



CLATSOP COUNTY PLANNING COMMISSION REGULAR MEETING AGENDA

Judge Guy Boyington Building, 857 Commercial St., Astoria and via Zoom

Tuesday, July 11, 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.

DISCUSSION

- [2.](#) FY 22/23 Work Plan - Final Report

PROJECT STATUS REPORT

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

DIRECTOR'S REPORT

4. July 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 gghenrikson@co.clatsop.or.us. You will be notified when your three-minute presentation is scheduled. Comments may also be submitted via email to gghenrikson@co.clatsop.or.us to be read at the meeting.



Clatsop County – Land Use Planning

800 Exchange Street, Suite 100

Astoria, OR 97103

(503) 325-8611 | (503) 338-3606 (Fax) | comdev@co.clatsop.or.us

TO: Planning Commission Members

CC: Land Use Planning Staff

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

DATE: July 3, 2023

RE: **FY 22/23 WORK PLAN – QUARTERLY UPDATE**

On June 22, 2022, the Board of Clatsop County Commissioners formally approved the Land Use Planning FY 22/23 Work Plan. This plan was also reviewed by the Planning Commission prior to approval by the Board. The work plan incorporates strategic plan action items identified by the Board when such action items intersect with land use planning. The work plan also includes items identified by staff, which should be accomplished in order to meet regulatory requirements or to update regulations and processes in order to increase operational efficiencies. The purpose of the work plan is twofold:

1. Ensure that Community Development staff is focused on Board priority items
2. Assist staff in resource and budget planning

In order to demonstrate accountability and transparency to both elected and appointed officials and the public, staff will provide quarterly updates on the status of tasks included in the work plan.



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #1

COMPREHENSIVE PLAN UPDATE

SUBTASKS	REQUIRED RESOURCES	PARTNERS
<p>A. Goals 1-14, Goal 19 and community plans to be adopted in July-August 2022</p> <p>UPDATES:</p> <p>OCTOBER 2022: Plan adoption removed from September 14, 2022 BOC agenda. New date for 1st public hearing not yet scheduled.</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: Goals 1-4, 6-14 and 19 revised and presented to BOC at March 15 work session. Revised goals scheduled to go back to the Planning Commission on May 9, 2023.</p> <p>JULY 2023: Goals 1-4, 6-14 and 19 adopted June 28, 2023. Become effective July 28, 2023. COMPLETED</p>	<p>3.00 FTE</p>	<p>Public Board of Commissioners County Manager County Counsel County Land Use Counsel Planning Commission Oregon's Kitchen Table</p>
<p>B. Prepare revisions based upon final DLCD and land use legal review, if needed</p> <p>UPDATES:</p> <p>OCTOBER 2022: Completed July 2022</p>	<p>3.00 FTE</p>	<p>Board of Commissioners DLCD Staff</p>



LAND USE PLANNING FY 2022-23 WORK PLAN

	<p>C. Draft an RFP for environmental consultant services to update the Estuary Management Plan and develop recommendations to update Goals 16, 17 and 18</p> <p>UPDATES:</p> <p>OCTOBER 2022: Draft RFPs scheduled for Board review at October 26 work session</p> <p>JANUARY 2023: Draft RFPs removed from October 26 work session, pending resolution/completion of comprehensive plan update</p> <p>APRIL 2023: Drafts rescheduled for April 12 BOC work session</p> <p>JULY 2023: RFPs posted June 30, 2023. Deadline to submit is August 14, 2023.</p>	<p>0.25 FTE \$150,000 (FY 22/23)</p>	<p>Public Board of Commissioners Environmental Consultants Staff</p>
	<p>D. Continue to work with Board to review and revise public participation process and schedule as needed</p> <p>UPDATES:</p> <p>OCTOBER 2022: Ongoing</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: Revised schedules noted above</p> <p>JULY 2023: No updates since October 2022</p>	<p>0.02 FTE</p>	<p>Public Board of Commissioners Planning Commission Oregon's Kitchen Table Staff</p>
	<p>E. Provide monthly updates to the Board of Commissioners</p> <p>UPDATES:</p>	<p>0.02 FTE</p>	<p>Board of Commissioners Staff</p>



LAND USE PLANNING FY 2022-23 WORK PLAN

	OCTOBER 2022: As needed; ongoing JANUARY 2023: As needed; ongoing APRIL 2023: As needed; ongoing JULY 2023: As needed; ongoing		
	F. Work with land use counsel to complete review of updated goals and community plans UPDATES: OCTOBER 2022: Completed July 2022 JANUARY 2023: No updates since October 2022 APRIL 2023: No updates since October 2022 JULY 2023: Draft schedule for completion of Goal 5 and the six community plans prepared. Work tentatively scheduled to be completed by end of FY 23/24.	0.05 FTE \$10,000 (FY 21/22)	Board of Commissioners County Counsel County Land Use Counsel Staff
	G. Partner with Oregon's Kitchen Table to develop and implement a public outreach program UPDATES: OCTOBER 2022: Completed August 2022	0.05 FTE \$25,600 (FY 21/22)	Public Board of Commissioners Oregon's Kitchen Table Staff
	H. Develop criteria and procedures for the Board to use to formally recognize neighborhood and community organizations UPDATES:	0.01 FTE	Board Public County Counsel Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #2	<p>OCTOBER 2022: Item presented at July 20, 2022 BOC work session. Board declined to move forward with project at that time</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: No updates since October 2022</p>		
	STRATEGIC PLAN FOCUS AREAS - GOVERNANCE		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	<p>A. Develop annual work program, to be approved by the Board of Commissioners, establishing priorities and focus areas for staff and the Planning Commission</p> <p>UPDATES:</p> <p>OCTOBER 2022: Ongoing; quarterly updates to be provided to the Planning Commission and BOC</p> <p>JANUARY 2023: Development of FY 23/24 work plan beginning. Joint meeting with BOC and PC tentatively scheduled for March 2023 to review and prioritize work plan items</p> <p>APRIL 2023: Joint work session with BOC and PC to review and prioritize FY 23/24 work plan scheduled for April 5</p> <p>JULY 2023: FY 23/24 Work Plan adopted by Board on June 14, 2023</p>	0.05 FTE	Board of Commissioners Planning Commission Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	<p>B. Continue to increase public outreach through the use of new and diverse media in order to attract new participants representing the demographic, economic, and social composition of the county.</p> <p>UPDATES:</p> <p>OCTOBER 2022: Ongoing work with County's Public Affairs Office</p> <p>JANUARY 2023: Ongoing work with County's Public Affairs Office</p> <p>APRIL 2023: Ongoing work with County's Public Affairs Office</p> <p>JULY 2023: Ongoing work with County's Public Affairs Office</p>	0.20 FTE	Public Affairs Officer Public Staff
	<p>C. Create quarterly newsletter to be mailed to all property owners providing updates on ongoing and future projects and to identify future trends and issues</p> <p>UPDATES:</p> <p>OCTOBER 2022: Not yet started</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: Quarterly email newsletter under development with County's Public Affairs Office</p>	0.15 FTE	Public Affairs Officer Public Staff
	<p>D. Develop and implement a work plan for the state-mandated Committee for Citizen Involvement</p> <p>UPDATES:</p>	0.20 FTE	Board of Commissioners Planning Commission Public Affairs Officer



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #3	<p>OCTOBER 2022: Discussion item to be presented to the Planning Commission on December 13, 2022</p> <p>JANUARY 2023: On hold pending resolution/completion of comprehensive plan update</p> <p>APRIL 2023: No updates since January 2023</p> <p>JULY 2023: No updates since January 2023</p>		Staff
	STRATEGIC PLAN FOCUS AREAS - ENVIRONMENTAL QUALITY		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
<p>A. Identify for the Board what environmental studies may be required if information does not already exist at a state or federal level; assist in preparation of RFPs; assist with review of consultants’ reports; draft code amendments if required (Related to Subtask 1C)</p> <p>UPDATES:</p> <p>OCTOBER 2022: Not yet started</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: Discussion begun with DEQ, DLCDC and Oregon Solutions to identify potential funding</p> <p>JULY 2023: No updates since April 2023</p>	0.20 FTE	Public Board of Commissioners Planning Commission Environmental Consultant Staff	



LAND USE PLANNING FY 2022-23 WORK PLAN

	<p>B. Participate as needed and monitor AOC Water Needs Study process</p> <p>UPDATES:</p> <p>OCTOBER 2022: Last meeting with AOC Water Needs Committee held June 21, 2022. No meetings scheduled since that time.</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: No updates since October 2022</p>	0.05 FTE	Board of Commissioners Planning Commission Staff AOC
	<p>C. Provide assistance to prepare Oregon DEQ grant application for ARPA funding to upgrade failing septic systems</p> <p>UPDATES:</p> <p>OCTOBER 2022: Fall call for applications was only for communities affected by the 2020 wildfires. Spring funding call may be open to larger set of applicants</p> <p>JANUARY 2023: Grant application submitted by Community Action Team in early December 2022</p> <p>APRIL 2023: Community Action Team (CAT) awarded just under \$2M in March 2023. Future meetings between County and CAT to be scheduled</p> <p>JULY 2023: No updates since April 2023</p>	0.05 FTE	Board of Commissioners Oregon DEQ Craft3 Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	D. Provide assistance as needed for any climate change local impact analyses UPDATES: OCTOBER 2022: No requests for assistance have been sent to staff JANUARY 2023: No updates since October 2022 APRIL 2023: No updates since October 2022 JULY 2023: No updates since October 2022	0.05 FTE	Board of Commissioners Consultants OCCRI Staff
TASK #4	STRATEGIC PLAN FOCUS AREAS - INFRASTRUCTURE		
	A. Provide assistance to Emergency Management staff as needed with regard to FEMA hazard mitigation grant application preparation UPDATES: OCTOBER 2022: No request for assistance has been received JANUARY 2023: No updates since October 2022 APRIL 2023: No updates since October 2022 JULY 2023: No updates since October 2022	0.10 FTE	Board of Commissioners Emergency Management Affected Stakeholders FEMA Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	<p>B. Initiate process to obtain public input to identify concerns and determine level of support for adoption of a Tsunami Overlay Zone; draft code amendments if needed</p> <p>UPDATES:</p> <p>OCTOBER 2022: Not started</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: No updates since October 2022</p>	<p>0.50 FTE \$5,000 (FY 22/23)</p>	<p>Public Affected Stakeholders Board of Commissioners Planning Commission Emergency Management DLCD Staff</p>
	<p>C. Continue to obtain public input and prepare draft code amendments to allow Accessory Dwelling Units (ADUs) on rural lands</p> <p>UPDATES:</p> <p>OCTOBER 2022: Ongoing; presentations to PC January 2022 and to BOC May 2022; draft code revisions presented to PC October 2022</p> <p>JANUARY 2023: Public hearing to be held by PC at January 2023 meeting</p> <p>APRIL 2023: Ordinance 23-03 adopted by BOC on March 22. Ordinance becomes effective April 21, 2023.</p> <p>JULY 2023: COMPLETED</p>	<p>0.15 FTE \$3,000 (FY 22/23)</p>	<p>Public Board of Commissioners Planning Commission Staff</p>
	<p>D. Identify barriers to affordable and workforce housing within Clatsop County codes; identify a variety of housing options</p>	<p>0.15 FTE</p>	<p>Public Contractors Board of Commissioners</p>



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #5	that would be appropriate within unincorporated Clatsop County UPDATES: OCTOBER 2022: Not started JANUARY 2023: Planning Commission work session scheduled for March 2023 meeting APRIL 2023: Work sessions initiated in March 2023, ongoing JULY 2023: Work sessions initiated in March 2023, ongoing		Planning Commission Staff
STRATEGIC PLAN FOCUS AREAS - SOCIAL SERVICES			
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Continue to work with DLCD to conduct an audit of County zoning codes to identify areas where the County's regulations may be out of sync with state regulations regarding home daycare facilities; prepare code amendments recommended by DLCD UPDATES: OCTOBER 2022: MOU with DLCD signed May 2021. No further work completed due to DLCD staffing and priorities JANUARY 2023: Planning Commission work session scheduled for January 2023 meeting	0.05 FTE	DLCD Public Board of Commissioners Planning Commission Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #6	APRIL 2023: Ordinance 23-04 adopted by BOC March 22. Ordinance becomes effective April 21, 2023.			
	JULY 2023: COMPLETED			
	STRATEGIC PLAN FOCUS AREAS - ECONOMIC DEVELOPMENT			
SUBTASKS		REQUIRED RESOURCES	PARTNERS	
A. Initiate process to review local regulatory barriers to economic development; include evaluation of opportunities to reduce the cost of development		0.15 FTE		
UPDATES:				
OCTOBER 2022: Ongoing; applications combined and fees reduced for certain permits effective July 1, 2022. Revisions to GHO on-going. Revisions to parking standards scheduled for PC discussion January 2023				
JANUARY 2023: GHO revisions on hold; new notices to be sent; staff working with County Manager's office to identify and address concerns raised by the public and Board members. Planning Commission work session on parking revisions scheduled for February 2023 meeting				
APRIL 2023: Ordinance 23-07, parking amendments, scheduled for PC public hearing May 9, 2023. Two public hearings with BOC schedule in June.			Public Affected Stakeholders Board of Commissioners Planning Commission Staff	



LAND USE PLANNING FY 2022-23 WORK PLAN

	JULY 2023: Ordinance 23-07 adopted June 28, 2023. Effective July 28, 2023. COMPLETED		
	B. Review and update County’s geologic hazard overlay development process and requirements UPDATES: OCTOBER 2022: Presented to PC September 2022. Presentation to BOC October 5, 2022. PC public hearing scheduled for November 2022. Adoption hearings with BOC December 2022 and January 2023. JANUARY 2023: GHO revisions on hold; new notices to be sent; staff working with County Manager’s office to identify and address concerns raised by the public and Board members APRIL 2023: No updates since January 2023 JULY 2023: Exemptions to GHO scheduled for Board work session August 2, 2023	0.05 FTE	Public Affected Stakeholders Board of Commissioners Planning Commission DOGAMI Staff
TASK #7	LEGISLATED MANDATES		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Continue to meet all regulatory requirements and process applications according to 150-day timeframe mandated by ORS UPDATES:	4.50 FTE	Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #8	OCTOBER 2022: Ongoing JANUARY 2023: Ongoing APRIL 2023: Ongoing JULY 2023: Ongoing		
	B. Update the <i>Land and Water Development and Use Code</i> to incorporate any applicable legislative changes made during the 2022 legislative session UPDATES: OCTOBER 2022: Draft code revisions presented to PC for discussion October 2022 JANUARY 2023: Planning Commission public hearing January 2023 APRIL 2023: Ordinance 23-02 adopted by BOC on February 22, 2023. Ordinance now in effect JULY 2023: COMPLETED	0.15 FTE	Public Board of Commissioners Planning Commission Staff
	PROCESS IMPROVEMENT AND STREAMLINING		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Review and revise Community Development Website to ensure information is relevant, clear, and accurate. Include	0.10 FTE	Public Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	information that makes the development and permitting process easy to understand for all users. UPDATES: OCTOBER 2022: Ongoing JANUARY 2023: Ongoing APRIL 2023: Ongoing JULY 2023: Ongoing		
	B. Continue to utilize a formal orientation program for newly-appointed planning commissioners. Update Planning Commission training materials as needed. UPDATES: OCTOBER 2022: Implemented; utilized as needed JANUARY 2023: No updates since October 2022 APRIL 2023: Terms of Cary Johnson and Jason Kraushaar expire June 30, 2023. New call for applicants to be issued in April 2023. JULY 2023: Commissioners Johnson and Kraushaar reappointed June 28, 2023. Terms now expire June 30, 2027	0.01 FTE	County Counsel Planning Commission Staff
	C. Continue to work with the Oregon Building Codes Division to implement updates to the Accela e-permitting system to clarify planning requirements. UPDATES: OCTOBER 2022: Ongoing	0.01 FTE	Oregon BCD Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #9	JANUARY 2023: Ongoing APRIL 2023: Ongoing JULY 2023: Ongoing			
	SPECIAL PROJECTS			
	SUBTASKS	REQUIRED RESOURCES	PARTNERS	
	A. Begin discussions with the Board to determine preferred path to implement requirements of FEMA's Biological Opinion (BiOp); obtain public input UPDATES: OCTOBER 2022: Work session scheduled for October 26, 2022 JANUARY 2023: No updates since October 2022 APRIL 2023: Implementation plan submitted for NEPA review. Deadline for public comments is May 5, 2023. JULY 2023: Comments submitted for May 5, 2023 deadline and for extended June 26, 2023 deadline	0.25 FTE	Public Board of Commissioners Planning Commission FEMA DLCD Staff	
	B. Following DLCDC acknowledgement of the comp plan updates, begin review of and updates to the LAWDUC UPDATES: OCTOBER 2022: On hold pending adoption of comprehensive plan	1.00 FTE	Public Board of Commissioners Planning Commission Staff	



LAND USE PLANNING FY 2022-23 WORK PLAN

	<p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: Adopted updates submitted to DLCD July 3, 2023. Awaiting acknowledgment by DLCD</p>		
	<p>C. Continue to work with Oregon Solutions to implement the County's commitments from the Clatsop Plains Elk Collaborative Declaration of Cooperation</p> <p>UPDATES:</p> <p>OCTOBER 2022: Ongoing</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: Final meeting with Oregon Solutions held on March 22, 2023 Facilitation of project now transferred to CREST</p> <p>JULY 2023: No updates since April 2023</p>	0.10 FTE	Public Board of Commissioners Oregon Solutions Planning Commission Staff
	<p>D. Digitize records pertaining to floating structures (float houses, duck shacks) and create electronic database</p> <p>UPDATES:</p> <p>OCTOBER 2022: Completed August 2022</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: No updates since October 2022</p>	0.10 FTE	Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	<p>E. Continue review of the County's parking standards to ensure that require parking in consistent with industry standards and best practices</p> <p>UPDATES:</p> <p>OCTOBER 2022: Draft code revisions to be presented to PC for discussion January 2023</p> <p>JANUARY 2023: Planning Commission work session scheduled for February 2023 meeting</p> <p>APRIL 2023: Ordinance 23-07 scheduled for PC public hearing May 9. Two public hearings with BOC in June 2023.</p> <p>JULY 2023: Ordinance 23-07 adopted June 28, 2023. Effective July 28, 2023. COMPLETED</p>	0.05 FTE	Public Board of Commissioners Planning Commission Staff
	<p>F. Evaluate and obtain public input regarding participation in FEMA's Community Rating System (CRS) program</p> <p>UPDATES:</p> <p>OCTOBER 2022: Not started</p> <p>JANUARY 2023: No updates since October 2022</p> <p>APRIL 2023: No updates since October 2022</p> <p>JULY 2023: No updates since October 2022</p>	0.01 FTE	Public Board of Commissioners Emergency Management Staff
	<p>G. Evaluate and obtain public input regarding becoming a Certified Local Government, to assist with historic preservation efforts</p>	0.01 FTE	Public Board of Commissioners Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	UPDATES: OCTOBER 2022: Not started JANUARY 2023: No updates since October 2022 APRIL 2023: No updates since October 2022 JULY 2023: No updates since October 2022		
	H. Provide assistance, as needed, to the North Coast Watershed Association as an in-kind OWEB grant match to complete an interactive web map of watersheds and partner activities UPDATES: OCTOBER 2022: No request for assistance received JANUARY 2023: No updates since October 2022 APRIL 2023: No updates since October 2022 JULY 2023: Meeting scheduled with Watershed Association staff on July 5, 2023, to discuss known dump sites	0.02 FTE	North Coast Watershed Assoc. Staff
	I. Recreate permitted and conditional use tables in LAWDUC UPDATES: OCTOBER 2022: Draft revisions to be presented to PC for discussion December 2022 JANUARY 2023: Draft revisions to be presented to PC for discussion April 2023	0.05 FTE	Public Board of Commissioners Planning Commission Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

	APRIL 2023: Draft revisions to be presented to PC for discussion June 2023		
	JULY 2023: Draft revisions to be presented to PC for discussion September 2023		
BCD: Oregon Building Codes Division DEQ: Department of Environmental Quality DLCD: Department of Land Conservation and Development DOGAMI: Department of Geology and Mineral Industries OCCRI: Oregon Climate Change Research Institute			



CLATSOP COUNTY PROJECT STATUS REPORT JULY 2023

PROJECT STATUS REPORT – JULY 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
ORD. 23-06 / Permit #21-000664	Comp Plan Update	N/A	Update of Goals 1-4, 6-14 and 19 of the Clatsop County Comprehensive Plan	10-12-21 08-09-22 05-09-23	RECOMMEND APPROVAL 6-0	06-14-23 06-28-23	ADOPT	Ordinance effective 7-28-23; awaiting DLCD acknowledge ment	N/A

PROJECT STATUS REPORT – JULY 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
	Goal 5 Update	N/A	Continuing work to update Comprehensive Plan Goal 5	TBD		TBD		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
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

PROJECT STATUS REPORT – JULY 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
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
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	ADOPT	Effective 7-28-23; awaiting DLCD acknowledge ment	N/A
ORD 23-08 23-000151	Warrenton UGB Amendment	8N, R10W, Section 05, Tax Lots 00200 and 00400	Amend Warrenton UGB to include parcels that were formerly included in the Town of	05-09-23	RECOMMEND APPROVAL 6-0	06-14-23 06-28-23	ADOPT	Returned to Warrenton for final approval by City Council	N/A

PROJECT STATUS REPORT – JULY 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
		79330 Hwy 101	Hammond's UGB, but which were inadvertently excluded from the City of Warrenton's UGB at the time Hammond was annexed.						

*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: July 11, 2023

RE: DIRECTOR'S REPORT

PLANNING COMMISSION APPOINTMENTS

Planning Commission members Cary Johnson and Jason Kraushaar were reappointed by the Board on June 28. Their terms will now expire on June 30, 2027.

COMPREHENSIVE PLAN UPDATE

The Board of Commissioners adopted Ordinance 23-06, updating Goals 1-4, 6-14 and Goal 19 on June 28. The ordinance will become effective on July 28, 2023, pending acknowledgement by the Department of Land Conversation and Development (DLCD). A tentative schedule for completing the update of Goal 5 and the six community plans is attached to this memo.

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 extended public comment period ended June 26, 2023. The Board of Commissioners, in coordination with the mayors of the five cities in Clatsop County, submitted additional written comments during the extended public comment period. Those comments are attached to this report.

CLATSOP REGIONAL HOUSING TASK FORCE

The Clatsop Regional Housing Task Force met on June 28. The meeting primarily focused on the work being undertaken by the Governor's Housing Production Advisory Council and a plan to undertake a regional Housing Capacity Analysis as a joint city-county effort in Clatsop County.

2023 LEGISLATIVE SESSION

The 2023 legislative session ended on June 25, 2023. Below is a list of enrolled land use-related legislation from the 2023 session.

Bill/LC #	Summary	Status	Recent or Upcoming Activity	Committee or Chamber	Dept./Office of Interest
HB 2889 A	Amends Oregon Housing Needs Analysis and land use requirements for local governments related to urbanization.	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development
HB 3151 A	Limits improvements that landlord of manufactured dwelling park may require of tenant.	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development
HB 3197 A	Limits application of requirement that housing development regulations be clear and objective . Declares emergency, effective on passage.	Enrolled	President signed (Senate) 6/27/2023	Governor's Office - Awaiting Signature	Community Development and County Manager's Office
HB 3362 C	Allows county to validate unit of land that had been approved for recognition that was later revoked after sale to innocent purchaser . Sunsets January 2, 2025. Until April 1, 2024, allows additional appeals to Land Use Board of Appeals challenging certain land use approvals based on forget for noninnocent purchasers.	Enrolled	President signed (Senate) 6/27/2023	Governor's Office - Awaiting Signature	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 .	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development

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<u>HB 2238 B</u>	Authorizes method by which Department of State Lands may dispose of personal property left on state lands .	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development
<u>HB 3395 B</u>	Allows affordable housing on lands zoned for commercial uses within urban growth boundaries .	Enrolled	President signed (Senate) 6/29/2023	Governor's Office - Awaiting Signature	Community Development and County Manager's Office
<u>SB 1013 A</u>	Permits counties to allow certain rural homeowners to site one recreational vehicle on their property.	Enrolled	Speaker signed (House) 6/20/2023	Governor's Office - Awaiting Signature	Community Development and County Manager's Office
<u>SB 644 A</u>	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
<u>SB 80 B</u>	Makes certain changes related to statewide wildfire hazard map .	Enrolled	Speaker signed (House) 6/23/2023	Governor's Office - Awaiting Signature	Community Development and Emergency Management
<u>SB 835 A</u>	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	Enrolled	Speaker signed (House) 6/29/2023	Governor's Office - Awaiting Signature	Community Development

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	disposal system or alternative sewage disposal system.				
<u>HB 2192 B</u>	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. Repeals temporary changes made in 2013 to laws authorizing alteration, restoration or replacement for dwellings on lands zoned for exclusive farm use and further amends those laws.	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development and Emergency Management
<u>HB 2634 A</u>	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.	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development
<u>HB 3442 A</u>	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.	Enrolled	President signed (Senate) 6/24/2023	Governor's Office - Awaiting Signature	Community Development

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June 23, 2023

Science Kilner
Regional Environmental Officer
FEMA Region X
130 228 Street SW
Bothell, WA 98021

**RE: DOCKET ID # FEMA-2023-0007
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
EIS REGARDING NFIP-ESA INTEGRATION IN OREGON**

Dear Ms. Kilner:

Thank you for the extended opportunity to review and comment on the above-referenced item. First, as Chair of the Board of Clatsop County Commissioners and as mayors of the five incorporated cities, we must emphasize our support of the large-scale environmental objective of protecting anadromous fish species and the Southern Resident Killer Whale. We continue, however, to have significant concerns regarding the implementation of the NFIP-ESA integration in Oregon and, more specifically, the impacts of this federal overreach within Clatsop County and our jurisdictions.

This process is occurring during a time of unprecedented uncertainty as several competing mandates and state-level changes converge on local jurisdictions. This perfect storm, consisting of a housing crisis, debilitating fiscal impacts from the Habitat Conservation Plan, and now the development-prohibitive requirements of this implementation plan, has created a confluence of regulation that will have extremely significant impacts on already constrained rural communities. While FEMA staff have stated that the yet-to-be-drafted model ordinance will not prohibit development, this is not fully accurate. The expense associated with collecting and maintaining data to support a community compliance plan or to mitigate development impacts can neither be initially undertaken nor sustained into the future by our communities.

Under the current FEMA schedule, implementation of the BiOp may begin as early as 2025. Implementation will also coincide with initiation of the Oregon Housing Needs Analysis and requirements for communities to produce a specified number of housing units each year or face potential penalties. Within Clatsop County, the Regional Housing Needs Analysis released in August 2020, estimated the need for an additional 3,018 residential units. The city with the largest need – Warrenton (1,107 units) – consists of approximately 5,519 acres within the Special Flood Hazard Area (SFHA). This represents approximately 48.9% of all lands within the City.

The County, our cities and our special districts are also facing the prospect of looming revenue decreases and possible service reductions due to the pending approval and implementation of the Oregon Department of Forestry's Habitat Conservation Plan (HCP). This will occur as local governments and special districts struggle to maintain and upgrade vital infrastructure needed to serve new housing. Clatsop County alone faces a \$3,000,000 revenue impact if the HCP moves forward as drafted. It does not appear that efforts have been taken to coordinate these

three very significant state/federal actions nor has analysis been done to determine the cumulative fiscal impacts on our local governments.

The cities and the County have been invited to comment on the draft Environmental Impact Statement (EIS), the intent of which is to identify the effects of the proposed action and the alternatives. "Effects" are defined as ecological, as well as economic. These effects may also be direct, indirect or cumulative, as stated in the "Summary of Expected Impacts" in the Notice of Intent. The County and the cities have been asked to identify potential impacts, before the model ordinance and new requirements have been finalized. It is therefore impossible for our jurisdictions to identify, let alone quantify, the economic, social or health impacts of this EIS. There is no doubt, however, that the impacts will be cumulatively significant when merged with new housing provision requirements and penalties and pecuniary repercussions when the HCP is also implemented. This unprecedented combination of unfunded regulations, prohibitions and penalization will place rural communities, particularly the cities of Astoria, Cannon Beach, Gearhart, Seaside and Warrenton, as well as Clatsop County, in a dire position. The siloed agencies at the state level have created competing and conflicting requirements, which simply cannot be achieved if the Biological Opinion is implemented in Oregon as currently drafted.


For these reasons, we are requesting that this review be halted and that implementation of the plan be delayed. It is premature to conduct an Environmental Impact Statement when the final parameters and requirements of the project have not been fully finalized. The public input obtained through this process cannot accurately estimate the potential impacts of implementation and is therefore meaningless as the implementation plan itself is meaningless without the final standards and regulations.

This process began in 2009 and has already been delayed and postponed several times. Another delay, to allow FEMA, the State and local jurisdictions to prepare a model ordinance, would allow a full and realistic opportunity to evaluate all potential impacts as required by an EIS review.

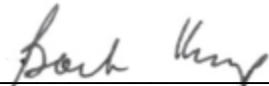
Respectfully,




Mark Kujala, Chair
Board of Clatsop County Commissioners




Sean Fitzpatrick, Mayor
City of Astoria




Barb Knop, Mayor
City of Cannon Beach



Kerry Smith, Mayor
City of Gearhart



Steve Wright, Mayor
City of Seaside



Henry A. Balensifer III, Mayor
City of Warrenton