



CLATSOP COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

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

Tuesday, August 08, 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.

PUBLIC HEARINGS

- [2.](#) Ordinance 23-11: Exclusive Farm Use Zone Amendment
- [3.](#) Ordinance 23-12: Geologic Hazards Overlay Exemptions

DISCUSSION / WORK SESSION

PROJECT STATUS REPORT

- [4.](#) August 2023 Project Status Report

1. DIRECTOR'S REPORT

[August](#) 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

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

<https://co-clatsop-or-us.zoom.us/j/84080682450>

Dial by your location: 1 253 205 0468 US

Webinar ID: 840 8068 2450

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 comdev@clatsopcounty.gov. You will be notified when your three-minute presentation is scheduled. Comments may also be submitted via email to comdev@clatsopcounty.gov to be read at the meeting.



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
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(503) 325-8611 phone
(503) 338-3606 fax
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TO: Clatsop County Planning Commission

FROM: Ian Sisson, Senior Planner

DATE: August 1, 2023

RE: **ORDINANCE 23-11: EXCLUSIVE FARM USE ZONE AMENDMENT**

BACKGROUND

The Oregon Revised Statutes (ORS) allow “alteration, restoration or replacement of a lawfully established dwelling” in exclusive farm use zones under ORS 215.291, subject to review criteria and development standards. These criteria and standards are codified in the Clatsop County Land and Water Development and Use Code (LAWDUC) Section 3.9140.

The Exclusive Farm Use Zone (EFU) lists “alteration, restoration or replacement of a lawfully established dwelling” as a Type II use, which requires a conditional use permit. Staff has determined that the ORS does not require the County to use a Type II review; and that the criteria in Section 3.9140 can reasonably be evaluated under a Type I procedure.

The proposed LAWDUC amendment would move the use from Section 4.3330 Conditional Development and Use to Section 4.3320 Development Permitted. Revising the type of review as proposed would reduce the application fee from \$1,200 to \$85 and would significantly reduce the time associated with reviewing and permitting the alteration, restoration, or replacement of a lawfully established dwelling in the EFU Zone.

EXHIBIT 1

- A. *** Indicates that non-revised language was not included. Used for document brevity.
- B. Double-underlined text indicates new language proposed to be added
- C. ~~Strikethrough~~ text indicates text that is proposed for deletion

SECTION 4.3300. EXCLUSIVE FARM USE ZONE (EFU)

Section 4.3320. Development and Use Permitted

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

20) Alteration, restoration, or replacement of a lawfully established dwelling subject to 3.9080(2) and 3.9140.

Section 4.3330. Conditional Development and Use [Ord. 18-02]

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

~~25) Alteration, restoration, or replacement of a lawfully established dwelling subject to 3.9080(2) and 3.9140.~~

2625) Equine and equine-affiliated therapeutic and counseling activities, subject to 3.9030(6). [ORD. 23-02]



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TO: Clatsop County Planning Commission

FROM: Ian Sisson, Senior Planner

DATE: August 1, 2023

RE: **ORDINANCE 23-12: GEOLOGIC HAZARD OVERLAY EXEMPTIONS**

BACKGROUND

Under Statewide Planning Goal 7, Clatsop County is required to regulate development in identified geologic hazard areas. This is done through Land and Water Development and Use Code (LAWDUC) [Section 5.3000, Geologic Hazards Overlay District \(GHO\)](#). The intent of the GHO is to minimize building hazards and threats to life and property that may be created by landslides, ocean flooding and erosion, weak foundation soils, and other hazards.

To achieve the intent of the GHO and compliance with Statewide Planning Goal 7, a geologic hazard permit is currently required for **any** activity, regardless of scope or scale, if that activity would require a development permit and if the activity is also on property located in an identified geologic hazard area. Before the development permit can be approved, the applicant must submit a geotechnical report for review. The conclusions and recommendations of that report are used to determine permit requirements for the proposed activity. A waiver of the geologic hazard permit requirement may be granted if/when a qualified professional determines the development site does not contain the identified hazard(s).

In [Preparing for Landslide Hazards: A Land Use Guide for Oregon Communities](#), prepared by the Oregon Department of Geologic and Mineral Industries (DOGAMI), an outline for a model geologic hazards code includes exemptions to the requirement for a geologic hazard permit. Zoning codes for geologic hazard areas in various Oregon jurisdictions are analyzed in the report. Many jurisdictions provide exemptions for specific development activities. The exempted activities generally involve minimal ground-disturbance and are not expected to exacerbate hazards to life or property; therefore, detailed site investigation and analysis for these activities is not necessary.

Providing exemptions in LAWDUC to the geologic hazard permit requirement would eliminate an often expensive and cumbersome step from the permitting process for developments that are considered low-risk, low-intensity, or small scale. The proposed LAWDUC amendment, attached, is based on staff input and analysis of peer jurisdictions. The amendment would also increase the period geologic hazard reports are considered valid from two years to five years.

EXHIBIT 1

- A. *** Indicates that non-revised language was not included. Used for document brevity.
- B. Double-underlined text indicates new language proposed to be added
- C. ~~Strikethrough~~ text indicates text that is proposed for deletion

SECTION 5.3000. GEOLOGIC HAZARDS OVERLAY DISTRICT (GHO)

Section 5.3005. Purpose

The intent of the geologic hazards overlay is to minimize building hazards and threats to life and property that may be created by landslides, ocean flooding and erosion, weak foundation soils, and other hazards as identified and mapped by the County. This purpose is achieved by basing County decisions on accurate geologic and soils information prepared by qualified professionals.

Section 5.3010. Applicability

This section applies to all development in the following potentially hazardous areas:

- 1) Areas subject to mass wasting including:
 - (A) Active landslides, inactive landslides, landslide topography and mass movement topography identified in the Oregon Department of Geology and Mineral Industries (DOGAMI) Bulletins 74 and 79;
 - (B) Faults including definite, indefinite, inferred and concealed in the Oregon Department of Geology and Mineral Industries (DOGAMI) Bulletins 74 and 79;
 - (C) All areas identified in the report, "A Field Inventory of Geologic Hazards from Silver Point to Cove Beach, Clatsop County, Oregon", prepared by Martin Ross in 1978, as needing site specific investigations;
- 2) Areas subject to wave attack, including:
 - (A) All oceanfront lots; and
 - (B) The beach and dune hazard area as defined in Section 5.4020.
- 3) Areas with compressible soils identified in the Soil Survey of Clatsop County (SCS) and referenced in Clatsop County's Comprehensive Plan Background Report, Natural Hazards.
- 4) The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made at the sole discretion of the Director. The mapping that forms the basis for the identification of the above areas may be generalized in nature. A specific site may not include the characteristics for which it is mapped. In these circumstances, the Director may grant a waiver from the requirements of Section 5.3000. The waiver shall be in the form of a written finding. The finding shall be based on a report, from a professional specified in Section 5.3020, detailing the basis for the determination that the site does not contain the identified potentially hazardous geologic condition.

Section 5.3015. Geologic Hazard Permit Requirements

All persons proposing any activity requiring a development permit on property located in potentially hazardous areas identified in Section 5.3010 shall obtain a geologic hazard permit.

- 1) Application for a geologic hazard permit shall be on forms provided by the County and shall include a geotechnical report prepared in conformance with the requirements of Section 5.3020.
- 2) Before a development permit can be issued, the geotechnical report must be approved as part of the development permit approval process.
 - (A) Where a geotechnical report recommends that additional site investigations, such as borings or test pits, are undertaken, application for geologic hazard permit will

be deemed incomplete until the results of those investigations have been provided to the County.

- (B) Where an application is made for a conditional use permit, a variance, a subdivision, a partition, or a planned development located in an area identified in Section 5.3010, a geotechnical report in conformance with Section 5.3020 shall be prepared. The Director may also require a geotechnical report in conjunction with a proposed zone change.
- 3) Application for a geologic hazard permit may be made concurrently with an application for a development permit.
 - 4) The approved site investigation report shall be referred to in deed and other documents of sale and shall be recorded with the record of deeds.

Section 5.3020. Exemptions

The following development activities are exempt from the requirement for a Geologic Hazard Permit:

- 1) Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation;
- 2) Exploratory excavations under the direction of a certified engineering geologist or registered geotechnical engineer;
- 3) Site evaluations, installation, and repair of onsite sewage disposal systems;
- 4) Construction of structures for which neither a development permit or building permit would otherwise be required;
- 5) Excavation which is less than two feet in depth and which involves less than twenty-five cubic yards of volume;
- 6) Fill which is less than two feet in depth and which involves less than twenty-five cubic yards of volume;
- 7) Retaining walls up to two feet in height which do not support a building;
- 8) Forest operations subject to regulation under ORS 527 (the Oregon Forest Practices Act);
- 9) Mining operations subject to regulation by the Oregon Department of Geology and Mineral Industries (DOGAMI);
- 10) Maintenance and repair of public and private roads, streets, parking lots, driveways, culverts, and utility lines, provided the work does not extend outside the existing right-of-way boundary;
- 11) Maintenance and repair of utility lines, and the installation of individual utility service connections;
- 12) Emergency response activities intended to reduce or eliminate an immediate danger to life, property, or flood or fire hazard; and
- 13) Beachfront protective structures subject only to regulation by the Oregon Parks and Recreation Department under OAR Chapter 736, division 20.

Section 5.3020 5.3025 Geotechnical Report Requirements

For areas identified in Section 5.3010(1) and 5.3010(2), the geotechnical report shall be prepared by a certified engineering geologist or a registered professional geologist. If a geotechnical report is prepared by a geologist and structural recommendations are incorporated

into that report, those recommendations, must be made in consultation with an engineering geologist, structural engineer, or civil engineer.

- 1) For areas identified in Section 5.3010(1), the geotechnical report shall:
 - (A) Identify the hazards to life, public and private property which may be caused by mass movement (landsliding and sloughing), soil erosion or deposition, and earthquakes;
 - (B) Identify the hazards to life, public and private property, and the natural environment which may be caused by the proposed use and other human activities;
 - (C) Describe how the proposed development or use will be adequately protected from geologic hazards, including landsliding and sloughing, soil erosion or deposition, and earthquakes; and
 - (D) Describe how the proposed development is designed to minimize the adverse effects it might have on the site and adjacent areas.
- 2) For areas identified in Section 5.3010(2), and in addition to the standards identified in Section 5.3020(2), the geotechnical report shall identify the hazards to life, public and private property which may be caused by wind erosion or accretion, wave undercutting (erosion), and ocean overtopping (flooding, including tsunami),
- 3) For areas identified in Section 5.3010(1) and 5.3010(2), the geotechnical report shall describe how the proposed development provides for temporary and permanent stabilization and the planned maintenance of new and existing vegetation. Existing stabilizing vegetation, particularly trees, shall not be removed on slopes of 20% or greater.
- 4) For areas identified in Section 5.3010(1) and 5.3010(2), the geotechnical report shall be prepared in conformance with the document “Clatsop County – Geotechnical Report Content Standards”.
- 5) For areas identified in Section 5.3010(3), the geotechnical report shall be prepared by a certified engineering geologist, soils engineer, or civil engineer. Geotechnical reports prepared for areas identified in Section 5.3010(3) shall incorporate specific construction and structural recommendations to address the soil characteristics of the site. Where pertinent, the discussion of specific construction and structural recommendations shall include: site preparation such as compaction or replacement of existing soils, bearing loads and the corresponding amount of settlement, steps to be taken with respect to ground and surface water, special foundation requirements, and foundation recommendations based on bearing capacity, design criteria, and the effect of adjacent loads.
- 6) For all areas identified in Section 5.3010, the geotechnical report shall be prepared in conformance with the document “Clatsop County – Geotechnical Report Content Standards”.

Section 5.3025 5.3030. Geologic Hazard Permit Review

An application for a geologic permit shall be reviewed under a Type I procedure.

- 1) A geologic hazard permit shall be approved by the Director if:
 - (A) The conclusions of the geotechnical report support a finding that there are no adverse effects of the site’s geologic characteristics on the proposed

development and the proposed site modifications will not adversely affect geologic conditions and processes in the immediate area: or

- (B) The conclusions of the geotechnical report support a finding that if specified actions are taken to address an identified potential hazard then the effects of the site's geologic characteristics on the proposed development will be at an acceptable level and the effects of the proposed site modifications on the geologic conditions and processes in the immediate area are at an acceptable level.
- 2) Specific recommendations contained in the geologic report shall be incorporated into the approved geologic hazard permit. Based on content, recommendations and conclusions of the geotechnical report, the Director may apply other conditions to the issuance of a geologic hazard permit.
 - 3) The specific recommendations contained in the geotechnical report, and conditions applied to the geologic hazard permit shall be incorporated into the plans and specifications of the development which is the subject of the development permit.
 - 4) Where there is not a concurrent application for a geologic hazard permit and a development permit for a specified development, the person(s) who prepared the geotechnical report shall submit a letter to the Director verifying that the proposed plans, details, and specifications of the proposed development have been reviewed and are in keeping with the recommendations contained in the geotechnical report that formed the basis for the issuance of the geologic hazard permit, or they shall make recommendations or changes that are needed in the proposed development in order to bring it into conformance with the recommendations contained in the geotechnical report.
 - 5) When a geotechnical report submitted in conjunction with a development permit that is more than ~~two~~ five (5) years old, a letter shall be submitted to the Director from the person(s) who prepared the report. The letter shall provide verification that the geotechnical report is still valid for the proposed project.

Section ~~5.3030~~ 5.3035. Independent Review

The Director, at his discretion and at the applicant's expense, may require an evaluation of a geotechnical report by another expert of his choosing. As part of its review of a land use application located in an area subject to Section 5.3010, the Hearings Officer, Planning Commission, or Board of Commissioners may also require, at the applicant's expense, an evaluation of a geotechnical report that was prepared in conjunction with the land use application. The results of that evaluation shall be used in making the final decision on the effected land use permit.

Section ~~5.3035~~ 5.3040. Standards

The review and approval of development permits in the geologic hazard overlay district shall be based on the conformance of the proposed development plans with the following grading standards. Conditions of approval may be imposed on the development permit to assure that the development plan meets the standards of this section and to prevent the creation of a hazard to public or private property.

- 1) Site Plan Information Required. In addition to the information required for a development permit, the site plan shall show where clearing, grading, excavation or filling is to occur,

the area where existing vegetative cover will be retained, the location of any streams and wetland areas on immediately adjacent to the property, and the general direction of slopes. A statement shall be provided summarizing the extent of land clearing and grading and the quantity of cut and/or fill material involved.

- 2) Preparation of Grading Plan Based on the findings and conclusions of the geotechnical report, or the nature of the proposed development, The Planning Director, at his sole discretion, may require that a grading plan prepared by a registered engineer be submitted with the application for a development permit. The Planning Director may require that such a grading plan, in addition to information required by Section 5.3035(1) include the following additional information:
 - (A) Existing and proposed contours of the property, at two-foot contour intervals;
 - (B) The location of the existing structures and building, including those within twenty-five feet of the property;
 - (C) The location of all surface and subsurface drainage devices to be constructed; and
 - (D) Design details of proposed retaining walls.
- 3) General Standards. The proposed development plans shall meet the following general standards:
 - (A) Natural vegetation will be protected and retained wherever possible;
 - (B) To the extent possible, roads and driveways shall follow the natural contours of the site; and
 - (C) An erosion control plan shall be prepared and implemented in conformance with the requirements of Section 3.2000.
- 4) Cuts. Proposed cuts shall meet the following standards:
 - (A) The site development shall be designed to minimize the need for cuts.
 - (B) The slope of cut surfaces shall not be steeper than is safe for the intended use and shall not be steeper than two horizontal to one vertical unless an engineering report finds that a cut at a steeper slope will be stable and not create a hazard to public or private property;
 - (C) Cuts shall not remove the toe of any slope where a potential for landslide exists;
 - (D) Cuts shall be setback from property lines so as not to endanger or disturb adjoining property; and
 - (E) Retaining walls shall be constructed in accordance with the Oregon State Structural Specialty Code.
- 5) Fills. Proposed fills shall meet the following standards:
 - (A) The site development shall be designed to minimize the need for fill.
 - (B) The slope of fill surfaces shall not be steeper than is safe for the intended uses and shall not be steeper than two horizontal to one vertical unless an engineering report finds that a steeper slope will be stable and not create a hazard to public or private property. Fill slopes shall not be constructed on natural slopes steeper than two horizontal to one vertical.
 - (C) Fill shall be setback from property lines so as not to endanger or disturb adjoining property.

- (D) The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials, and scarifying to provide a bond with the new fill.
- (E) Structural fill shall be designed by a registered civil engineer in accordance with standard engineering practices.
- 6) Drainage. The following standards shall be met:
 - (A) Proposed grading shall not alter drainage patterns so that additional storm water is directed onto adjoining property.
 - (B) Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.
 - (C) The site grading and drainage improvements shall be designed to carry both concentrated water and surface sheet flow water to the nearest practical drainage way, as specified by the Planning Director.

5.3040-5.3045. GEOLOGIC HAZARD REQUIREMENTS

5.3045 5.3050. Special Requirements for Hazard Areas

The special requirements applicable in the Hazard maps in the Comprehensive Plan are set forth in Section 5.3040 to Section 5.3065. The general procedures and requirements for approving development in the district are contained in Sections 5.3000 through 5.3035 of this Ordinance. The standards in Section 5.3040 to Section 5.3065 shall be used in conducting such approvals.

5.3050 5.3055. Preliminary Site Investigation

Subject to Sections 5.3000-5.3035.

5.3055 5.3060. Detailed Site Investigation for Geologic Hazard Areas

Development in a Geologic Hazards Overlay District requires a detailed site investigation report if the preliminary site investigation report required in Section 5.3050 confirms existence of a geologic hazard area or is in a geologic hazard area identified by Martin Ross' report "A Field Inventory of Geologic Hazards from Silver Point to Cove Beach, Clatsop County, Oregon". The report shall contain the information listed below together with appropriate identification of information sources and the date of the information.

Before a development permit can be issued, the site investigation report must be approved as part of the development permit approval process. The approved site investigation report shall be referred to in the deed and other documents of sale and shall be recorded with the record of deeds.

- 1) Background Data in Report. The site investigation report shall contain the following background information:
 - (A) The methods used in the investigation and the approximate number of man-hours spent on the site.
 - (B) A general analysis of the local and regional topography and geology including the faults, folds, geologic and engineering geologic units and any soil, rock and structural details important to engineering or geologic interpretations.
 - (C) A history of problems on and adjacent to the site, which may be derived from discussions with local residents and officials and the study of old photographs, reports and newspaper files.

- (D) The extent of the surface soil formation and its relationship to the vegetation of the site, the activity of the land form and the location of the site.
 - (E) The following ground photographs of the site with information showing the scale and date of the photographs and their relationship to the topographic map:
 - 1. A view of the general area.
 - 2. The site of the proposed development.
 - 3. Any features which are important to the interpretation of the hazard potential of the site.
 - 4. Unusual natural features and important wildlife habitat.
- 2) Topography Map. a topography base map of (1 to 100) scale and with a contour interval of (two feet) shall be prepared identifying the following features and shall be accompanied by references to the source and date of information used.
- (A) The position of the lot line.
 - (B) The boundaries of the property.
 - (C) Species identification of major plant communities.
 - (D) Any springs, streams, marshy areas or standing bodies of water.
 - (E) Areas subject to flooding, including those shown on the flood hazard maps prepared under the HUD National Flood Insurance Program.
 - (F) Areas subject to stream erosion and areas exhibiting significant surface erosion due to improper drainage and runoff concentration.
 - (G) Geological information, including lithologic and structural details important to engineering and geologic interpretation.
- 3) Subsurface Analysis. If upon initial investigation it appears there are critical areas where the establishment of geologic conditions at depth is required, a subsurface analysis obtained by drill holes, well logs and other geophysical techniques shall be conducted by the person responsible for the site investigation report to include the following data as appropriate.
- (A) The lithology and compaction of all subsurface horizons to bedrock.
 - (B) The depth, width, slope and bearing of all horizons containing significant amounts of silt and clay and any other subsurface waters.
 - (C) The depth, bearing and capacity of seasonal and permanent aquifers.
 - (D) Underlying areas of buried vegetation.
- 4) Development Proposal. The site investigation report shall include the following information on the proposed development as applicable. The information will be shown on the maps described above or appropriately referenced.
- (A) Plans and profiles showing the position and height of each structure, paved area and area where cut and fill is required for the construction.
 - (B) The percent and location of the surface of the site which will be covered by impermeable or semi-impermeable surfaces.
 - (C) Points to preserve for public access.
 - (D) a description of the impact of the development on any critical biological habitats.
 - (E) A stabilization program for the development describing:
 - 1. how much of the site will be exposed during construction and what measures will be taken to reduce erosion.

2. a revegetation program designed to return open areas to a stable condition as soon as possible following construction.
 3. the time of commencement of revegetation planting.
- (F) a description of safeguards that will be provided as part of the proposed development.
- (G) For a logging or farming operation, areas to be protected from vegetation loss or groundwater pollution shall be identified and means for protection described.
- 5) Special Review for Water Supply or Sewerage. If a well or an on-site sewage disposal system is planned, the proposed location shall be described and the following shall be determined:
- (A) The maximum and minimum levels (seasonal extreme) in water table height.
 - (B) The expected water needs of the proposed development.
 - (C) The water supply capacity and the expected effect of the increased water consumption on the water table.
 - (D) Any detrimental contamination of the groundwater, lakes or marshes that may occur.
- 6) Conclusions in the Report.
- (A) The site investigation report shall contain conclusions stating the following:
 1. How intended use of the land is compatible with the existing conditions.
 2. The existing or potential hazards found during the investigation.
 3. The manner for achieving compliance with applicable development criteria and standards.
 - (B) Recommended safeguards and mitigation for specific areas and hazards shall be specified.
 - (C) Conclusions shall be based on data included in the report and the sources of information and facts shall be referenced.

5.3060 5.3065. Site Investigation Report Review

The Community Development Director, Planning Commission or Board of Commissioners may want to have a technical site investigation report reviewed including the methods actually used to avoid hazards. The Community Development Director, Planning Commission or Board of Commissioners may request the owner or developed to pay for a portion or all of the review on behalf of the County.

5.3065 5.3070. Qualifications

The site investigation report shall be conducted by a registered engineering geologist. The Department of Community Development shall maintain a list of qualified geologists.



CLATSOP COUNTY PROJECT STATUS REPORT AUGUST 2023

PROJECT STATUS REPORT – AUGUST 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
	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

PROJECT STATUS REPORT – AUGUST 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
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
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

PROJECT STATUS REPORT – AUGUST 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
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
Ordinance 23-11	EFU Replacement Dwellings	EFU Zones	LAWDUC amendment to allow alteration, restoration, and replacement of dwellings in the EFU zone as a Type I use instead of a Type II Conditional Use	8-8-23		8-9-23 8-23-23			
Ordinance 23-12	GHO Exemptions	Geologic Hazard Areas	LAWDUC amendments to include exemptions from the GHO permit requirement and to extend the length of time a geohazard report	8-8-23		8-9-23 8-23-23			

PROJECT STATUS REPORT – AUGUST 2023

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
			is valid from 2 to 5 years						
23-000416 Ordinance 23-13	Storage Structures for Emergency Supplies	25 Zones	LAWDUC amendments to allow storage structures for emergency supplies as a Type I use in 25 zones	9-12-23		10-11-23 10-25-23			

*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: August 8, 2023

RE: **DIRECTOR'S REPORT**

COMPREHENSIVE PLAN UPDATE

Requests for Proposals (RFPs) were issued for the following:

- **[Economic Opportunities Analysis \(EOA\):](#)**
Summary: Clatsop County's Goal 9 was updated in 2023. This update included new technologies and industries relevant to Clatsop County, including health care, tourism and construction. The update, however, did not include a commercial/industrial lands inventory to replace the analysis and inventory prepared in the late 1970s. As Clatsop County faces potential significant fiscal impacts from implementation of the FEMA Biological Opinion and the Oregon Department of Forestry's Habitat Conservation Plan, an EOA is being undertaken to identify future employment trends and to ensure that sufficient land is adequately zoned to address those needs.
Submittal Deadline: August 1, 2023, 3PM
- **[Comprehensive Plan Goals 16 \(Estuarine Resources\) and 17 \(Coastal Shorelands\):](#)**
Summary: Update of the estuary management plans for the Columbia and Necanicum Rivers and Ecola Creek. Update existing policies and draft new policies needed to address estuarine issues over the next 20 years. Update goals to address issues related to coastal erosion, sea level rise or other change the estuaries and coastal shorelands that may have occurred over the past 35 years or which may occur over the 20-year planning horizon. Updating the estuary management plans and developing digitized maps will ensure that staff is able to provide clear answers and appropriate procedure processes when providing information to property owners.
Submittal Deadline: August 14, 2023, 3PM
- **[Comprehensive Plan Goal 18 \(Beaches and Dunes\):](#)**
Summary: Update of Goal 18, which was originally adopted in 1980. Update Goal to analyze and identify new impacts due to coastal erosion, climate change and sea level rise. The regulations that implement Goal 18 determine how far structures can be constructed to the oceanfront; control soils/sand removal within the beach and dune overlay; and dune grading. Goal 18 needs to be updated to ensure that up-to-date information is being used to protect life and safety and to prevent or reduce property loss.
Submittal Deadline: August 14, 2023, 3PM

FEMA BiOp NEPA REVIEW / OREGONIANS FOR FLOODPLAIN PROTECTION

On July 18, Tillamook County hosted a meeting of the Oregonians for Floodplain Protection Coalition. The meeting provided a brief update on the FEMA's Environmental Impact Statement process, and discussed the structure, activities, and financial contributions of the coalition. The Coalition is requesting a \$5-10K contribution each year, with a two-year commitment, from each participating jurisdiction or agency. The Coalition is a 501(c)(4) corporation comprised of local governments, special

districts, trade and industry associations, and other interest groups. The mission of the Coalition is to “support and advocate for sustainable floodplain development policies, including through litigation and other advocacy efforts.” While information has been forwarded to the Board of Commissioners, the Board has not held any discussions or taken any actions regarding the coalition.

CLATSOP REGIONAL HOUSING TASK FORCE

The Clatsop Regional Housing Task Force met on July 26. Viviana Matthews, Director of Clatsop Community Action (CCA) presented information on two housing projects with which CCA is involved. The Columbia Inn project is located in Astoria and was formerly a motel. The County purchased the property in 2023 using funding from Project Turnkey 2.0. The hotel is being converted into transitional housing for approximately 50-70 persons. Esperanza Village, located in Seaside, is a pallet home community. This is a low-barrier development that will contain 15 units.

Elisa Gertler, Clatsop County Housing Manager, updated the group on the status of the DLCD grant application. Due to upcoming rulemaking regarding Housing Capacity Analyses (HCA), the City of Astoria will request an extension to the deadline to submit its HCA. It was originally thought that the County and the five cities would submit a grant application to DLCD to conduct a regional HCA. With changes to the process expected in 2025, the County and the cities have agreed to shift the focus of the grant. The revised application, which is due July 31, will instead focus on completing the following:

1. Regional Buildable Lands Inventory
2. Regional Housing Inventory
3. Regional Housing Readiness Infrastructure Inventory

DLCD MASS TIMBER CODE-UP

The Department of Land Conservation and Development (DLCD) has issued a call for applicants to participate in a “Mass Timber Code-UP”. The U.S. Economic Development Administration has awarded the Oregon Mass Timber Coalition \$41.4M to develop and expand Oregon’s growing mass timber industry. As a part of the coalition, DLCD was awarded \$500,000 to assist wildfire-impacted communities with development code updates that will accelerate the use of modular mass timber housing throughout the state, while providing more housing options to Oregonians.

DLCD will use the funds to contract with a consultant to provide technical assistance to local jurisdictions for updating planning and development codes to allow and encourage the development of mass timber modular housing. Local adoption of new codes is expected to be completed by August 2024. Clatsop County Community Development will be submitting an application to participate in the project. Applications must be submitted by August 18.

PRESENTATION BY EMERGENCY MANAGEMENT STAFF

Justin Gibbs, Clatsop County Emergency Management Director has been scheduled to provide a presentation to the Planning Commission at your September 12 meeting. If you have specific questions that you would like answered, please provide those to me prior to August 31.

FY 23/24 WORK PLAN

A copy of the FY 23/24 Community Development Work Plan is attached to this report. The items specifically tied to the Land Use Planning Division will be reviewed during quarterly updates throughout this fiscal year.



Mass Timber Code-UP Project

Why Mass Timber Housing?

In January 2023, Governor Kotek declared a state of emergency on housing in response to the state's estimated shortage of 140,000 homes across Oregon. Our growing mass timber industry can be part of the solution to meet this housing demand.

Mass Timber is: Multiple layers of lumber or wood veneer joined to form solid timber panels or beams. It is a strong, low-carbon alternative to concrete and steel construction. Mass timber products can also be substituted for traditional “stick built” (wood framing) residential construction methods.



Image source: <https://www.masstimbercoalition.org/projects>

Through the Build Back Better Regional Challenge, the U.S. Economic Development Administration has awarded the [Mass Timber Coalition](#) \$41.4 million to develop and expand Oregon's emerging Mass Timber industry, with an emphasis on utilizing mass timber products in prefabricated/modular home construction.

The Code Up Project

As a part of the Mass Timber Coalition, the Oregon Department of Land Conservation and Development (DLCDD) was awarded \$500,000 to “assist wildfire-impacted communities with land use permitting.” Phase 1 of this project was conducted in 2022, in which 5 cities undertook development code audits to evaluate local potential for mass timber housing development.

DLCDD is currently taking applications for Phase 2 of the Code Up project.

In 2023-24, DLCDD will provide technical assistance to local jurisdictions for updating planning and development codes to allow and encourage the development of mass timber modular housing in those communities.

The application can be found on the DLCDD [Community Grants](#) website page.

Key Dates

Application due date: **August 18, 2023**

Informational Webinars:

July 12 and July 25, 2023 @ 1 PM

Click the links to register, registration is required.

Contact Information

Project Lead: Leigh McIlvaine

Leigh.mcilvaine@dlcd.oregon.gov

971-701-1041



City and County Coalition re Changes to National Flood Insurance Program in Oregon

Commissioner David Yamamoto and
Planning Director Sarah Absher, *Tillamook County*

Molly Lawrence, *Van Ness Feldman*

March 28, 2023

NFIP Background



- Congress adopted the National Flood Insurance Act in 1968
- Intended to defray federal expenditures on flood recovery and to reduce future flood damages
- Grand Bargain: Congress will make flood insurance available in communities that adopt development restrictions at least as stringent as NFIP minimum standard (44 CFR §60.3)
- *Goal: Reduce hazards to humans and structures from flooding. Not designed to protect habitat or species.*

“Hazards” of the NFIP



- To participate in the NFIP, local governments are required to adopt flood hazard regulations at least as stringent as FEMA minimum standards
- Mandatory flood insurance purchase requirement for federally-backed mortgages
- Local communities must participate in the NFIP to qualify for certain disaster relief
- Property owners must have flood insurance to qualify for disaster relief following flood event
- Result: *Voluntary program effectively rendered mandatory*

NFIP and Endangered Species in Oregon



How did we get here?

- Series of suits around the country challenging FEMA's compliance with the Endangered Species Act (ESA)
- Washington State (2004) and Oregon (2009) re: T&E salmon/steelhead & Orca whales
- In Oregon, FEMA settled and agreed to consult under Section 7(a)(2) regarding the effect of the NFIP on T&E species and designated critical habitat

2016 “Jeopardy” Biological Opinion



- National Marine Fisheries Services issued Biological Opinion
- Concluded that FEMA’s implementation of the NFIP in Oregon was resulting in:
 - Jeopardy to 16 ESA-listed anadromous species and Southern Resident killer whales and
 - The destruction or adverse modification of designated or proposed critical habitat

“Reasonable and Prudent Alternative”



- BiOp included a “Reasonable and Prudent Alternative”
- FEMA’s “get out of jail free” card
- Imposes a “no net loss or beneficial gain” standard on all floodplain development in 30 Oregon counties and cities within those counties
- *RPA effectively shifts the burden from FEMA to local jurisdictions to adopt more restrictive development standards for floodplain areas*

FEMA's Implementation Plan



- Current proposal issued in October 2021
- Calls for “no net loss” of three floodplain functions:
 - Flood storage -> *restricts placement of fill*
 - Water quality -> *restricts addition of impervious surface*
 - Riparian habitat -> *restricts removal of vegetation within a 170-foot buffer of rivers and streams*
- Translates to significant reductions in development capacity for floodplain properties
- Applies to most agricultural activities other than regular crop harvest (*applies if activity involves filling or grading*)
- Compliance with these new standards will be a condition of continued participation in the NFIP

FEMA's Implementation Plan



Examples of limitations:

- Restricts subdivision of land in floodplain
- Limits development on land in floodplain – e.g.,
 - *One unit per lot (residential)*
 - *Limits fill; requires elevation*
 - *Limits new impervious surface*
 - *Restricts development within 170-feet of rivers and streams*
- Additional stormwater management requirements, including LID
- Communities that do not implement FEMA's floodplain changes will be removed from the NFIP
- ***Non-participation in NFIP is not a viable option***
 - Forces property owners into default under their federally-backed loans
 - No access to federal disaster funds

FEMA Moving Ahead with Implementation



- FEMA has initiated environmental review of the Implementation Plan under the National Environmental Policy Act (NEPA)
- Through an Environmental Impact Statement (EIS), FEMA will consider the effects of the proposed Implementation Plan on the natural, physical, and human environment. Includes:
 - Ecological, aesthetic, historic, cultural, economic, social, and health impacts
 - Direct, indirect and cumulative impacts

FEMA Advances Implementation



Stages of NEPA review:

- Notice of Intent to prepare EIS and Scoping period
 - FEMA holding public scoping meetings:
 - Tillamook County – April 5, 2023 at 7:30 pm
 - Eugene – April 6, 2023 at 7:30 pm
 - Pendleton – April 11, 2023 at 7:30 pm
 - Virtual – April 18, 2023 at 6:00 pm

We are here; comments due by May 5, 2023

- Issue Draft EIS and take public comments – est. December 2023
- Issue Final EIS and Record of Decision announcing final action – est. January-March 2025
- Community Implementation – est. September 2025

Join Coalition



Coalition's Goals:

- Protect property owners and communities from significant development limitations
- Recognize existing laws, regulations and programs that protect ESA-listed species and habitat
- Protect jurisdictions from takings claims and other suits
- Maintain access to federal disaster assistance
- Make sure FEMA goes through required processes before imposing NFIP changes on local governments
- Ensure FEMA considers alternatives to the proposed Implementation Plan
- Ensure FEMA considers the full range of environmental impacts from the Implementation Plan
- Push back on entities that will attempt to make restrictions even stronger

Join Coalition



- **Upcoming Deadlines for participation:**
 - Contact Sarah Absher by **April 11, 2023**
 - Sign on to Scoping Comment letter by **May 3, 2023**
(due to FEMA by May 5, 2023)
- **Attend scoping meeting to learn more about the NEPA process from FEMA**

Thank you

Questions?

For more information:

Molly Lawrence
Van Ness Feldman

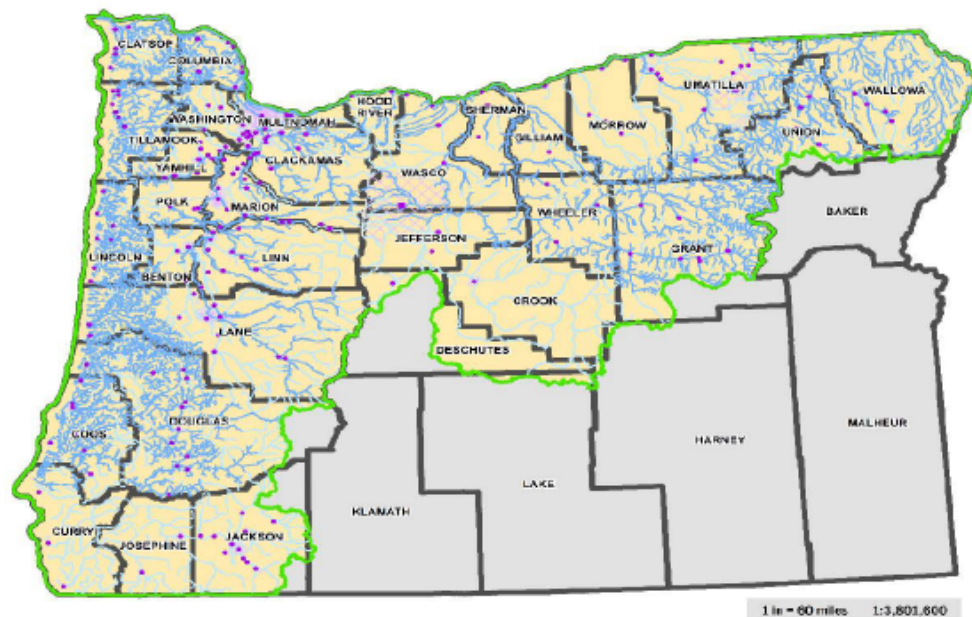
206-954-5011
mol@vnf.com

Sarah Absher
Tillamook County

503-842-3408 x3412
sabsher@co.tillamook.or.us

Implementation (action) area

- Overlap: Six Salmon and Steelhead Recovery Domains
- NFIP current or future participating communities
- Mapped or future mapped Special Flood Hazard Area



OREGON NFIP BIOP ACTION AREA

2021.09.28

LEGEND

- OREGON NFIP ACTION AREA
- CRITICAL HABITATS (SALMON/STEELHEAD)*
- MAJOR STREAMS

COUNTIES

- NFIP PARTICIPATING TRIBES
- NFIP PARTICIPATING COMMUNITIES

ABOUT

This map displays the Oregon NFIP BIOP Action Area where critical habitats for salmon and steelhead (and areas upstream of these habitats) are displayed in relation to NFIP participating tribes and jurisdictions. Most NFIP participating communities within Oregon have all or a portion of lands within the BIOP Action Area, with the exception of Baker, Harney, Klamath, Lake, and Malheur Counties.

* Critical habitats are via NOAA Fisheries: <https://www.fisheries.noaa.gov/resource/maps/critical-habitat-salmon-and-steelhead-all-west-coast>



FEMA



COMMUNITY DEVELOPMENT

BUILDING CODES | CODE COMPLIANCE | LAND USE PLANNING



FY 2023-24 WORK PLAN AND FY 2022-23 REVIEW

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Astoria, OR 97103
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ELECTED AND APPOINTED OFFICIALS

BOARD OF COUNTY COMMISSIONERS

Mark Kujala, Chair, District 1

Courtney Bangs, Vice-Chair, District 4

John Toyooka, District 2

Pamela Wev, District 3

Lianne Thompson, District 5

COUNTY ADMINISTRATION

Don Bohn, County Manager

Monica Steele, Assistant County Manager

Theresa Dursse, Senior Administrative Supervisor and Clerk to the Board

Amanda Rapinchuk, Management/Policy Analyst

COUNTY COUNSEL

Anthony Pope

PUBLIC AFFAIRS

Patty Jo Angelini, Public Affairs Officer

Jennifer Benoit, Senior Communications Specialist

Andrew Renwick, Administrative Assistant

PLANNING COMMISSION

Chris Farrar, Chair (Incorporated Clatsop County)

Jason Kraushaar (Clatsop Plains Planning Area)

Cary Johnson (Northeast Planning Area)

Jeremy Linder (Lewis and Clark Olney Wallooskee Planning Area)

Michael Magyar (Lewis and Clark Olney Wallooskee Planning Area)

Katy Pritchard (Incorporated Clatsop County)

Clarke W. Powers (Clatsop Plains Planning Area)

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INTRODUCTION



Photo Courtesy Clatsop County Historical Society

MISSION STATEMENT

Community Development is dedicated to the sustainable high-quality development of Clatsop County through job creation and retention; public and private partnerships; and safe, sanitary and affordable housing stock.

PURPOSE

The FY 2023-24 Work Plan and the FY 2022-23 Review highlight the department's accomplishments, goals and objectives and are developed to:

- Assist with implementation of the Board of County Commissioners strategic plan action items;
- Report on achievements and performance;
- Effectively and efficiently manage organizational assets, capabilities and finances;
- Identify budgetary, space, and personnel needs and other anticipated issues affecting operations in the upcoming fiscal year;
- Enhance the County as a safe, sustainable and highly desirable place to live, work, learn, recreate, visit and more; and
- Address changes in state law.



FY 2022-23 REVIEW



FY 2022-23 saw a continuation of the trends, opportunities and challenges experienced in FY 2021-22, with permitting and construction activities remaining strong.

FY 2022-23 also continued to see a larger number of appeals to land use decisions – both to the Board of Commissioners and to the state Land Use Board of Appeals (LUBA). This increased contention and controversial attitude towards land use planning also expanded to the regulation and placement of short-term rental units and to the comprehensive plan update. This trend of challenging land use decisions is expected to continue through FY 2023-24.

While Planning staff continued to refine the comprehensive plan revisions, staff also continued to work on LAWDUC amendments to streamline and update development standards. Code Compliance began the accreditation process with the American Association of Code Enforcement in order to standardize their level of service with national best practices. FY 22-23 also saw Code Compliance staff beginning the use of body cameras to ensure their safety and provide public transparency and accountability.

Increasing and maintaining public participation has also presented challenges during FY 2022-23. Despite increased advertising and press releases by the Public Affairs Office, attendance at meetings generally remains lower than before the start of the pandemic in March 2020.



BOARD OF COUNTY COMMISSIONERS FY 2023-24 STRATEGIC PLAN OBJECTIVES

VISION

In a world of change and uncertainty, people trust Clatsop County to provide public facilities and services – effectively, efficiently, equitably, and in partnership with other public, non-profit, and private service providers – that are essential elements of a high quality of life, including economic prosperity, ecosystem integrity, health, safety, and social connection.

MISSION

The County will (1) clearly specify the broad services it believes community members want and are willing to support, and then (2) provide those services effectively, efficiently, within budget, fairly, and in partnership with other public, non-profit, and private sector service providers.

VALUES

Effectiveness & Efficiency | Engagement & Collaboration
Equity | Transparency & Accountability

Governance

County Operations Sustainability Plan (Tier 1) | Community & Stakeholder Engagement (Tier 2) | Equity Plan for Access to Services (Tier 2)

Economic Development

Economic Development Strategies Plan (Tier 1) | Increase Workforce Housing Inventory (Tier 2)

Environmental Quality

Water Quality and Needs Assessment (Tier 1) | FEMA Biological Opinion Implementation (BiOp) (Tier 2) | Proper Dumping of Septage (Tier 3)

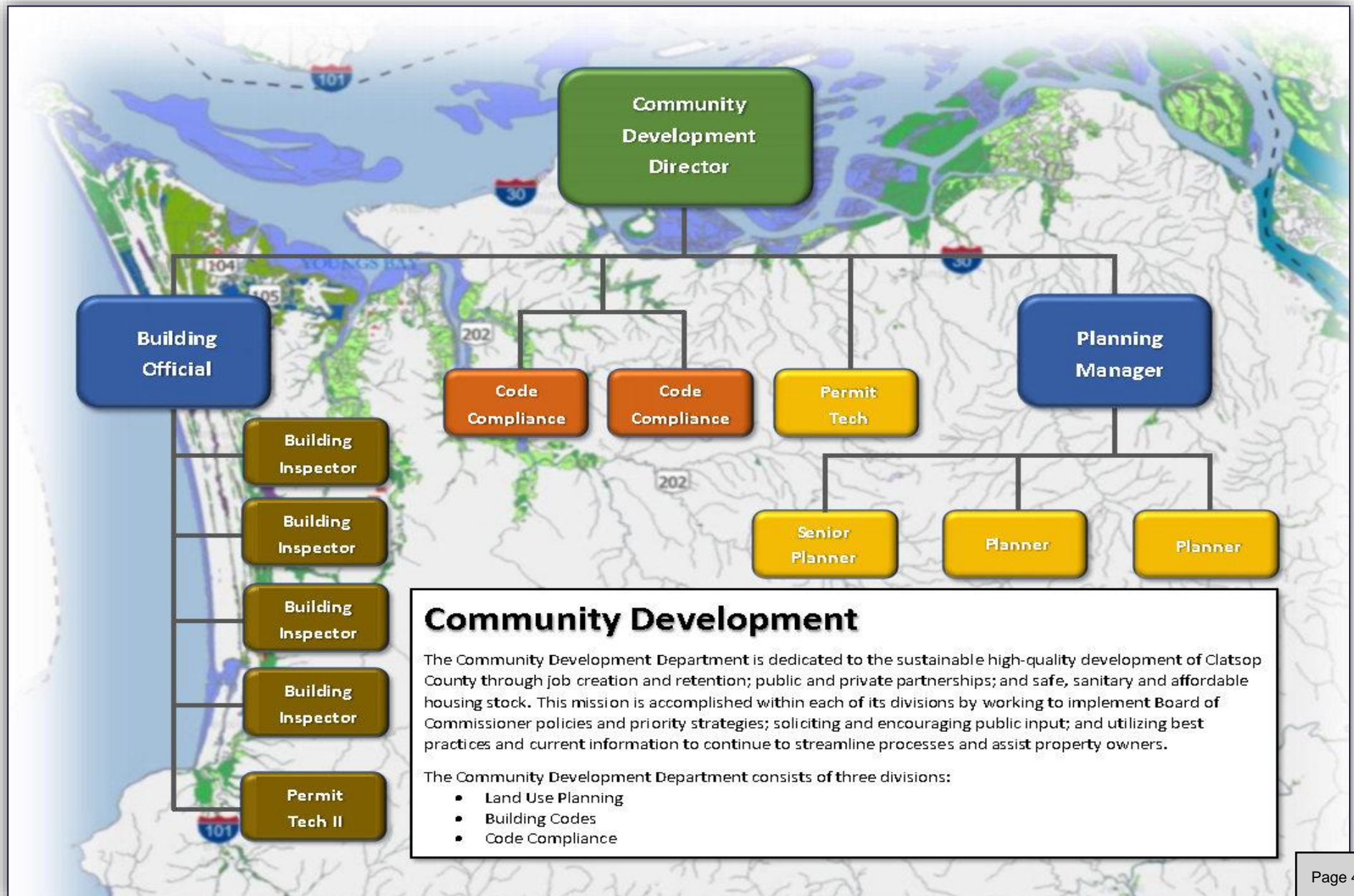
Infrastructure

Consolidated Emergency Communications (Tier 1) | State/County Transportation Safety Improvements (Tier 1) | Rural Broadband Expansion (Tier 2) | Tide Gates & Levees (Tier 2) | Carrying Capacity Analysis (Tier 3) | Evacuation Routes (Tier 3) | Impact of Sea Level Rise On Public Infrastructure (Tier 3)

Social Services

Child Care (Tier 1) | Homelessness Initiatives/Actions (Tier 2) | Crisis Stabilization Plan (Tier 3)

DEPARTMENT ORGANIZATION



FY 2022-23 Development Activity*

	FY 2021-22	FY 2022-23	
BUILDING CODES		YTD	GOAL
Plan Reviews	288	253	357
Permits Issued	1,965	1,227	2,150
Inspections	4,664	3,283	5,000
	FY 2021-22	FY 2022-23	
PLANNING		YTD	
Total Applications	643		333
Type I and IC	582		307
Type II and IIA	57		20
Type III and IV	4		6
	FY 2021-22	FY 2022-23	
CODE COMPLIANCE		YTD	GOAL
Cases Opened	70	27	90
Cases Closed	69	37	70

*As of February 1, 2023



PERFORMANCE MANAGEMENT

Community Development's FY 2023-24 performance measures are designed to align the department's operations and work plan with the Board of Commissioners Strategic Plan focus areas and action items. Because past performance measures included in the budget have tended to focus on quantitative outputs, rather than qualitative outcomes, new performance measures were developed for code compliance and land use planning in FY 2021-22.

PERFORMANCE MEASURES

Based upon additional consultation with Scott Lazenby of Portland State University, a new performance measure was developed in FY 2022-23 that would track the number of incomplete applications received. Incomplete applications cause delay in processing for the applicants and require greater staff time to monitor. By reducing the number of incomplete applications, it is anticipated that permits will be issued more quickly and require less staff oversight.

All performance measures, as of January 1, 2023, are shown on the tables below.

Building Codes	Goal
Number of Inspections	5,000
Accident-free Miles Drive	38,000
Plan Reviews Completed	300
Permits Issued	2,000

Land Use Planning	Lower Limit	Target	Upper Limit	FY 21/22 Performance	FY 22/23 Performance YTD
Number of Incomplete Applications Received	25%	50%	75%	1.6%	8.11%
Application Completeness Review Completed in less than 30 Days	95%	100%	100%	83%	84%
Notices of Decision Issued in Less Than 120 Days	85%	90%	95%	93%	93%
Complete Type II Applications Within 90 Days from Issuance of Notice of Completeness:	70%	75%	80%	86%	85%

Code Compliance	Lower Limit	Target	Upper Limit	FY 21/22 Performance	FY 22/23 Performance
Cases Resolved Through Voluntary Compliance:	75%	85%	95%	100%	97.2%
Cases Resolved Within 12 Months:	70%	75%	80%	84%	67%
Cases Opened	80	90	95	70	35
Cases Closed	65	70	75	69	42

BUILDING CODES

Overview

The State delegates authority to counties under ORS 455.150. The County is responsible for enforcing Federal, State and local building regulations. The Building Codes Division is responsible for all construction activity regulated by statute in the unincorporated portions of Clatsop County and all regulated electrical installations in both unincorporated and incorporated areas. In addition, the State of Oregon Building Codes Division reversed previous direction to clarify the County Building Official is tasked with all Building Official responsibilities pertaining to the electrical program for the entire region including the incorporated areas. Fees are set through local ordinance to cover the cost of administering the program. All revenues collected by the Building Codes Division are set by statute as dedicated funds and can only be used to offset the cost of administering the program. The Building Codes Division is responsible for reviewing construction drawings, issuing permits, and conducting site inspections in accordance with state and local regulations. The Building Codes Division works closely with Land Use Planning, Public Works, Environmental Health, and local fire department agencies to ensure all requirements are met prior to the issuance of the permit, during construction and prior to the issuance of a certificate of Occupancy.

FY 2022-23 Accomplishments

Supply chain issues, labor shortages, rising interest rates and residual Covid-19 pandemic effects, combined to cause disruptions to many areas of local enterprise. The needs of the building industry did not change, but the method of delivering services continued to require adjustments and flexibility. The Building Codes Division successfully provided essential services through our electronic plan submittal and review and ePermitting processes.

FY 2023-24 Work Plan

The Building Codes Division is projected to:

- Complete 4,000-5,000 individual inspections
- Drive 40,000 accident free miles
- Complete 400-450 plan reviews
- Issue 2,000 permits
- Issue 70-80 Certificates of Occupancy
- Complete and finalize 1,700-1,8000 permits
- All inspectors will complete required code change continuing education for the new Oregon Mechanical Specialty Code and Oregon Structural Specialty Code

- All inspectors will complete 32 hours of code training in various areas of discipline; Accessibility, Plan Review, and Inspection practices
- Recruit and hire a new Building Official due to expected staff retirement
- Recruit and hire a new Plans Examiner or Building Inspector due to potential staff vacancy

In addition, the Building Codes Division may assist our IGA partners upon request and subject to resource availability to provide mutual aid due to occasional staff vacancies.

The current Building Official will be retiring on September 1, 2023. In order to prepare for the transition, staff have been working with Human Resources to review and update all of the job descriptions for staff in the Building Codes Division.

Staff

David Kloss, Building Official

Laura Byrne, Permit Technician II

Bob Kyle, Casual Building Inspector

Matt Moore, Building Inspector I

Tim Samples, Building Inspector I

Ben Small, Building Inspector I

CODE COMPLIANCE

Overview

Code Compliance is tasked with investigating complaints of possible violations of County land use codes or the Clatsop County Code. The Code Compliance Specialists meet with residents to develop schedules to achieve thresholds designed to bring properties into compliance. The role of Code Compliance is to put a human face on the regulatory side of government and to create a sense of trust and cooperation. While fines are sometimes imposed, code enforcement is not viewed as a revenue source and the emphasis is on compliance, not punishment.

FY 2022-23 Accomplishments

Opened Enforcement Files

- ✓ Staff opened 27 files. Projecting 54 opened files by end of the Fiscal Year 22-23
 - 15 different zones and within seven zoning groups
 - Majority of enforcement efforts are focused on our rural lands, staff has encountered violations on a variety of zoning designations.

Zone Group	Percent of Total Opened
Rural Lands	62.96%
Development	22.22%
Rural Agricultural Lands	7.41%
Other/TC	3.70%
Conservation Forest Lands	3.70%
Conservation Other Resources	0.00%
Natural	0.00%

Sensitive Areas / Overlays

- ✓ Code compliance activities on properties with sensitive areas and overlays require collaboration with staff, local and state partners, licensed professionals, and developers

Overlay	Percent of Total Opened
Wetland	25.9%
Flood Hazard Overlay	40.7%
Geologic Hazard Overlay	40.7%

Closed Enforcement Cases

- ✓ Staff closed 36 files. Projecting 72 closed files by end of Fiscal Year 22-23
- ✓ Closed within 30 days of open: 9 (25%)

- ✓ Closed within 12-months of open: 25, (69%)

Enforcement Levels

- ✓ The goal of code compliance is to utilize the lowest level of enforcement level available to gain compliance. Enforcement levels primarily include initial contact and education, letters, warnings, violations with civil penalty, Hearings Officer review, and liens. Staff currently tracks warnings, violations, hearings, civil penalties, and recorded liens.
- ✓ 35 files (97%) of files closed were closed voluntarily (without a hearings officer decision)

Activity	FY 21-22	FY 22-23
Files Opened	69	27
Files Closed	70	36
12-month Closure	49	25
12-month closure %	70%	69%
30-day closure	26	9
30-day closure %	37%	25%
Voluntary Closure: NOW	24	12
Closed File NOW Percentage	34%	33%
Voluntary Closure: Notice of Violation	12	7
Closed File NOV Percentage	17%	19%
Hearings Officer Review	-	4

Community Engagement

- ✓ Staff spends a significant amount of time engaging the community members to resolve code violations
- ✓ 68% of the recorded enforcement activities can be attributed to community engagement to resolve code violations
- ✓ Continued to utilize the door hanger program to engage and more clearly explain to property owners possible code violations on their property
- ✓ Code Compliance staff participated in a multi-department group formed to address chronic nuisance properties
- ✓ Staff works in partnership with various County departments such as the Sherriff's Office, Public Health and Assessment and Taxation, as well as with community organizations and outside agencies such as Clatsop Community Assistance and the Oregon Department of Human Services

Ordinances and Procedures

- ✓ Ordinance 22-04 was adopted at the end of FY 21/22. Staff has updated and created forms, letters, and enforcement practices to reflect the recently adopted changes
- ✓ One of the changes was the ability to proactively request a hearing regarding code violations
- ✓ To date, four code violation files have been brought for hearing's officer review
- ✓ Staff has established monthly hearing dates to allow for more prompt scheduling

Safety

- ✓ Worked with County Counsel to prepare policies for use of body cameras
- ✓ Worked with Sherriff's Office staff to identify and obtain essential safety equipment such as body radios, body cameras, vests, animal repellants and weather gear

Training

- ✓ Staff attending over 80 hours of training and continuing education directly related to code compliance
- ✓ Training topics include:
 - Public records
 - Small town code, Big town problems
 - Officer safety
 - Legal aspects
 - Manufactured Communities
- ✓ Staff attended the bi-annual OCEA conference, held in Cannon Beach

Memberships

- ✓ American Association of Code Enforcement (AACE)
- ✓ Oregon Code Enforcement Association (OCEA)

Special Projects

- ✓ Solid Waste Abatement Program (SWAP)
 - Solid Waste Abatement Program (SWAP) implemented in FY 21-23; one applicant as of January 20, 2023
 - Disposal of inoperable vehicles on private property is a challenging and, at times, a logistically challenging effort
 - Staff is developing an expansion of the SWAP program to include vehicles (excluding recreational vehicles)
- ✓ American Association of Code Enforcement (AACE) Accreditation
 - AACE has recently partnered with the International Code Council (ICC) in the development and implementation of a national accreditation program for code compliance departments

- Accreditation ensures a uniform and consistent level of professionalism and level of service and demonstrates that staff are competent and can be considered among the best code enforcement agencies in the nation
- This is a lengthy process that staff anticipates will last 18-24 months

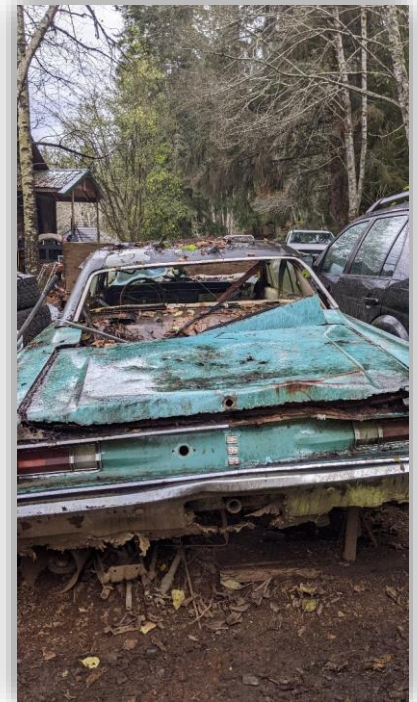
FY 2023-24 Work Plan Projects

- ✓ Maintain ACE Certification for Code Compliance Specialists through the American Association of Code Enforcement
- ✓ Expand the Solid Waste Abatement Program (SWAP) for unincorporated Clatsop County to include abandoned vehicles (excluding RVs)
- ✓ Continue to work with Environmental Health to enforce Operation and Maintenance Agreements (O&M Agreements) required for septic systems
- ✓ Work with an interpreter to create code compliance leaflets and other printed matter in Spanish
- ✓ Continue to review, close out and update old cases
- ✓ Continue to work with County Counsel to update and revise code compliance tools in the Clatsop County Code
- ✓ Develop an abandoned / vacant property registration
- ✓ Continue to utilize the Chronic Nuisance Task Force, comprised of staff from County departments and outside agencies, to identify and develop coordinated plans for chronic nuisance properties and other issues
- ✓ Continue to utilize the Hearings Officer process for severe and chronic violation cases

Future Trends and Issues

- Beginning in FY 22-23, Code Compliance staff began utilizing body cameras in order to increase their personal security as well as public transparency and accountability. Code Compliance staff will continue this trend by purchasing additional safety apparel such as vests and outwear that will clearly identify the individuals as employees of Clatsop County.
- In FY 22-23, Code Compliance staff also began the process of accreditation through the American Association of Code Enforcement (AACE). AACE has established nationwide standards and best practices that local governments can utilize to achieve accreditation. The process, which is expected to take approximately 12-18 months, will ensure that Code Compliance staff are providing the highest level of service available to the residents and property owners of Clatsop County.
- Dumping of solid waste continues to be a significant issue on public and State lands. Code

compliance staff will continue to develop and implement tools that can help prevent or decrease the likelihood that solid waste from private properties will end up on public or State land. Derelict vehicles from private properties, especially RVs, are examples of some of the solid waste found on public and state lands. They pose a significant problem to the County because their value in scrap is less than the cost to have remove them. Derelict vehicles may leak fuel, oil or other fluids. Often, these vehicles are abandoned on or near environmentally-sensitive areas such as creeks and rivers. Leaking fluids can contaminate these waterways, impacting fish, wildlife and downstream residences that may rely on these surface waters for their drinking water supply. Code Compliance still will begin developing parameters for a new program to assist with removal of these vehicles.



Derelict vehicles on private properties are becoming abandoned vehicles on public and State lands.

- Failing septic systems pose environmental and health threats, which could be eliminated through repair or replacement of these aging systems. Many property owners or residents do not have the funds necessary to repair or replace these systems. The Community Action Team, with assistance from Clatsop County, has submitted an application to the Oregon Department of Environmental Quality to obtain grant funding to be used to assist owners with repair or replacement of their failing septic system. If approved, the grants would be used to assist low-to moderate-income property owners within unincorporated Clatsop County.
- RV occupation also continues to represent a significant portion of the complaints received by Code Compliance staff. During the 2023 legislative session, the Oregon Legislature will be considered SB 1013, which would allow counties to permit recreational vehicles for residential use. Local governments would also be able to establish specific citing criteria to minimize negative or unintended impacts. If this bill is approved, it would significantly assist Code Compliance staff with their day-to-day caseload.

Staff

Rob Ledgerwood, Code Compliance Specialist

Nancy Mendoza, Code Compliance Specialist

LAND USE PLANNING

Overview

Land Use Planning is responsible for long-term land use and current planning activities. Staff provides information to property owners, developers and realtors regarding land use regulations and process. The Division also provides floodplain management services as required by FEMA. The Division works closely with Building Codes, Code Compliance, other County departments, the Planning Commission, Board of Commissioners, ad hoc committees, local organizations and districts, and various rural communities and unincorporated areas to guide the development of the county. Division staff work with these entities to implement the goals and policies outlined in the Comprehensive Plan. The Planning Manager supervises the work of the planning staff and works on the more complex land use applications and long-range planning projects.

FY 2022-23 Accomplishments

- ✓ Provided quarterly updates to the Board of Commissioners on the status of FY 22/23 work plan items
- ✓ Digitized records pertaining to floating structures (float houses, duck shacks, etc.) and created electronic database
- ✓ Completed updates and Planning Commission review of six community plans; scheduled for Board review*
- ✓ Completed updates and Planning Commission review of Goals 1-6, 8, 11, 12; scheduled for Board review*
- ✓ Prepared RFPs to update Goals 16-19; scheduled for Board work session*
- ✓ Prepared RFP for Economic Opportunities Analysis; scheduled for Board work session*
- ✓ Completed updates and Planning Commission review of geologic hazards overlay; scheduled for Board review*
- ✓ Continued to work with DLCD to inventory public water access points in Clatsop County and review codes related to the provision of public access on public properties
- ✓ Began work with DLCD and its NOAA Coastal Fellow to identify possible impacts from sea level rise and develop mitigation actions to address
- ✓ Prepared LAWDUC amendments based on DLCD code audit to ensure that the County's regulations related to family home child care and child care centers are in sync with State statutes

- ✓ Began work on Phase 2 of the Clatsop Plains Elk Collaborative to implement items from the Declaration of Cooperation
- ✓ Monitored State rule-making regarding psilocybin and worked with County Counsel, County Manager and County Clerk on temporary moratorium ballot referendum
- ✓ Participated in interviews for DLCDC Coastal Policy Specialist position
- ✓ Conducted orientation and training for three newly-appointed Planning Commission members
- ✓ Continued process of public discussion with the Planning Commission regarding zoning code changes in response to SB 391, which would allow accessory dwelling units on rural lands. Board review of ordinance tentatively scheduled for March 8 and 22, 2023
- ✓ Continued to monitor state wildfire risk mapping process
- ✓ Prepared updates to the LAWDUC in response to state legislation adopted between 2018-2022; amendments adopted by the Board on February 22, 2023
- ✓ Continued to update and expand information on the Land Use Planning webpages to increase transparency on process and projects
- ✓ Worked with County Land Use Counsel to resolve an outstanding LUBA case related to a Measure 49 claim
- ✓ Worked with County Land Use Counsel to conduct a LUBA remand hearing with the Board of Commissioners and to process a second LUBA appeal related to road construction in Arch Cape
- ✓ Participated in pre-application meeting for classroom and gym additions to Knappa School
- ✓ Met with consultants to discuss a possible UGB adjustment with the City of Gearhart
- ✓ Participated in meeting with County Management regarding possible RV park site for Project Turnkey 2.0 funding
- ✓ Conducted initial meetings with North Coast Housing Solutions to review development process and issues associated with proposed Arch Cape Cottage Cluster Development
- ✓ Participated in seven Clatsop Regional Housing Task Force meetings
- ✓ Prepared draft LAWDUC amendments to address housing needs for Planning Commission discussion; tentatively scheduled for March 14, 2023, Planning Commission work session)
- ✓ Reviewed and provided comments on draft Oregon Housing Needs Analysis
- ✓ Provided County Manager's office with information related to tourism impacts on Community Development
- ✓ Presented information to the Astoria Rotary Club regarding short-term rentals
- ✓ Developed proposed STR caps methodology and timeframe*

- ✓ Conducted a public town hall meeting regarding possible STR caps and methodology
- ✓ Prepared two extensions of the short-term rental moratorium
- ✓ Worked with County Manager, County Counsel and County Clerk to identify impacts of STR ballot referendum and identify possible paths of action for the Board of Commissioners
- ✓ Assisted County Manager's staff with development of housing dashboard
- ✓ Participated in DLCD's Coastal Access Advisory Committee to assist with identifying and prioritizing public access improvements
- ✓ Participated in Mouth of the Columbia River Estuary technical meetings; process will be used to develop new FEMA maps for this area
- ✓ Participated in Lower Columbia Solutions Group meetings
- ✓ Established monthly meeting schedule with Public Works staff to identify issues and coordinate on permit issuance
- ✓ Adopted 2002 CREST Dredged Materials Management Plan to ensure that it can be used for enforceable policies under the Coastal Zone Management Program
- ✓ Continued to refine and revise the draft comprehensive plan updates
- ✓ As of January 31, 2023, processed the following permit types and quantities:

Permit Type	Number
Type 1	210
Type 1C	97
Type II and IIA	20
Type III	0
Type IV	6
TOTAL	333

* Projects on hold pending additional staff revisions and further Board review

FY 2023-24 Work Plan Projects



LAND USE PLANNING

FY 2023-24 WORK PLAN

TASK #1	COMPREHENSIVE PLAN UPDATE		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Goals 1-4, 6-14, Goal 19 to return to Board at March 15 work session, with possible adoption prior to the end of FY 22/23 or early FY 23/24.	1.00 FTE	Public Board of Commissioners County Manager County Counsel County Land Use Counsel Planning Commission Staff
	B. Goal 5: Continued review and revision with Board, Planning Commission, legal counsel and the public	1.00 FTE	Public Board of Commissioners County Manager County Counsel County Land Use Counsel Planning Commission Staff
	C. Community Plans: Continued review and revision with Board, Planning Commission, legal counsel and the public	1.00 FTE	Public Board of Commissioners



LAND USE PLANNING

FY 2023-24 WORK PLAN

			County Manager County Counsel County Land Use Counsel Planning Commission Oregon's Kitchen Table
	D. Prepare revisions based upon final DLCD and land use legal review, if needed	1.00 FTE	Public Board of Commissioners County Counsel County Land Use Counsel DLCD Staff
	E. Draft an RFP for environmental consultant services to update the Estuary Management Plan and develop recommendations to update Goals 16 (Estuarine Resources) and 17 (Coastal Shorelands)	0.25 FTE \$150,000	Public Board of Commissioners County Counsel County Land Use Counsel DLCD Environmental Consultants Staff
	F. Draft an RFP for environmental consultant services to update Goal 18 (Beaches and Dunes) and develop recommendations to update LAWDUC implementing ordinances	0.25 FTE \$50,000	Public Board of Commissioners County Counsel County Land Use Counsel



LAND USE PLANNING

FY 2023-24 WORK PLAN

			DLCD Environmental Consultants Staff
	G. Continue to work with Board to review and revise public participation process and schedule as needed	0.02 FTE	Public Board of Commissioners Planning Commission Staff
TASK #2	STRATEGIC PLAN FOCUS AREA - GOVERNANCE		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Develop annual work program, to be approved by the Board of Commissioners, establishing priorities and focus areas for staff and the Planning Commission	0.05 FTE	Board of Commissioners Planning Commission Staff
	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.	0.20 FTE	Public Board of Commissioners Planning Commission Public Affairs Office Staff
	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	0.15 FTE	Public Public Affairs Officer



LAND USE PLANNING

FY 2023-24 WORK PLAN

			Staff
	D. Develop and implement a work plan for the state-mandated Committee for Citizen Involvement	0.20 FTE	Public Board of Commissioners Planning Commission Public Affairs Officer Staff
TASK #3	STRATEGIC PLAN FOCUS AREA - ENVIRONMENTAL QUALITY		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Work with DLCD and DEQ to identify existing data related to water quality and quantity within Clatsop County and to identify potential funding sources that could be utilized by Clatsop County to hire its own consultants to collect and/or analyze this data	0.20 FTE	Public Board of Commissioners Planning Commission DLCD DEQ Environmental Consultant Staff
	B. Continue to monitor and participate in the NEPA review of FEMA's Implementation Plan to address National Marine Fisheries Services Biological Opinion (BiOp); prepare and update the Board as needed	0.25 FTE	AOC Board of Commissioners Planning Commission Staff



LAND USE PLANNING

FY 2023-24 WORK PLAN

C. Continue discussions with the Board to determine preferred path to implement requirements of FEMA's Biological Opinion (BiOp); obtain public input

0.25 FTE

Public
Board of Commissioners
Planning Commission
FEMA
DLCD
Staff

TASK #4

STRATEGIC PLAN FOCUS AREA - INFRASTRUCTURE

SUBTASKS

REQUIRED RESOURCES

PARTNERS

A. Provide assistance to Emergency Management staff as needed with regard to FEMA hazard mitigation grant application preparation

0.10 FTE

Board of Commissioners
Emergency Management
Affected Stakeholders
FEMA
Staff

B. Provide assistance, as needed, to support discussions and projects related to tide gates and levees

0.05 FTE

Public
Board of Commissioners
FEMA
Staff

C. Work with Emergency Management to implement recommendations from the Tsunami Evacuation Facilities Improvement Plan (TEFIP)

0.10 FTE

Public
Board of Commissioners



LAND USE PLANNING

FY 2023-24 WORK PLAN

			Emergency Management Staff
	D. Work with DLCD and NOAA to identify potential impacts to infrastructure and community assets from sea level rise	0.10 FTE	Public Board of Commissioners DLCD NOAA Staff
	E. Provide assistance as needed for any climate change local impact analyses	0.05 FTE	Board of Commissioners Consultants OCCRI Staff
	F. Work with watershed councils to identify and map watershed boundaries and create a Webmaps layer	0.01 FTE	Watershed Councils GIS Staff
TASK #5	STRATEGIC PLAN FOCUS AREA - SOCIAL SERVICES		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Continue to monitor state legislation and audit County zoning codes to identify areas where the County's regulations may be out of sync with state regulations regarding child care facilities, emergency shelters, and	0.05 FTE	DLCD Public Board of Commissioners



LAND USE PLANNING

FY 2023-24 WORK PLAN

residential care facilities and homes; prepare code amendments recommended by DLCD

Planning Commission
Staff

**TASK
#6**

STRATEGIC PLAN FOCUS AREA - ECONOMIC DEVELOPMENT

SUBTASKS

REQUIRED RESOURCES

PARTNERS

A. Draft an RFP for consultant services to conduct an Economic Opportunities Analysis and develop recommendations to update the Comprehensive Plan and LAWDUC implementing ordinances

0.25 FTE
\$95,000

Public
Business Owners
Board of Commissioners
Chambers of Commerce
Port of Astoria
County Counsel
County Land Use Counsel
DLCD
Consultants
Staff

B. Conduct review of commercial and industrial zones to identify and implement changes to simplify development process and reduce or remove barriers to development

0.25 FTE

Public
Business Owners
Board of Commissioners
Planning Commission
Staff



LAND USE PLANNING FY 2023-24 WORK PLAN

	C. Initiate process to review local regulatory barriers to economic development; include evaluation of opportunities to reduce the cost of development	0.15 FTE	Public Affected Stakeholders Board of Commissioners Planning Commission Staff
	D. Identify barriers to affordable, workforce and market-rate housing within Clatsop County codes; identify a variety of housing options that would be appropriate within unincorporated Clatsop County	0.15 FTE	Public Contractors Board of Commissioners Planning Commission 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	4.50 FTE	Staff
	B. Update the <i>Land and Water Development and Use Code</i> to incorporate any applicable legislative changes made during the 2023 legislative session	0.15 FTE	Public Board of Commissioners Planning Commission Staff



LAND USE PLANNING

FY 2023-24 WORK PLAN

TASK #8	PROCESS IMPROVEMENT AND STREAMLINING		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Continue to review and revise Community Development website to ensure information is relevant, clear, and accurate. Include information that makes the development and permitting process easy to understand for all users.	0.10 FTE	Public Public Affairs Office Staff
	B. Continue to utilize a formal orientation program for newly-appointed planning commissioners. Update Planning Commission training materials as needed.	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.	0.01 FTE	Oregon BCD Staff
TASK #9	SPECIAL PROJECTS		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Update Continuity of Operations Plan for Community Development Department	0.20 FTE	Emergency Management Staff
	B. Following DLCD acknowledgement of the comp plan updates, begin review of and updates to the LAWDUC	1.00 FTE	Public Board of Commissioners



LAND USE PLANNING

FY 2023-24 WORK PLAN

			County Counsel County Land Use Counsel Planning Commission Staff
C. Continue to work with Oregon Solutions to implement the County's commitments from the Clatsop Plains Elk Collaborative Declaration of Cooperation	0.10 FTE		Public Board of Commissioners Oregon Solutions Planning Commission Staff
D. Evaluate and obtain public input regarding participation in FEMA's Community Rating System (CRS) program	0.01 FTE		Public Board of Commissioners Emergency Management Staff
E. Evaluate and obtain public input regarding becoming a Certified Local Government, to assist with historic preservation efforts	0.01 FTE		Public Board of Commissioners Staff
F. Schedule public meetings to continue to receive public input on the review and update of the County's geologic hazard overlay development process and requirements	0.05 FTE		Public Affected Stakeholders Board of Commissioners Planning Commission DOGAMI Staff



LAND USE PLANNING FY 2023-24 WORK PLAN

	G. Recreate permitted and conditional use tables in LAWDUC	0.05 FTE	Public Board of Commissioners Planning Commission Staff
	H. 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	0.50 FTE \$5,000 (FY 23/24)	Public Affected Stakeholders Board of Commissioners Planning Commission Emergency Management DLCD Staff
TOTAL STAFF REQUIRED		13.77 FTE	
TOTAL EXPENDITURES REQUIRED		\$300,000	

BCD: Oregon Building Codes Division

DEQ: Department of Environmental Quality

DLCD: Department of Land Conservation and Development

DOGAMI: Department of Geology and Mineral Industries

FEMA: Federal Emergency Management Agency

NOAA: National Oceanic and Atmospheric Administration

OCCRI: Oregon Climate Change Research Institute

Future Trends and Issues

- Housing continues to remain a vital issue. Land Use Planning staff have participated in the Clatsop Regional Housing Task Force meetings. Governor Kotek's initiative to increase housing construction to 36,000 units/year will have impacts for Clatsop County's permitting staff. The majority of those impacts, however, will affect incorporated cities and not rural unincorporated areas. It is unclear, however, how Clatsop County and its cities will be able to meet the Governor's requirements for housing production if FEMA's BiOp Implementation Plan moves forward as currently drafted.
- FEMA will be submitting its BiOp Implementation Plan for NEPA review in March 2023. Current estimates are that the draft Environmental Impact Statement and model ordinance will be available in December 2023. The implementation of this plan will have significant impacts on development in certain parts of Clatsop County. Those impacts will be further exacerbated by potential impacts from ODF's Habitat Conservation Plan.
- The number of permits processed by Land Use Planning staff continues at a higher rate compared to pre-pandemic years. The level of activity, however, is beginning to slow slightly. Because of many variables outside of the control of Clatsop County, it is unknown how long this level of activity can be sustained. State economic forecasts for the legislative session predict an economic slowdown in the third quarter of 2023, particularly in the construction and manufacturing sectors. It is unknown if this economic cooling off will occur or what it may mean for construction in Clatsop County.
- Staff continues to see high levels of community concern regarding new development in Southwest Coastal Planning Area. Addressing those concerns requires additional staff time that is then reallocated from application review. Consideration should be given to increasing the County's short-term rental application fee to assist with funding a part-time staff person that is dedicated solely to the Southwest Coastal Planning Area.
- Training is needed for an additional staff person to become a Certified Floodplain Manager. A previous staff person who had been certified left employment with the County in October 2020. During the coronavirus pandemic, training and testing, which have always been in-person, have not been offered. DLCD, which previously offered this training, has had recent turnover in their FEMA/flood staffing and no training opportunities are scheduled in the foreseeable future. Having an additional certified floodplain manager on staff will assist with better workload management and help to ensure that permits are processed as quickly as possible.

- In FY 23/24 both the current Planning Manager and Permit Technician will be retiring. This will create a significant loss of institutional knowledge for the Department. Staff is working with HR to review and update the job descriptions for these two positions.

Staff Directory

Gail Henrikson, Community Development Director

Julia Decker, Planning Manager

Ian Sisson, Senior Planner

David Cook, Planner

Jason Pollack, Planner

Clancie Adams, Permit Technician