums saw taskforce participants develop some shared understanding of the region's housing issues and potential regional solutions. A collaborative project to develop HNA's for multiple cities provides opportunities for economies of scale in consultant services, sharing best practices during the process, and creating updated HNA's that are regionally informed and locally actionable. The group discussed several aspects of this idea, with some key points below, and more details available in the meeting recording.

- State grant opportunities to fund Housing Needs Analyses and other housing planning work will be announced June 1st, with application deadlines following about two months later.
- The grants can support any city, county, or regional government, regardless of whether it is statutorily required to complete a housing needs analysis.
- Groups of jurisdictions can apply for grant funding together to complete housing work jointly with a consultant, and there is a precedent of other small cities collaborating regionally to do this.
- Participants from the County and each of the cities in the county were enthusiastic about this idea, pending more information and conferring with their teams.
- Taskforce organizers will share more information before and during the next meeting, so that participating jurisdictions can act on this idea during the summer grant application window.

County Housing Manager

In the prior meeting the taskforce discussed hiring a county-wide housing staff person to help the cities and county plan for workforce housing, and participants asked taskforce organizers to outline a budget for discussion purposes. The Clatsop County 2019 Housing Strategies Report recommended a position like this, and Tillamook County's workforce housing successes are often attributed to their regional coordinator. Since that discussion, Clatsop County shared good news that they hired Elissa Gertler as Housing Manager and indicated that she would have some capacity to support local jurisdictions' housing work. For now, the discussion of hiring a regional workforce housing staff person is on hold, and instead the next meeting should include discussion with the County Housing Manager about how they and the taskforce cities can collaborate.

Taskforce Organizational Work

The group briefly discussed that City of Cannon Beach will not be able to continue posting taskforce meeting notes, agendas, and videos to their Housing Matters webpage indefinitely, and that no jurisdiction has a budget, mandate, or identified staff designated for this kind of work. Taskforce organizers are working on alternative solutions to hosting this information online anyway. Taskforce organization work has been generously supported by Cannon Beach, along with volunteer or overtime effort from many people. Participating jurisdictions may consider sharing and systematizing/budgeting support going forward.

Next Meeting

Wednesday, June 28, 2023, 1-3 PM,
Bob Chisholm Community Center
1225 Avenue A
Seaside, OR 97138