



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

02/25/2013

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Clatsop County Plan Amendment
DLCD File Number 005-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Friday, March 08, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jennifer Bunch, Clatsop County
Jon Jinings, DLCD Community Services Specialist
Patrick Wingard, DLCD Regional Representative

<paa> YA



FORM **2**

DLCD

Notice of Adoption

In person electronic mailed

DEPT OF

FEB 19 2013

LAND CONSERVATION AND DEVELOPMENT

DATE STAMP

For Office Use Only

This Form 2 must be mailed to DLCD within **20-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **Clatsop County**

Local file number: **Ordinance 12-11**

Date of Adoption: **2/13/2013**

Date Mailed: **2/15/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 10/5/2012

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The Shoreline Sanitary District's (SSD) aging wastewater treatment system has been exceeding allowable discharge standards into the Skipanon River. The solution the district has chosen is the installation of 3.3 mile sewer pipe along Highway 101 that would connect to the City of Warrenton's sewer system. The SSD has entered into an IGA with the County that prohibits connections to the sewer line outside of the RSA or the UGB. The County must now adopt the appropriate comprehensive plan policies

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **n/a**

to: **n/a**

Zone Map Changed from: **n/a**

to: **n/a**

Location:

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 005-12 (19537) [17]

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Shoreline Sanitary, City of Warrentoin, DLCD, DEQ

Local Contact: **Jennifer Bunch, Senior Planner**

Phone: (503) 325-8611 Extension:

Address: **800 Exchange Street, Ste 100**

Fax Number: **503-338-3606**

City: **Astoria**

Zip: **97103-**

E-mail Address: **jbunch@co.clatsop.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 20 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

February 15, 2013

NOTICE OF FINAL DECISION



File Numbers: Ordinance No. 12-11

Decision Date: February 13, 2013

Applicant: Shoreline Sanitary

Action: APPROVAL

Action Described: An application by Shoreline Sanitary District for Comprehensive Plan Text Amendments to Goal 11 and the Clatsop Plains Community Plan

Clatsop County has completed its review of the application described above. The Board of County Commissioners approved the application on February 13, 2013. A complete copy of the decision document, including the ordinance, resolution and order, and adopted findings of fact, is available for review at the following location during normal business hours (8-5, M-F):

Clatsop County Land Use Planning Office
800 Exchange Street, Suite 100
Astoria, OR 97103

The decision document is also available for review on the Clatsop County website. To access the document online please visit the County's website at the following address, www.co.clatsop.or.us. Once on the homepage, click on the Land Use Planning page.

The requirements for appeal of this decision are set forth in ORS 197.830 to 197.845. In general, the requirements for appeal require a "Notice of Intent to Appeal" the decision, to be filed with the Oregon Land Use Board of Appeals (LUBA) in Salem, Oregon. The Notice of Intent to Appeal the decision must be filed with LUBA not later than 21 days from the date of this notice. Please call LUBA at 503-373-1265 if you have questions regarding appeal procedures.

If you have questions about this notice, please contact the Clatsop County Land Use Planning Department at (503) 325-8611.

CERTIFICATE OF MAILING

I, Jennifer Bunch, hereby certify that I mailed this Notice of Final Decision via the United States Postal Service on February 15, 2013.


Jennifer Bunch, Senior Planner

2-15-13

Date

**BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF CLATSOP**

In the Matter of:

AN APPLICATION BY SHORELINE
SANITARY DISTRICT FOR
COMPREHENSIVE PLAN TEXT
AMENDMENTS TO GOAL 11 AND THE
CLATSOP PLAINS COMMUNITY PLAN

ORDINANCE # 12-11

Doc # 2013020015

Recording Date: 2-14-13

RECITALS

WHEREAS, on, August 17, 2012, the Shoreline Sanitary District filed an application for amendments to the Clatsop County Comprehensive Plan Text of Goal 11 and the Clatsop Plains Community Plan.

WHEREAS, the application was considered by the Planning Commission at a public hearing on December 11, 2012, and the Commission unanimously recommended approval to the Board of Commissioners, which is attached as Exhibit "PC"; and

WHEREAS, consideration for adoption of this Resolution & Order complies with the Post Acknowledgement Plan Amendment rules of the Oregon Land Conservation and Development Commission, and the Clatsop County Planning Commission has sought review and comment and has conducted a public hearing process pursuant to the requirements of ORS 215.050 and 215.060 and the Clatsop County Land and Water Development and Use Ordinance, and the Clatsop County Board of Commissioners received and considered the Planning Commission's recommendation and held a public hearing on January 23, 2013, that was continued to February 13, 2013; and

WHEREAS, public notice has been provided pursuant to law;

NOW THEREFORE,

THE BOARD OF COMMISSIONERS OF CLATSOP COUNTY ORDAINS AS FOLLOWS:

SECTION 1. The text of Clatsop County Clatsop County Comprehensive Plan text of Goal 11 and the Clatsop Plains Community Plan is hereby amended as shown on the attached Exhibit A.

SECTION 2. In support of this ordinance, the Board adopts the findings dated December 7, 2012 and associated exhibits contained in Exhibit "PC".

Approved this 13th day of February, 2013

THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

By  _____
Peter Huhtala, Chair

By  _____
Valerie Crafard, Recording Secretary

EXHIBIT "A"

Proposed Clatsop County Comprehensive Plan Text Amendments for the Shoreline Sanitary District

Additions are underlined.
Deletions are ~~strikethrough~~.

Clatsop Plains Community Plan

Public Facilities and Services Sewer Policies

1. Sewage systems shall be allowed in those areas outside of the Urban Growth Boundary only to alleviate a health hazard or water pollution problem which has been identified by the Department of Environmental Quality and will be used only as a last resort.
2. Except as authorized by OAR 660-011-0060, the Shoreline Estates Sanitary sewer system-District located near Cullaby Lake shall not expand-extend sewer service outside of its current sewer service area, only to the current existing treatment plant's design capacity of approximately 500 people. Further development of this intensity on the Clatsop Plains shall occur within the Urban Growth Boundaries.
3. Due to a wastewater treatment plant that can no longer meet State and federal water quality standards the Shoreline Sanitary Sewer District at Cullaby Lake shall be allowed to construct a sewer pipeline outside of the Rural Service Area in order to connect to the City of Warrenton's sewer system. As provided for in an Intergovernmental Agreement between Clatsop County and the Shoreline Sanitary District no connections outside the Rural Service Area and the district's boundary shall be allowed unless such connections are authorized in accordance with the requirements of OAR 660-011-0060.

Community Development General Development Policies Rural Service Area

Policies

1. The minimum building site in Rural Service Area shall be 7,500 square feet in sewered areas and 15,000 square feet in unsewered areas.
2. The area known as Shoreline Estates shall be designated a RURAL SERVICE AREA, due to the existing facilities available. ~~The land area for this designation shall not be larger than the existing treatment plant's capacity.~~ The expansion of the RURAL SERVICE AREA designation should NOT be allowed. It is the intent of the Community Plan to encourage urban densities to occur within the cities and the Urban Growth Boundaries where more facilities and services are available.

Goal 11 - Public Facilities and Services

Waste Disposal Policies

1. Clatsop County considers sewer services only appropriate for urbanizable lands and RSA's. The intensity of land use facilitated by provisions of sewer is not appropriate for Rural areas. Clatsop County may permit the creation or extension of sewer services outside UGB's and RSA's in the event of a health hazard or water pollution problem identified by DEQ.
- ~~2.~~ In order to alleviate a water quality issue identified by DEQ the Shoreline Sanitary District at Cullably Lake shall be allowed to extend a sewer pipe connection to the City of Warrenton. No connections shall be allowed outside the Rural Service Area or City of Warrenton Urban Growth Boundary, unless such connections are authorized in accordance with the requirements of OAR 660-011-0060.
- ~~2.~~3. Clatsop County shall cooperate with cities in developing a phased growth plan to guide the provision of municipal services to urbanizable areas.
- ~~3.~~4. Clatsop County shall encourage alternative methods of sewage disposal when such methods are economically, legally, and environmentally feasible.
- ~~4.~~5. Clatsop County should consider the use of solid waste and forest lands waste to generate electricity.
- ~~5.~~6. Clatsop County shall continue to cooperate with the various cities in the establishment of a regional landfill site.

BEFORE THE PLANNING COMMISSION
FOR THE COUNTY OF CLATSOP

EXHIBIT # PC

In the Matter of

ORDINANCE 12-11: AN APPLICATION BY
SHORELINE SANITARY DISTRICT FOR
AMENDMENTS TO THE CLATSOP
COUNTY COMPREHENSIVE PLAN TEXT
OF GOAL 11 AND THE CLATSOP PLAINS
COMMUNITY PLAN

RESOLUTION AND ORDER

12-12-01

THE ABOVE ENTITLED MATTER came before the Planning Commission on December 11, 2012, for a public hearing and consideration of Comprehensive Plan text amendments to Goal 11 and the Clatsop Plains Community Plan that would allow the Shoreline Sanitary District to construct a sewer pipeline outside of the Rural Service Area to connect to the City of Warrenton's sewer system.

THE PLANNING COMMISSION after reviewing the findings of fact in Exhibit "A" (*Staff Report*) has determined the proposed text amendments are consistent with Clatsop County's Comprehensive Plan and the applicable Oregon Administrative Rules.

THE PLANNING COMMISSION considering all evidence provided by the Planning Department staff, the applicant, and public testimony provided at the public hearing, hereby recommends **APPROVAL** of the application based on the findings presented in "*Exhibit A - Staff Report*" attached hereto and by this reference made part hereof.

WHEREFORE, the Planning Commission finds and resolves:

To recommend Approval of the proposed comprehensive plan text amendments to the Board of Commissioners.

SO ORDERED this 11th day of December 2012.

THE PLANNING COMMISSION FOR
CLATSOP COUNTY

Lianne Thompson
Lianne Thompson, Vice-Chair

Resolution and Order



“Exhibit A”
Staff Report
Ordinance 12-11

REPORT DATE: December 4, 2012

HEARING DATE: December 11, 2012

APPLICANT: Shoreline Sanitary District

REQUEST: Amendments Goal 11 and the Clatsop Plains Community Plan that allow the construction of sewer pipeline outside of the Shoreline Sanitary District exception area to the City of Warrenton.

STAFF: Jennifer Bunch, Senior Planner

EXHIBITS:

1. Proposed Text Amendments *Strikethrough Version* (Pg. 10)
2. Intergovernmental Agreement (Pg. 14)
3. Published & Mailed Notice of Hearing (Pg. 18)
4. Public Comment (Pg. 31)

I. EXECUTIVE SUMMARY

Since 1969, the Shoreline Sanitary District (SSD) has operated a wastewater treatment facility in the Clatsop Plains near Cullaby Lake. The district collects and treats wastewater from the Shoreline Estates subdivision and discharges it into the Skipanon River under a National Pollutant Discharge Elimination System (NPDES) permit. Oregon Revised Statutes and the Federal Clean Water Act require an NPDES permit in order to discharge wastewater into waters of the state. Permit holders must periodically re-apply for their NPDES permit with the State of Oregon’s Department of Environmental Quality (DEQ).

In 2003, the State of Oregon’s Water Quality Standard for temperature was modified which resulted in the Total Maximum Daily Loads (TMDLs) for NPDES permits. Due to change in the salmonoid designation assigned by Oregon Department of Fish and Wildlife (ODFW) the new water quality standards were applied to the Skipanon River. When the SSD resubmitted their NPDES permit in 2006 they were notified that the TMDL for water temperature and dissolved oxygen requirements had changed. The aging SSD treatment plant was unable to meet the new standards.

During 2006-07, the district received several warning letters and a pre-enforcement notice from DEQ for exceeding certain allowable discharge limits which resulted in civil penalties. In November of 2007, the district and DEQ entered into a Mutual Agreement and Order (MAO) that allowed renewal permit to be issued with modified standards.

It was during this time and into 2009 that the district worked to identify a solution. The district identified Ordinance 12-11 Staff Report

four options: 1) replacing the treatment plant; 2) discharging the wastewater into the Pacific Ocean; 3) construction of new treatment lagoons; and 4) connecting the City of Warrenton. After careful evaluation the district chose to pursue the construction of a 3.3 mile pipeline along Highway 101 to the City of Warrenton. A \$2 million bond was passed in November 2008 and the district is pursuing federal loans to assist with financing. In recent months the district met with DEQ and is expecting a three (3) year extension to the current MAO that expires in December 2012. The MAO extension would allow SSD to secure additional funding.

Clatsop County's Comprehensive Plan and the Oregon Administrative Rules that implement Statewide Planning Goal 11 (Public Facilities and Services) prohibits the extension of sewer services outside Urban Growth Boundaries (UGB) and those areas that have taken an exception to Goal 11 and/or 14 (Urbanization). The Cullaby Lake area is an identified "Rural Service Area" (RSA) and the County has taken the appropriate goal exceptions to allow sewer service in this area. However, the lands along the sewer pipe route are not within this exception area. After consultation with the Department of Land Conservation and Development (DLCD) the County has determined that in order to ensure consistency with the County's Comprehensive Plan and Statewide Planning Goals, the district should enter into an intergovernmental agreement with the County that prohibits connections to the sewer line outside of the Rural Service Area or the City of Warrenton's Urban Growth Boundary. This agreement was entered into on September 26, 2012 (Exhibit 2). In addition, the district must apply for Comprehensive Plan Text Amendments to policies in Goal 11 and the Clatsop Plains Community Plan that would allow the SSD connection outside the Rural Service Area and UGB due to special circumstances. The district submitted application on August 17, 2012. In an effort to support the district in their effort the Board of Commissioners approved a waiver of the \$3309 application fee and planning staff is preparing all documents related to the proposed comprehensive plan text amendments.

The proposed text amendments modify existing language in Goal 11 and the Community Plan as well as adding two new policies that restrict connections outside the RSA and UGB unless such connections are authorized in accordance with the appropriate Oregon Administrative Rules. The proposed amendments were authored by staff and reviewed by DLCD for compliance with state law.

II. APPLICABLE CRITERIA

- A. LWDUO
L2.035 Type IV Procedure
L2.100 Public Deliberations and Hearings
- B. Clatsop County Comprehensive Plan
Goal 1 – Citizen Involvement
Goal 2 – Land Use Planning
Goal 6 – Air, Water, and Land Quality
Goal 10 – Population & Housing
Goal 11 – Public Facilities & Services
Clatsop Plains Community Plan
- C. Oregon Administrative Rule 660-011-0060

III. EVALUATION OF APPLICABLE CRITERIA

A. LWDUO 80-14

Section 2.035 Type IV Procedure.

Type IV actions are legislative processes. They involve the creation, broad scale implementation or revision of public policy. These include amendments to the text of the Comprehensive Plan, Community Plans, or Zoning Code. Large-scale changes in Community Development maps also may be characterized as legislative where a larger number of property owners are directly affected. The Type IV procedure is for use where indicated in this Ordinance.

- (2) Under the Type IV procedure, the Director shall schedule a public hearing pursuant to Section 2.105 before the Planning Commission.
- (3) The Director shall mail and publish a notice pursuant to Section 2.315.

Analysis & Finding:

Clatsop County is processing this text amendment as a Type IV procedure with a public hearing to be held before the Planning Commission on December 11, 2012 and an additional hearing to be held at a later date before the Board of Commissioners. Published notice was provided in accordance with Section 2.035 (Exhibit 3). Mailed notice was provided to the residents of the Shoreline Sanitary District and to those property owners along the proposed pipeline route. **The criteria have been met.**

B. COMPREHENSIVE PLAN GOALS AND POLICIES

Goal 1 Element – Citizen Involvement:

Policies

- 2. The Planning Commission and active Citizen Advisory Committees shall hold their meetings in such a way that the public is notified in advance and given the opportunity to attend and participate in a meaningful fashion.
- 5. Citizens shall be provided the opportunity to be involved in the phases of the planning process as set forth and defined in the goals and guidelines for Land Use Planning, including Preparation of Plans and Implementation Measures, Plan Content, Plan Adoption, Minor Changes and Major Revisions in the Plan and Implementation Measures.

7. Clatsop County shall use the news media, mailings, meetings, and other locally available means to communicate planning information to citizens and governmental agencies. Prior to public hearings regarding major Plan revisions, notices shall be publicized.
9. Public notices will also be sent to affected residents concerning zone and Comprehensive Plan changes, conditional uses, subdivisions and planned developments.

Analysis & Finding:

Clatsop County is processing this text amendment as a Type IV Legislative procedure with a public hearing to be held before the Planning Commission on December 12, 2012 and an addition hearing to be held at a later date before the Board of Commissioners. Published notice was provided in accordance with Section 2.035 and 2.315. **The proposed text amendments and legislative adoption process are consistent with the applicable policies of Goal 1.**

Goal 2 – Land Use Planning

1. Development

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

In Clatsop County, the County has three types of such areas: cities and their urban growth boundaries; rural communities; and rural service areas, which are areas similar to cities (sewer and water) but lack size and a government structure.

- a. Rural Service Area (RSA). The County has designated four areas as RSA's. They are Cullaby Lake, Glenwood Mobile Home Park, Old Naval Hospital site, and Fishhawk Lake. Information on these is found in the community plan in which the RSA resides.

Analysis & Finding:

The Shoreline Sanitary District is within a Rural Service Area identified in Goal 2 element. **The proposed text amendments are consistent with the applicable policies of Goal 2.**

Goal 6 – Air, Water, and Land Quality

Goal: To maintain and improve the quality of the air, water and land resources of the state.

Policies

1. The County shall encourage the maintenance of a high quality of air, water and land through the following actions:
 - (b) encouraging maintenance and improvement of pollution control facilities,
2. The County Planning Department shall work with the Department of Environmental Quality (DEQ) to monitor and keep its environmental data base current including information on air quality, surface and groundwater quality, and land quality including waste disposal and erosion problems.
14. Waste discharges from any development, when combined with existing discharges from existing developments, shall not result in a violation of state or federal environmental quality statutes, rules, or standards.

Analysis & Finding:

Clatsop County is assisting the Shoreline Sanitary District by adopting comprehensive plan text amendments that allow the connection of the district’s infrastructure to the City of Warrenton sewer system. This connection will end the district’s need to exceed DEQ and Clean Water Act discharge standards into the Skipanon River and decommission the ageing wastewater treatment plant. **The proposed text amendments are consistent with the applicable policies of Goal 6.**

Goal 10 – Population & Housing

Goal

To provide for the housing needs of citizens of the state.

Population Policies

- 7. Coordinate planning efforts of local governments and special districts to maximize efficiency of public facilities, and have land use actions reflect the goals and policies of the Plan.

Analysis & Finding:

Clatsop County and Shoreline Sanitary District have joined together to ensure the maximum efficiency of the sewer system in the Cullaby Lake area. The text amendments will allow the County to permit the installation of the pipeline connection from the Rural Service Area to the City of Warrenton. **The proposed text amendments are consistent with the applicable policies of Goal 10.**

Goal 11 – Public Facilities and Services

Public Facilities Goals

- 2. Outside of Urbanizable Areas -
 - a. To support the provision of needed public facilities for rural areas at levels appropriate for rural densities;
 - b. To discourage the development of inappropriate public facilities on resource lands which would result in pressure for conversion to more intense use.

Waste Disposal Policies

- 1. Clatsop County considers sewer services only appropriate for urbanizable lands and RSA's. The intensity of land use facilitated by provisions of sewer is not appropriate for Rural areas. Clatsop County may permit the creation or extension of sewer services outside UGB's and RSA's in the event of a health hazard or water pollution problem identified by DEQ.

Analysis & Finding:

The proposed text amendments will allow the installation of a sewer pipeline outside of the Rural Service Area and UGB. An intergovernmental agreement with the district and the proposed text amendments will prohibit the sewer connections to properties outside the RSA and UGB unless authorized in accordance with OAR 660-011-0060. **The proposed text amendments are consistent with the applicable policies of Goal 11.**

Clatsop Plains Community Plan

Public Facilities and Services

Sewer Policies

1. Sewage systems shall be allowed in those areas outside of the Urban Growth Boundary only to alleviate a health hazard or water pollution problem which has been identified by the Department of Environmental Quality and will be used only as a last resort.
2. The Shoreline Estates sewer system located near Cullaby Lake shall expand its sewer service area only to the current existing treatment plant's design capacity of approximately 500 people. Further development of this intensity on the Clatsop Plains shall occur within the Urban Growth Boundaries.

Community Development
General Development Policies
Rural Service Area

Policies

2. The area known as Shoreline Estates shall be designated a RURAL SERVICE AREA, due to the existing facilities available. The land area for this designation shall not be larger than the existing treatment plant's capacity. The expansion of the RURAL SERVICE AREA designation should NOT be allowed. It is the intent of the Community Plan to encourage urban densities to occur within the cities and the Urban Growth Boundaries where more facilities and services are available.

Analysis & Finding:
 The proposed text amendments (Exhibit 1) will allow the installation of a sewer pipeline outside of the Rural Service Area and UGB but will prohibit connections. Any expansion of the district and Rural Service Area must be in accordance with OAR 660-011-0060. **The proposed text amendments are consistent with the applicable policies of the Clatsop Plains Community Plan.**

The following elements of the Clatsop County Comprehensive Plan do not contain applicable policies:

- Goal 3 – Agricultural Lands
- Goal 4 – Forest Lands
- Goal 5 – Open Space, Scenic, Historic Areas and Natural Resources
- Goal 7 – Natural Hazards
- Goal 8 – Recreation
- Goal 9 – Economy
- Goal 12 – Transportation
- Goal 13 – Energy Conservation
- Goal 14 – Urbanization
- Goal 16/17 – Estuarine Resources and Coastal Shorelands
- Goal 18 – Beaches and Dunes
- Goal 19 Element – Ocean Resources

C. Oregon Administrative Rules

660-011-0060
Sewer Service to Rural Lands

- (1) As used in this rule, unless the context requires otherwise:
 - (b) "Extension of a Sewer System" means the extension of a pipe, conduit, pipeline, main, or other physical component from or to an existing sewer system in order to provide service to a use, regardless of whether the use is inside the service boundaries of the public or private service provider. The sewer service authorized in section (8) of this rule is not an extension of a sewer;

- (f) "Sewer system" means a system that serves more than one lot or parcel, or more than one condominium unit or more than one unit within a planned unit development, and includes pipelines or conduits, pump stations, force mains, and all other structures, devices, appurtenances and facilities used for treating or disposing of sewage or for collecting or conducting sewage to an ultimate point for treatment and disposal. The following are not considered a "sewer system" for purposes of this rule:
 - (A) A system provided solely for the collection, transfer and/or disposal of storm water runoff;
 - (B) A system provided solely for the collection, transfer and/or disposal of animal waste from a farm use as defined in ORS 215.303.

(2) Except as provided in sections (3), (4), (8), and (9) of this rule, and consistent with Goal 11, a local government shall not allow:

- (a) The establishment of new sewer systems outside urban growth boundaries or unincorporated community boundaries;
- (b) The extension of sewer lines from within urban growth boundaries or unincorporated community boundaries in order to serve uses on land outside those boundaries;
- (c) The extension of sewer systems that currently serve land outside urban growth boundaries and unincorporated community boundaries in order to serve uses that are outside such boundaries and are not served by the system on July 28, 1998.

(8) A local government may allow a residential use to connect to an existing sewer line provided the conditions in subsections (a) through (h) of this section are met:

- (a) The sewer service is to a residential use located on a parcel as defined by ORS 215.010(1), or a lot created by subdivision of land as defined in ORS 92.010;

Analysis:
 The Shoreline Estates subdivision plat was recorded with the Clatsop County Clerk in 1968 (Subdivision Records - Bk 10, Pages 46-47). Subsequent re-platting and partitioning of certain lots were completed in accordance with the appropriate Oregon Revised Statutes and the Clatsop County Land and Water Development and Use Ordinance.

- (b) The parcel or lot is within a special district or sanitary authority sewer service boundary that existed on January 1, 2005, or the parcel is partially within such boundary and the sewer service provider is willing or obligated to provide service to the portion of the parcel or lot located outside that service boundary;

Analysis:
 The Shoreline Sanitary District was established in in 1969 to serve the residents of the Shoreline Estates Subdivision. All parcels to be served by a connection the City of Warrenton are within the district's boundary.

- (c) The sewer service is to connect to a residential use located within a rural residential area, as described in OAR 660-004-0040, which existed on January 1, 2005;

Analysis:
 The Shoreline Estates area within the Shoreline Sanitary District was the subject of exceptions to Goals 3 and 4 that was adopted in 1983 with Clatsop County Ordinance 83-17.

- (d) The nearest connection point from the residential parcel or lot to be served is within 300 feet of a sewer line that existed at that location on January 1, 2005;

Analysis:
 The proposed amendments would allow the connection of the existing Shoreline Sanitary infrastructure to the City of Warrenton's sewer system. An intergovernmental agreement between the district and Clatsop County prohibits additional connections to any pipeline. In addition, Rural Service Area policies contained in the Clatsop Plains Community Plan prohibit the expansion of the Rural Service Area.

- (e) It is determined by the local government to be practical to connect the sewer service to the residential use considering geographic features or other natural or man-made constraints;

Analysis:

The situation is one of man-made constraints. The aging Shoreline Sanitary facilities, in operation since 1969, are unable to meet the required NPDES standards for discharge into the Skipanon River. After careful evaluation of several options the district determined the most practical solution the issue was to connect the rural service area's system to the City of Warrenton.

- (f) The sewer service authorized by this section shall be available to only those parcels and lots specified in this section, unless service to other parcels or lots is authorized under sections (4) or (9) of this rule;

Analysis:

The proposed amendments would allow the connection of the existing Shoreline Sanitary infrastructure to the City of Warrenton's sewer system. An intergovernmental agreement between the district and Clatsop County prohibits additional connections to the proposed pipeline. In addition, Rural Service Area Policy #2 contained in the Clatsop Plains Community Plan prohibits the expansion of the Rural Service Area.

- (g) The existing sewer line, from where the nearest connection point is determined under subsection (8)(d) of this rule, is not located within an urban growth boundary or unincorporated community boundary; and

Analysis:

The Shoreline Sanitary District is not within an urban growth boundary or unincorporated community boundary.

- (h) The connection of the sewer service shall not be relied upon to authorize a higher density of residential development than would be authorized without the presence of the sewer service, and shall not be used as a basis for an exception to Goal 14 as required by OAR 660-004-0040(6).

Analysis:

An intergovernmental agreement between the district and Clatsop County prohibits additional connections to the proposed pipeline unless the requirements of OAR 660-011-0060 are met. The proposed sewer line will not be used as the basis for a Goal 14 exception. Rural Service Area Policy #2 contained in the Clatsop Plains Community Plan prohibits the expansion of the Cullaby Lake/Shoreline rural service area.

Findings:

Based on the analysis above staff has determined that the proposed Comprehensive Plan Text Amendments are consistent with OAR 660-011-0060.

IV. PUBLIC & AGENCY COMMENT (Attached as Exhibit 4)

Alice M. Ellis – 33814 Cullaby Lake Lane, Warrenton, OR 97146

Ms. Ellis submitted an email stating she is in agreement with the request before the board.

V. CONCLUSION and RECOMMENDATION

Based on the analysis and findings contained in this report staff has determined that the proposed Comprehensive Plan Text Amendments to Goal 11 and the Clatsop Plains Community Plan are consistent with the applicable plan policies. Staff recommends that the Planning Commission adopt the findings of fact of the staff report and recommend approval of the proposed comprehensive plan text amendments to the Board of Commissioners.

Respectfully Submitted,



Jennifer Bunch
Senior Planner

Proposed Text Amendments

Exhibit 1

Proposed Clatsop County Comprehensive Plan Text Amendments for the Shoreline Sanitary District

Additions are underlined.
Deletions are ~~strikethrough~~.

Clatsop Plains Community Plan

Public Facilities and Services

Sewer Policies

1. Sewage systems shall be allowed in those areas outside of the Urban Growth Boundary only to alleviate a health hazard or water pollution problem which has been identified by the Department of Environmental Quality and will be used only as a last resort.
2. Except as authorized by OAR 660-011-0060, the Shoreline Estates Sanitary sewer Sewer system-District located near Cullaby Lake shall not expand extend sewer service outside of its current sewer service area, only to the current existing treatment plant's design capacity of approximately 500 people. Further development of this intensity on the Clatsop Plains shall occur within the Urban Growth Boundaries.
3. Due to an antiquated wastewater treatment plant that can no longer meet State and federal water quality standards the Shoreline Sanitary Sewer District at Cullaby Lake shall be allowed construct a sewer pipeline outside of the Rural Service Area in order to connect to the City of Warrenton's sewer system. As provided for in an Intergovernmental Agreement between Clatsop County and the Shoreline Sanitary District no connections outside the Rural Service Area and the district's boundary shall be allowed unless such connections are authorized in accordance with the requirements of OAR 660-011-0060.

Community Development

General Development Policies

Rural Service Area

Policies

1. The minimum building site in Rural Service Area shall be 7,500 square feet in sewered areas and 15,000 square feet in unsewered areas.
2. The area known as Shoreline Estates shall be designated a RURAL SERVICE AREA, due to the existing facilities available. ~~The land area for this designation shall not be larger than the existing treatment plant's capacity.~~ The expansion of the RURAL SERVICE AREA designation should NOT be allowed. It is the intent of the Community Plan to encourage urban densities to occur within the cities and the Urban Growth Boundaries where more facilities and services are available.

Goal 11 - Public Facilities and Services

Waste Disposal Policies

- 1.** Clatsop County considers sewer services only appropriate for urbanizable lands and RSA's. The intensity of land use facilitated by provisions of sewer is not appropriate for Rural areas. Clatsop County may permit the creation or extension of sewer services outside UGB's and RSA's in the event of a health hazard or water pollution problem identified by DEQ.
- 4.2.** In order to alleviate a water quality issue identified by DEQ the Shoreline Sanitary District at Cullaby Lake shall be allowed to extend a sewer pipe connection to the City of Warrenton. No connections shall be allowed outside the Rural Service Area or City of Warrenton Urban Growth Boundary, unless such connections are authorized in accordance with the requirements of OAR 660-011-0060.
- 2.3.** Clatsop County shall cooperate with cities in developing a phased growth plan to guide the provision of municipal services to urbanizable areas.
- 3.4.** Clatsop County shall encourage alternative methods of sewage disposal when such methods are economically, legally, and environmentally feasible.
- 4.5.** Clatsop County should consider the use of solid waste and forest lands waste to generate electricity.
- 5.6.** Clatsop County shall continue to cooperate with the various cities in the establishment of a regional landfill site.

Intergovernmental Agreement

Exhibit 2

C5114

RECORDED

SEP 28 2012

Doc# 2012090028

INTERGOVERNMENTAL AGREEMENT

SHORELINE SANITARY DISTRICT – CLATSOP COUNTY OREGON

This Intergovernmental Agreement (the "IGA") is made and entered into this 26th day of September, 2012, by and between Clatsop County, Oregon, a legal subdivision of the State of Oregon (the "County") and the Shoreline Sanitary District, a municipal corporation formed under ORS 450 (the "District"). The County and the District are each referred to in this IGA as a "Party" and collectively as the "Parties."

WHEREAS, by the authority granted in ORS 190.010, units of local government may enter into agreements with other units of local government for the performance of any or all functions and activities that a party to the agreement, its officers, or agents have the authority to perform; and

WHEREAS, the District is a single-purpose sanitary district organized under ORS 450 which owns and operates a sanitary sewage system including collection sewers, pumping stations, wastewater treatment facilities, and an outfall to the Skipanon River, all in accord with state statutes and a NPDES permit issued and administered by DEQ; and

WHEREAS, the District has been experiencing difficulty complying with certain terms contained in its NPDES permit and was issued a Mutual Agreement and Order ("MAO") by DEQ to fully control or prevent the discharge of treated wastewater to the Skipanon River by April 30, 2009, which deadline has been extended by DEQ to December 31, 2012; and

WHEREAS, in order to comply with the MAO, the District desires to connect its sewage collection system with the City of Warrenton, and to have the City of Warrenton receive and treat the District's sanitary sewage in perpetuity; and

WHEREAS, the County and the District desire to meet all current and future Federal and State statutes, codes, and regulations; and

WHEREAS, the District and the City of Warrenton are not contiguous service districts.

NOW, THEREFORE, in consideration of the covenants and agreements hereinafter set forth, it is mutually agreed as follows:

ARTICLE 1
AGREEMENT

1.1 The District will not allow or authorize any connections to the District pipeline between the District and the City of Warrenton without written authorization of Clatsop County and approval of state agencies with lawful jurisdiction for as long as the District owns the pipeline.

ARTICLE 2
MISCELLANEOUS

- 2.1 This IGA shall remain in full force and effect for as long as the District owns their pipeline or is otherwise modified or terminated by mutual written agreement following public hearings on this matter in each jurisdiction.
- 2.2 This Agreement and the covenants and obligations therein shall be binding on the heirs, successors and assigns of the parties.
- 2.3 This IGA shall be construed, interpreted and enforced in accordance with the laws of the State of Oregon and without regard to conflict of law principles.

IN WITNESS HEREOF, the Parties have caused this IGA to be executed on the date(s) shown below and mutually agree that this instrument will be in full force and effect upon the date that it has been executed by both the County and the District as provided for herein (the "Effective Date").

CLATSOP COUNTY




County Manager

9/27/12

Date

SHORELINE SANITARY DISTRICT

 9-6-12

Chairman Date

 9/6/12

Secretary Date

Exhibit 3
Published & Mailed
Notice of Hearing

Clatsop County
Community Development
800 Exchange Street, Suite 100
Astoria, OR 97103

ph: 503-325-8611
fx: 503-338-3666
em: comdev@co.clatsop.or.us
www.co.clatsop.or.us



**NOTICE OF PUBLIC HEARING
BEFORE THE CLATSOP COUNTY PLANNING COMMISSION
ORDINANCE 12-11**

**An application requesting text amendments to the Clatsop Plains Community Plan
and the Goal 11 Element of the Clatsop County Comprehensive Plan.**

DATE OF HEARING:	December 11, 2012
TIME:	11:00 AM
LOCATION:	Judge Guy Boyington Building, 857 Commercial Street, Astoria, Oregon 97103
CONTACT PERSON:	Jennifer Bunch, Senior Planner

You are receiving this notice because you are considered to be an affected state or federal agency, local government, special district, or interested party.

The applicant, Shoreline Sanitary District, is requesting text amendments to Goal 11 element and the Clatsop Plains Community Plan that would support the extension of a sewer line from the district boundary to the City of Warrenton.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development department has scheduled a public hearing on this matter before the Planning Commission at **11:00 AM on Tuesday, December 11, 2012**, at the Judge Guy Boyington Building, 857 Commercial St, Astoria, OR 97103.

Interested persons are invited to submit testimony in writing or in person by attending the hearing. Alternately, interested persons may submit testimony in writing by addressing a letter to the Clatsop County Planning Commission, 800 Exchange Street, Suite 100, Astoria, OR 97103. Written comments may also be sent via FAX to [503-338-3666](tel:503-338-3666) or via email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **5PM on Monday, December 10, 2012**, in order to be presented by staff at the December 11, 2012, public hearing.

NOTE: Failure of an issue to be raised in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue.

Copies of all documents are available for inspection at the Planning Office during normal business hours (M-F, 8-5) at no cost and will be provided at reasonable cost. A copy of the staff report will be available for inspection at the Clatsop County Planning office at no cost at least seven days prior to the hearing and will be provided at a reasonable cost. If you have questions about this land use matter or need more information, please contact Jennifer Bunch, Senior Planner, at (503) 325-8611 or via email at jbunch@co.clatsop.or.us.

In general, the procedure for conduct of the quasi-judicial public hearing is as follows:

- Introductory statements by the Planning Commission Chair
- Planning Commission disclosures
- Staff report
- Applicant testimony
- Testimony in favor and in opposition
- Applicant rebuttal
- Closure of hearing
- Planning Commission deliberation
- Planning Commission recommendation to the Board of Commissioners

The Clatsop County Board of Commissioners will consider Ordinance 12-11 at a later date and additional notice will be issued.



CERTIFICATE OF MAILING

I hereby certify that I served a copy of the attached **Notice of Public Hearing** for an application requesting text amendments to the Clatsop Plains Community Plan and the Goal 11 Element of the Clatsop County Comprehensive Plan submitted by Shoreline Sanitary on behalf of Shoreline Sanitary, to those listed on the attached pages with postage paid and deposited in the post office of Astoria, Oregon (as well as those sent via e-mail as indicated) on said day.

Date: November 26, 2012



Clancie Adams, Staff Assistant
Clatsop County, Oregon

TAXLOTKEY	YEAR	OWNER_LINE	OWNER_LL_1	STREET_ADD	CITY	STATE	ZIP_CODE
81033A001400	1920	ADAMSON CYNTHIA R		92021 Highway 104	Warrenton	OR	97146-7272
81028CA00705	1997	ALLGEYER ROY JOHN		PO Box 441	Warrenton	OR	97146-0441
81033D001200	1920	APPLE MARTHA SUE		91771 Highway 104	Warrenton	OR	97146-7246
81033CA00600	1972	ARMSTRONG A MARGARET FAMILY TRUST	ARMSTRONG A MARGARET TR	91832 Highway 104	Warrenton	OR	97146-7247
81033CA00700	1997	ARMSTRONG MARLAND K	ARMSTRONG SUSAN	91832 Highway 104	Warrenton	OR	97146-7247
81033CA00900	1978	ARMSTRONG MARLAND K/SUSAN L		91832 Highway 104	Warrenton	OR	97146-7247
710090000400	2010	ASTORIA GOLF & COUNTRY CLUB		PO Box 148	Astoria	OR	97103-0148
71004DB00900	1990	BAHRUTH KENT B	BAHRUTH LAURA A	91218 Highway 101	Warrenton	OR	97146-7262
710100001900	1946	BAKER JAMES P	DIETZ CATHIE M	90529 Highway 101	Warrenton	OR	97146-7103
71004DB01500	1978	BARBIC ZDARVKO/DEBRA		91160 Highway 101	Warrenton	OR	97146-7337
81033A002000	0	BAUMANN MARILYN M TRUST	RICHARD T BAUMANN TR	4985 Nadine Dr SE	Salem	OR	97302-3593
710030000302	1991	BEERS KELLY A		91337 Highway 101	Warrenton	OR	97146-7263
710040002601	1995	BERGERSON RAY	BERGERSON COLLETTE	33222 W Cherri Ln	Warrenton	OR	97146-7244
710030000801	2004	BICKMORE BRYAN		8279 SW 184th Ave	Aloha	OR	97007-5764
710040004500	1865	BILYEU KENNETH W	BILYEU PAMELA K	91041 Highway 101	Warrenton	OR	97146-7337
81033CD02500	1997	BIRMAN ROBERT D/LORI L		91607 Schaffer Dr	Warrenton	OR	97146-7278
81033CD00600	1925	BISH ROBERT K/SUSAN V		91736 Highway 104	Warrenton	OR	97146-7246
81033CD01200	1923	BOGH DAVID T/LIANE M		91688 Highway 104	Warrenton	OR	97146-7253
710040002200	1964	BORDERS DELMAR L/KAREN L		33287 Wood Duck Ln	Warrenton	OR	97146-7215
71004DB01100	1986	BROWN REVOCABLE LIVING TRUST	BROWN WILLIAMA/LARAE TRUSTEES	PO Box 847	Warrenton	OR	97146-0847
71015B000300	1946	BRUGH GEORGE D/SHIRLEY I		425 40th St	Astoria	OR	97103-2311
71004DB01300	1977	BUNNEL TRUDY L	BUNNEL WILLIAM C	25731 SW Neill Rd	Newberg	OR	97132-9419
81033B000201	0	BUTLER REX K/ CARLA M		PO Box 6	Newberg	OR	97132-0006
81028CD00401	0	BUTLER ROBERT G/DIANA M TR	BUTLER FAMILY TRUST	92114 Whiskey Ln	Warrenton	OR	97146-7206
81028CD00500	1940	BUTLER ROBERT G/DIANA M TR		92114 Whiskey Ln	Warrenton	OR	97146-7206
81033CD01900	2009	CADONAU NORMAN L/PATSY		PO Box 513	Warrenton	OR	97146-0513
81033B000900	1986	CHALOUX RON H/ALICE M		91926 Highway 104	Warrenton	OR	97146-7207
81033A001901	1935	CONNER TERENCE L	CONNER S BRUCE	750 Marine Dr #100	Astoria	OR	97103
71004AB00400	0	CONTI DORAN REBECCA A	CONTI ANGELO C	91549 Highway 101	Warrenton	OR	97146-7250
81033B000400	1910	COOK RUSSELL O		91988 Highway 104	Warrenton	OR	97146-7207
81033B000700	1905	COOPER JOHN R/CHRISTINA		2327 NW Northrup St Apt #9	Portland	OR	97210-2983
81033CD01800	1973	DAVIS RALPH E/DONNA M		33285 Karris Ln	Warrenton	OR	97146-7213
71004DB00800	1981	DEAN CURTIS/JANINE		91242 Highway 101	Warrenton	OR	97146-7262
710090000100	1925	DEAN DANIEL SCOTT/JANETTE L		PO Box 356	Warrenton	OR	97146-0356
710040002311	0	DEERFIELD ESTATES		33219 Deerfield Ln	Warrenton	OR	97146-9411
81033B000800	1938	DEPPING PAUL E TR FOR	DEPPING FAMILY TRUST	91942 Highway 104	Warrenton	OR	97146-7207
710040001800	0	DOOLEY JOHN G		89062 Pinehurst Rd	Gearhart	OR	97138-7365
71004AB00300	1924	DORAN RANDY J/RABECCA A CONTI-		91549 Highway 101	Warrenton	OR	97146-7250
71004AB01201	1979	DUNAGAN DEBORAH		920 Gara Pl	Astoria	OR	97103-5720
81033B000304	1979	DUNAGAN G D		33235 Biwater Ln	Warrenton	OR	97146-9454
81033A001700	0	ELWOOD MAURICE E		91999 Highway 104	Warrenton	OR	97146-7207
710040003600	1999	FALLEUR DONALD R/HELEN A		32315 Ivloo Acres Ln	Warrenton	OR	97146-7270
710100002600	0	FILORI MARY JOSEPHINE 3/4	FILORI ROBERT/MARY J 1/4	619 Kensington Ave	Astoria	OR	97103-4920
71004AB00800	1974	FIRST NATIONAL ACCEPTANCE CO	SCOTT ROBERT A/SHAUNTELLE (C)	29258 Lone Pine Rd	Brownsville	OR	97327-9521

710040002900	1930 FIRST PRESBYTERIAN CHURCH		33324 Patriot Way	Warrenton	OR	97146-7219
710040002000	1900 FRECH BRIAN/ANITA		33308 Perkins Ln	Warrenton	OR	97146-7242
71004AB00200	1944 FRECH DAMIAN S/KELLIE L		PO Box 87	Fossil	OR	97830-0087
81028CD00800	0 FROST JAMES D/RUTH A		92086 Whiskey Ln	Warrenton	OR	97146-7245
81033CA00800	1923 GIDDINGS NOLAN/LINDA		91822 Highway 104	Warrenton	OR	97146-7247
71010B000101	0 GLENWOOD MHP LLC		14814 SE Northshore Cir	Vancouver	WA	98683-9292
71010B001300	1981 GREENWAY JOHN E/REBECCA J		1140 Franklin Ave	Astoria	OR	97103-4132
71010B001500	0 GRIFFIN JOAN E		7318 134th Ave NE	Redmond	WA	98052-9413
71004DB00700	1930 HALSEN JEREMY O	ODEGARD SYDNEY D	91240 Highway 101	Warrenton	OR	97146-7262
71004AB01400	1920 HANNA BRANDON S/REBECCA A		PO Box 103	Warrenton	OR	97146-0103
81033CD00500	0 HARPER MARCIA REV LIV TRUST	VELLUTINI RONALD A REV TRUST	PO BOX 673	Warrenton	OR	97146-0673
81033B000101	1966 HATFIELD LOUIS F		92076 Whiskey Ln	Warrenton	OR	97146-7245
71004AB01103	1979 HEATER DOUGLAS GENE/SUSAN I		33285 Wood Duck Ln	Warrenton	OR	97146-7215
81033A001500	1941 HEATH RAYMOND C		92009 Highway 104	Warrenton	OR	97146-7272
71004AB00100	1994 HELMERSEN MICHAEL A/DEBORAH L		5700 Laurel Dr	West Richland	WA	99353-8119
710040002100	0 HELMERSON MICHAEL	HELMERSON DEBORAH	5700 Laurel Dr	West Richland	WA	99353-8119
71010B000200	1935 HICKS TRAVIS	CLARK SHERIDAN	90959 Highway 101	Warrenton	OR	97146-7240
81033CA01100	1930 HILER ANNALUISA		PO Box 2253	Lake Oswego	OR	97035-0658
710100002700	0 HOBIZAL DELORES 1/3	STEWART JULIA 1/3	PO Box 55346	North Pole	AK	99705-0346
71010B001200	1944 HUDDLESTON DWAYNE/MARJORIE		90827 Highway 101	Warrenton	OR	97146-7238
81033B000500	1977 IVERSON MARY S		PO Box 421	Warrenton	OR	97146-0421
71004DB01000	1978 JACOBSEN ILLSE (C)	BROWN LARAE/ WILLIAM A TRUSTEES	PO Box 847	Warrenton	OR	97146-0847
710040004200	1930 JOHNSON JANET		94436 Mustonen Rd	Astoria	OR	97103-8411
71004DD00200	2002 KADERA SCOTT/TRACY		91094 Windswept Rd	Warrenton	OR	97146-7257
71010B001400	1992 KASH TERRY S	KASH TERRY S	23555 S Trillum Hollow Rd	Oregon City	OR	97045-9655
81033B000301	1940 KELLY JOSEPH JOHN		33232 Biwater Ln	Warrenton	OR	97146-9454
71004AB01500	1936 LAZZERI CRAIG D/CATHERINE L		91472 Highway 101	Warrenton	OR	97146-7263
71004AB01300	1924 LEE THOMAS E	LEE JOAN T	7201 Hiding Elk Ln	Loveland	CO	80538-9199
71010B000300	1935 LENE DAVID E/KAREN L		90957 Highway 101	Warrenton	OR	97146-7240
71004DB00600	1946 LITTLE JOHN WILLIAM SR	SIMMONS BONNIE L	91254 Highway 101	Warrenton	OR	97146-7262
81033CD02400	1927 LYON JOHN B		PO Box 416	Seaside	OR	97138
71015B000200	2003 MAGOULAS JIM/KATHY		33551 Cullaby Lake Ln	Warrenton	OR	97146-7169
71004DB01200	1977 MARTIN BARBARA B		91180 Highway 101	Warrenton	OR	97146-7337
71010B001000	1925 MATTILA JOHN W/MARY ANN		90847 Highway 101	Warrenton	OR	97146-7238
81033B000200	1925 MCCARGISH WILLARD K/CATHLEEN L		Po Box 1113	Warrenton	OR	97146-1113
81033B001100	1969 MCFADDEN EDWARD L	MCFADDEN DORIS KATE	PO Box 11	Warrenton	OR	97146-0011
710040004100	0 MCGAULEY MICHELE L	DUKE PATRICIA	496 Woodland Ave	Gearhart	OR	97138-4219
81033B001002	1959 MCLLVEEN PATRICIA	MCLLVEEN JOHN CHARLES	7418 SE 28th Ave	Portland	OR	97202-8811
71004AB00801	1930 MENDENHALL NEIL A JR		89778 Highway 101	Warrenton	OR	97146-7143
71010B000800	1947 MOORE ERICK K		2129 NE 35th Ter	Cape Coral	FL	33909-3266
81033A001200	0 NEIKES JAMES J		34755 Hwy 101 Business	Astoria	OR	97103-6664
81033D001100	0 NEIKES JAMES J 1/2	PALMBERG JASON 1/2	PO Box 173	Astoria	OR	97103-5445
71010B000600	1905 NEWTON JEAN C		32436 Turlay Ln	Warrenton	OR	97146-7239
71004AB00700	1935 OLVEY M LEROY		4867 Birch St	Astoria	OR	97103-2108
71004AB01600	1941 OREGON MILITARY DEPARTMENT		PO Box 14350	Salem	OR	97309-5047

81033B000100	1933 PEARLSTEIN KARLA A	BOONSHOFT AARON	1020 SW Cheltenham Ct	Portland	OR	97239-2611
71004AB01102	1979 PEDEN DANIEL L/TERRI L		33284 Wood Duck Ln	Warrenton	OR	97146-7215
81033CA00300	1933 PLATT REBECCA S		17265 SW Lisa St	Beaverton	OR	97006-4187
71004DB00401	0 PLEASANT VIEW SCHOOL		19800 Oatfield Rd	Gladstone	OR	97027-2564
81033B000300	1930 RAMAGON HOLDINGS LLC		PO Box 1900	Yucca Valley	CA	92286-1900
81033CD01100	1950 RICHARDSON JERRY		1202 S Holladay Dr	Seaside	OR	97138-6506
71004AB00500	2009 RICHMOND RYAN R		91466 Railroad Rd	Warrenton	OR	97146-7241
710040002500	1950 RICKETTS JOSHUA J/FAWNA K		33293 Deerfield Ln	Warrenton	OR	97146-9411
81028CD00400	0 ROBERT & SIMON PC		PO Box 820035	Portland	OR	97282-1035
71004AB00601	1987 RUIZ GUILLERMO B		1656 Harding St	Seaside	CA	93955
81033A001800	1952 RYAN PATRICK T/ LINDA L		1260 S Main Ave	Warrenton	OR	97146-9509
81028CD00304	1998 SABAH CYNTHIA G	SABAH HOUMAN	92160 Whiskey Ln	Warrenton	OR	97146-7206
81033CA01400	1964 SCHULTZ MARK L/DORINDA K		38365 Schultz Ln	Astoria	OR	97103-8214
71004DD00100	1998 SECRETARY OF HOUSING & URBAN DEV		4400 Will Rogers Pkwy Ste #300	Oklahoma City	OK	73108-1870
81033CA00100	1998 SFRP GROUP TWO LLC		PO Box 1417	Astoria	OR	97103-1417
71004AB00201	1953 SHAVER RICHARD D		120 SE 8th St	Pendleton	OR	97801-2320
710100002100	1940 SINGER GARY		6420 SW Labor Rd	Portland	OR	97221-1215
81033A001401	1920 SMITH SHAWN PATRICK		2309 Lily Ln	Santa Maria	CA	93455-1371
71004DB00500	1993 ST MARIE ERIN F		20789 NW Old Pass Rd	Hillsboro	OR	97124-8521
710100002000	1952 STEPPER MAJOR M/ PHYLLIS M		3860 Shenstone Dr	Eugene	OR	97404-4108
710100001800	1947 STERLING SAUNDRA MARIE		PO Box 301	Warrenton	OR	97146-0301
710100001700	1920 STRICKLIN ROBERT C		90603 Highway 101	Warrenton	OR	97146-7251
710100002501	0 STRICKLIN WILLIAM A		PO Box 29483	San Francisco	CA	94129-0438
710100001600	1935 STRICKLIN WILLIAM A 2/3	STRICKLIN JOHN R 1/3	601 Van Ness Ave #E3606	San Francisco	CA	94102-3200
71004DD00300	2000 TAGG DAVID W/BEVERLY J		PO Box 683	Warrenton	OR	97146-0683
710040004300	1925 TAGG ELIZABETH MAY TR	TAGG DONALD L TESTAMENTARY TR	PO Box 567	Warrenton	OR	97146-0567
710030000300	0 TAGG PIONEER RANCH LLC		14814 SE Northshore Cir	Vancouver	WA	98683-9292
81033CD01600	1973 TOLBOE ARTHUR A/SUSAN M		33271 Karris Ln	Warrenton	OR	97146-7213
71004AB01101	1945 TOMLINSON VERNON DEE		91550 Highway 101	Warrenton	OR	97146-7250
81033CD02000	2007 VAN HORN JOYCE B FAMILY TRUST	VAN HORN JOYCE B	165 Cerro Crest Dr	Novato	CA	94945
81033B001001	1965 VOLLMER FRANK/KAY M		91916 Highway 104	Warrenton	OR	97146-7207
710040003601	0 WARREN DAVID A		PO Box 202	Astoria	OR	97103-0202
81033B000502	1988 WATT CLIFFORD E	WATT CAROLYN J	91966 Highway 104	Warrenton	OR	97146-7207
71004DB00400	0 WOCA SEVENTH DAY ADVENTISTS		19800 Oatfield Rd	Gladstone	OR	97027-2564

taxlot_T_4	YEAR	accts_OWNE	accts_OW_1	accts_STRE	accts_CITY	accts_ST_1	accts_ZIP_
71C15AC07000	1977	JACOBS ROBERT T	JACOBS LISA M	118 S 6th St	Carlton	OR	97111-9617
71015AC02200	1973	MCNEELEY JAMES E		1220 SW 3rd Ave	Portland	OR	97204-2825
71015DB04200	1990	CHEN ANDREW T	YOUNG WEI-LI	1220 SW 3rd Ave Ste #1616	Portland	OR	97204-2822
71015AC90002	1975	SMITH BRIAN/HAVEN-SMITH DIANE		13072 SE 119th Dr	Clackamas	OR	97015-8673
71015AC00100	1968	HENDRICKSON MICHAEL K		1331 McPherson Ave	Richland	WA	99354-3225
71015AC00500	1986	PICKTHORN RALPH E/ANN J CO-TR	PICKTHORN RALPH/ANN TRUST	13841 SE 132nd Ave	Clackamas	OR	97015-9300
71015BA01300	1974	CROW DAVID/JESSICA		1445 Falcon Loop	Independence	OR	97351-1538
71015AC04000	1989	HOLMSTEDT SCOTT/SANDRA		1587 SW Pine Dr	Warrenton	OR	97146-9419
71015AC00900	1973	BETRON DEBORAH AND IRA KATHLEEN 3/4	BETRON DEBORAH 1/4	16262 SE Katie Ct	Milwaukie	OR	97267-5195
71015DB04000	1989	WARD PAUL ALLEN	WARD KRISTEN MARA	1711 Delrose Ave	Springfield	OR	97477-1687
71015AC03100	2004	WAHLBERG NICHOLAS C/JOANNE M		32955 SW Wohler St	Hillsboro	OR	97123-5539
71015AC01100	1973	MCNEELEY JAMES E/CATHY L		33110 Pepper Ln	Warren	OR	97053-9773
71015BA00100	1967	GRAUE JEANNETTE P		33611 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00200	1968	QUICK ANNETTE		33617 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00300	1968	BERGQUIST MOLLY SEMA WAITE		33625 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00400	1979	KOCH DAVID P/KATHERINE E		33633 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00500	1972	LEFTWICH MOLLY MALINDA		33639 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00600	1971	ANDERSON DEBORAH L		33645 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00700	1973	SILVA RODNEY E/VIRGINIA		33653 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA00800	1976	KUSZMAUL LAWRENCE F/ CAROL T		33659 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015AC05600		0 WRENN ROBERT C/DONNA C		33660 Cullaby Lake Ln	Warrenton	OR	97146-7156
71015BA00900	1973	LOBE ROBERT/FYLLIS		33661 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA01000	1971	BOUCHARD FAMILY LIVING TRUST	BOUCHARD JOAN / ALBERT	33663 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015BA01100	1972	COX LINDA M		33665 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015AC05900	1975	CRETOL DAVID A/CYNTHIA A		33666 Cullaby Lake Ln	Warrenton	OR	97146-7156
71015AC06700	1977	GRIMM THOMAS J/KATHLEEN M		33669 Westshore Ln	Warrenton	OR	97146-7134
71015AC08000	1977	PUGH HILDA R/TIMOTHY J		33674 Westshore Ln	Warrenton	OR	97146-7134
71015BA01400		0 CROW DAVID B		33677 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015AC07700	1977	MCBRIDE ROB A	BENNETT ANNE L	33678 Westshore Ln	Warrenton	OR	97146-7134
71015AC06200	1990	NELSON ROGER E		33680 Cullaby Lake Ln	Warrenton	OR	97146-7156
71015BA01500	1968	UNDERHILL TODD O		33683 Cullaby Lake Ln	Warrenton	OR	97146-7102
71015AC07800	1978	LAKE LEO C		33684 Westshore Ln	Warrenton	OR	97146-7134
71015AC07600	1976	BULLOCK LEE M/SYLVIA J		33694 Westshore Ln	Warrenton	OR	97146-7134
71015AC07101	1978	BLOUNT BENJAMIN W/SUSAN G		33701 Westshore Ln	Warrenton	OR	97146-7134
71015AC07200	1977	AUSTIN ANDRUS REBECCA	AUSTIN LOYD C	33705 Westshore Ln	Warrenton	OR	97146-7134
71015AC07300	1977	REAMES TED B	REAMES DONNA M	33706 Westshore Ln	Warrenton	OR	97146
71015BA01800	1971	HINES MARGARET E		33707 Cullaby Lake Ln	Warrenton	OR	97146-7158
71015AC00200	1973	HAWLEY DONALD W	BUNTIN SUSAN EILEEN	33708 Cullaby Lake Ln	Warrenton	OR	97146-7157
71015AC00300	1974	CLARK DALE A	BRUHN CHARLOTTE L	33716 Cullaby Lake Ln	Warrenton	OR	97146-7157
71015DB03800	1988	BROWN GEORGE D/CAROLE ANN		33721 Lake Front Dr	Warrenton	OR	97146-7132
71015AC00400	1976	PERRY NATHANIEL HOOT		33724 Cullaby Lake Ln	Warrenton	OR	97146
71015DB03900	1988	ROBISON MICHAEL L/JAN		33725 Lake Front Dr	Warrenton	OR	97146-7132
71015DB03500	1990	BRENDEN KELLI T	BRENDEN BEAU B	33738 Lake Front Dr	Warrenton	OR	97146-7132
710150000600	1987	JOHNSON BRUCE H/TERRI A		33739 Cullaby Lake Ln	Warrenton	OR	97146-7158
71015DB03400	1991	RUECKER JANICE F TRUSTEE	JANICE F RUECKER LVG TRUST	33744 Lake Front Dr	Warrenton	OR	97146-7132

71015DB04100	1988 KUHL STEPHEN G	KUHL SARAH I	33745 Lake Front Dr	Warrenton	OR	97146-7132
71015DB03300	1992 HINMAN SEELEY JUSTICE	HINMAN SEELEY JESSICA	33754 Lake Front Dr	Warrenton	OR	97146-7132
71015DB03201	1991 THOMAS BERNADINE R	THOMAS GARY F	33760 Lake Front Dr	Warrenton	OR	97146-7132
71015DB03100	1989 FUKUDA GILBERT I	FUKUDA GILBERT I	33765 Lake Front Dr	Warrenton	OR	97146-7132
71015DB00900	1990 WALTER JUNE L FAMILY TRUST	GAMMON JUNE L	33766 Lake Front Dr	Warrenton	OR	97146-7132
71015DB00800	1984 LEMMA JOHN B/LORETTA C		33776 Lake Front Dr	Warrenton	OR	97146-7132
71015DB00700	1981 ZOBELL RICHARD		33780 Lake Front Dr	Warrenton	OR	97146-7132
71015AC05300	2008 LYON VINCENT M	GASPARI PAULA K	33786 Cullaby Lake Ln	Warrenton	OR	97146-7157
71015DB00500	1979 BRENDEN MILES E/CAROLYN E		33790 Lake Front Dr	Warrenton	OR	97146-7132
71015AC02401	1978 KENDALL MICHAEL E/AMY LOUISE		33806 Cullaby Lake Ln	Warrenton	OR	97146-7135
71015DB00300	1978 DAVIS BONNIE LOUISE	SPRAGUE ALLEN THOMAS	33806 Lake Front Dr	Warrenton	OR	97146-7153
71015DB01200	1990 ASH RONALD J		33807 Lake Front Dr	Warrenton	OR	97146-7153
71015AC90001	1975 EID NANCY ANNE		33808 Cullaby Lake Ln Apt #1	Warrenton	OR	97146-7178
71015AC90003	1975 GARTRELL WENDY		33808 Cullaby Lake Ln Apt #3	Warrenton	OR	97146-7178
71015DB01300	1978 JANTES-DIAZ FRANCISCO R/BRIEAN E		33815 Lake Front Dr	Warrenton	OR	97146-7153
71015DB00200	1977 MILLER D ROGER/JOYCE M		33820 Lake Front Dr	Warrenton	OR	97146-7153
71015DB01400	1978 WILLIAMS KAREN J		33821 Lake Front Dr	Warrenton	OR	97146-7153
71015DB00100	1978 BRENDEN BROOK H/STEPHANIE D		33828 Lake Front Dr	Warrenton	OR	97146-7153
71015DB01500	1978 SCHLECHT LEROY R JR/LISA M		33829 Lake Front Dr	Warrenton	OR	97146-7153
71015AC02700	1970 RECK FRED W/CHERYL L		33839 Southshore Dr	Warrenton	OR	97146-7131
71015AC02800	1977 LENNON ROBERT J	SHELTON DEBORAH H	33845 Southshore Dr	Warrenton	OR	97146-7131
71015DB01600	1978 STEVENS DOUGLAS J	STEVENS DARA L	33850 Southshore Dr	Warrenton	OR	97146-7131
71015AC02900	1970 WELCH CONSTANCE L AND	COSPER LARRY E	33851 Southshore Dr	Warrenton	OR	97146-7131
71015AC03000	1977 RODIN DENNIS W/KATHRYN A		33859 Southshore Dr	Warrenton	OR	97146-7131
71015DB01700	1978 MODUN YVONNE DARLENE		33860 Southshore Dr	Warrenton	OR	97146-7131
71015DB01800	1978 LEAR LONNIE G/ANNETTE M		33864 Southshore Dr	Warrenton	OR	97146-7131
71015DB01900	1978 SMITH ROBERT L/RENEY K		33874 Southshore Dr	Warrenton	OR	97146-7131
71015DB02000	1978 SCRUGGS STEVEN C/STACEY I		33878 Southshore Dr	Warrenton	OR	97146-7131
71015AC06400	1976 KEERAN DAVID R	KEERAN LISA M	35440 Woodland Ln	Astoria	OR	97103-8361
710150001000	1990 ELLIS ALICE M	ELLIS ALICE M REV LIVING TRUST	35820 Pittsburg Rd	Saint Helens	OR	97051-1102
71015DB02500	1989 KASCHALK JEFFREY D	KASCHALK JENNIFER L	374 Teal Way	Kodiak	AK	99615-7005
71015AC06600	1976 HUISKING MARY ANNE		3965 Bethel Rd #1	Port Orchard	WA	98366
71015BA01200	1992 SMITH JAMES M	SMITH MARCIA S	4264 Spring Rock Cir	West Linn	OR	97068-3601
71015DB01000	1990 LONG MICHAEL W		49 7th St	Astoria	OR	97103-4227
71015DB01100	1978 MILLS DAVID R/COLLEEN F	BLACKBURN ROBERT/CHRISTINE(C)	625 Vance Rd SW	Huntsville	AL	35801-3251
71015AC04300	1975 LIGHTOWLER TERRY LEE		6649 E 32nd St	Yuma	AZ	85365-7621
71015AC00800	1974 SAPERSTONE JUDITH N		7046 SW 62nd Pl	Portland	OR	97219-1125
71015AC07400	1977 SAWREY LANCE R/LAURIE A		705 Concession Ct	Gearhart	OR	97138-4069
71015B000600	1997 SHARP LINDA R	HIREPAN DANIELLE R	8001 W Cherry Ann Ln	Payson	AZ	85541-6176
71015DB03000	1990 KRIEGER WILLIAM JACOB/KERRI R		90129 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB04300	1990 JOHNSON TOMMY L	JOHNSON WILMA	90142 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB02800	1990 FRIED RICK		90143 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB02700	1990 ARNOLD DAVID R	ARNOLD PAMELA	90147 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB02600	1990 MANION MICHAEL/BRENDA K		90151 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB04700	1989 HOEKSTRE LARRY C/ KAREN E		90157 Hawkins Rd	Warrenton	OR	97146-7133
71015DB04400	1992 MECKLEM DAVID/ETHEL		90160 Lake Shore Ct	Warrenton	OR	97146-7130

71015DB02400	1988 LAWSON PENNY S		90161 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB04500	1988 DRAFULL FLORENCE K	OLSON LAMBERT	90168 Lake Shore Ct	Warrenton	OR	97146-7130
71015DB02200	1990 SINCLAIR STUART R/ TARA L		90181 Lake Shore Ct	Warrenton	OR	97146-7130
71015AC03400	1981 MACPHERSON GLEN D	MACPHERSON TRACIE D	90207 Hawkins Rd	Warrenton	OR	97146-7133
71015AC03600	1973 TANNER NATHAN		90221 Hawkins Rd	Warrenton	OR	97146-7133
71015AC03700	1977 BISHOP BRETT D	BURKHALTER JOANNA M	90227 Hawkins Rd	Warrenton	OR	97146-7133
71015AC03800	1970 ORTEGA ALBERT	ORTEGA CORY L	90235 Hawkins Rd	Warrenton	OR	97146-7133
71015AC03900	1989 TARABOCHIA MICHAEL J		90239 Hawkins Rd	Warrenton	OR	97146-7133
71015AC01900	1989 CASE TONYA K	CASE PHILLIP	90244 Shoreline Dr	Warrenton	OR	97146-7136
71015AC01700	1969 FRANCIS BRUCE E/SALLY J		90250 Shoreline Dr	Warrenton	OR	97146-7136
71015AC04100	1974 HENDRYX TERRY/SUZANNE		90253 Hawkins Rd	Warrenton	OR	97146-7133
71015AC04900	1973 DEWINTER DENNIS	DEWINTER ANGELA	90257 Shoreline Dr	Warrenton	OR	97146-7136
71015AC01600	1973 COLE MARGARET A		90258 Shoreline Dr	Warrenton	OR	97146-7136
71015AC04200	1974 SHERMAN DEBRA B/WILLIAM B		90261 Hawkins Rd	Warrenton	OR	97146-7133
71015AC04800	1971 BLAKE JOSHUA ADAM	BLAKE BRANDI JEAN	90265 Shoreline Dr	Warrenton	OR	97146-7136
71015AC01500	1973 GOOLSBY RICHARD M/JANETTE D		90266 Shoreline Dr	Warrenton	OR	97146-7136
71015AC04400	1975 MOOSE GORDON C/ELSIE K		90277 Hawkins Rd	Warrenton	OR	97146-7133
71015AC01300	1969 TOOHEY FRANCES R/TONI L		90278 Shoreline Dr	Warrenton	OR	97146-7136
71015AC07900	1978 MAGERS JAMES H/THELMA E	COURTWRIGHT ROGER B/LORI M	90285 Hawkins Rd	Warrenton	OR	97146-7133
71015AC04600	1974 PACKARD HARVEY B/JANET F		90295 Shoreline Dr	Warrenton	OR	97146-7136
71015AC01000	1997 GLASS DEBRA J		90298 Shoreline Dr	Warrenton	OR	97146-7136
71015AC06500	1976 GLEN JOHN L/SUSAN L		90329 Hawkins Rd	Warrenton	OR	97146-7133
71015AC00700	1977 HOLLY DOUGLAS JON/CATHY JO		92374 Svensen Market Rd	Astoria	OR	97103-8269
71015BA01700	1971 CUMMINS STEVEN R	FASSETT ELIZABETH G	92825 Ivy Station Rd	Astoria	OR	97103-8615
71015DB03600	1990 KINDSCHI FAMILY TRUST		E12793 West Point Dr	Merrimac	WI	53561-9786
71015AC05000	1976 HELMER CURTIS D		PO Box 1021	Astoria	OR	97103-1021
71015AC04700	1972 ANSLEY STEPHANIE		PO Box 1084	Cannon Beach	OR	97110-1084
71015DB03700	1991 WAGNER JANE A TRUST	WAGNER JANE A TR	PO Box 1084	Warrenton	OR	97146-1084
71015AC06900	1976 BLANCHE JEFFREY	BLANCHE ROSEMARY	PO Box 1085	Warrenton	OR	97146-1085
71015BA01600	1973 CRAFT BARBARA J	CRAFT BARRY L	PO Box 112	Seaview	WA	98644-0112
71015AC02600	0 SHORELINE EST HOMEOWNERS ASSN		PO Box 1196	Warrenton	OR	97146-1196
71015AC05301	1998 SONTAG ROBERT	SONTAG MARIAN	PO Box 1690	San Juan Capistrano	CA	92693-1690
71015AC02300	1971 GIDEON FREDERICK G/GERALDINE		PO Box 2137	Gearhart	OR	97138-2137
71015DB02900	1990 PRICE DAVID K	PRICE ELLEN B	PO Box 2265	Gearhart	OR	97138-2265
71015AC01800	1990 FRENCH PETERSON MARY	PETERSON DENNIS TYLER	PO Box 2284	Gearhart	OR	97138-2284
71015AC07500	1977 NUSSBAUMER DIANE R		PO Box 2458	Gearhart	OR	97138-2458
	City of Warrenton	Attn: Kurt Fritsch	PO Box 250	Warrenton	OR	97146
	City of Warrenton	Attn: Don Snyder	PO Box 250	Warrenton	OR	97146
71015DB02100	1977 ASPEN SO LLC		PO Box 25430	Portland	OR	97298-0430
71015AC05200	1955 ROBERTS DAVID H	ROBERTS SHARON L	PO Box 279	Depoe Bay	OR	97341-0279
71015AC01200	1979 PRINCE LEONARD JAN		PO Box 2869	Gearhart	OR	97138-2869
71015AC06100	1976 TIPTON FRANCIS G/MARCIA L		PO Box 295	Seaside	OR	97138-0295
71015AC02000	1991 COPE ALEXANDRA R		PO Box 297	Vale	OR	97918-0297
71015AC06300	1990 BENNETT DAVID N/SANDI RENE A		PO Box 325	Warrenton	OR	97146-0325
71015AC06000	1975 PIERCE KELLY E		PO Box 485	Warrenton	OR	97146-0485
71015AC05100	2002 PRESTON EDWARD E/VIENG		PO Box 561	Warrenton	OR	97146-0561

71015DB04600 1988 WING TIMOTHY
71015AC03600 1974 KENOYER ROYCE D/ELSBETH M
71015AC04500 1971 SOLBERG CLAYTON D/DONNA F
71015B000100 1997 SHORELINE SANITARY DISTRICT
71015AC03200 1995 HALL GARY W/ JANA R
71015DB00600 0 FOESTE KARL F

PO Box 578
PO Box 685
PO Box 704
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PO Box 742
PO Box 807

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97146-0807

Public & Agency Comments

Exhibit 4

Jennifer Bunch

From: Alice Ellis <alice.ellis@comcast.net>
Sent: Monday, December 03, 2012 4:23 PM
To: Clatsop Development
Subject: Ordinance 12-11

Dear Clatsop County Planning Commission,

I will be in Hawaii and will be unable to attend the hearing. I am in agreement with the request before the board. Thank you.

Regards,
Alice M. Ellis
33814 Cullably Lake Lane
Warrenton, Oregon 97146.

Elizabeth Tagg
P.O. Box 567 710 N.W. 9th
Warrenton, OR 97146

December 3, 2012

Clatsop County Planning Commission
800 Exchange Street, Suite 100
Astoria, OR 97103



Re: Shoreline Sanitary District proposal to amendments to Goal 11 to allow extension of a sewer line to district boundry of Warrenton.

I am opposed to the above matter for the following reasons:

1. Shoreline needs to take care of their own sewage problem instead of dumping it on to Warrenton whose sewage system is already having volume problems with storm water backing up some of the pump stations. At the NW9 street pump station during times of heavy rain fall more than 3 times I have seen the city pumping content of the pump station into a small slough that is supposed to drain into Alder Creek but if the tidegate is closed it back-flows onto my property running upstream half a mile in my farm ditches where my livestock drink and then it travels downstream in Alder Creek a mile to the point of begining. Shoreline added to the Warrenton system would increase the times the 9th street pumpstation needs to be pumped onto my property. It stinks.
2. The Clatsop Plains residents have already taken care of theirs with septic tank and drain fields. Clatsop Plains is perfect sand base for Shoreline to do the same thing the rest of us have done.
3. If Shoreline gets this proposed sewer line extended to hook into Warrentons system, as owner of house on Windswept road I am concerned that we will be forced to connect into that line because Shoreline or the city needs the money. We do not need another bill that could be \$60-\$80 a month.
4. Having the sewer line would probably lead to more development of the wetland in the area of Cullaby Lake, and eventually other subdivisions would find way to hook in too.
5. This matter should be put a vote of the homeowners and not decided by commissioners who are apt to favor more development.
6. I own upland for over 100 lots in NW Warrenton, I can remember not too many years ago that the city told me I can not build because DEQ shut down any new conections within the city. We do not need to import a potential overflow.

I am trustee for the Donald L. Tagg Trust that owns the house located at 91146 Windswept road on Clatsop Plains.

Sincerely,
Elizabeth Tagg for
Donald L. Tagg Trust

MEMORANDUM

DATE: December 10, 2012
TO: Clatsop County Planning Commission
FROM: Jennifer Bunch, Senior Planner
RE: Public Comment from Elizabeth Tagg



Attached is a letter submitted by Elizabeth Tagg. In her letter Ms. Tagg raises opposition and several concerns regarding the connection of Shoreline Sanitary District to the City of Warrenton's sewer system. I've provided staff comments below:

1. **Pump station problems – Ms. Tagg identifies concerns about introducing additional sewage to the system operated by the City of Warrenton. The issues raised by Ms. Tagg would be better addressed by the City of Warrenton Public Works department that manages the operations of the city's sewer system.**
2. **Septic tanks and drain fields for Shoreline – At the time of the proposal of the Shoreline Estates subdivisions the applicants submitted documentation from the Department of Environmental Quality that stated onsite sewage disposal was not feasible in the area near Cullaby Lake. The applicants returned with a modified proposal which included a sewage treatment facility. The density allowed in the RSA-SFR zone (7500 sq. ft.) does not provide enough lot area for an onsite system.**
3. **Forced connection to the proposed sewer line – Oregon Revised Statute would prohibit any connection to the proposed pipeline outside of the existing sewer district boundary. In addition, the Shoreline Sanitary District has entered into an intergovernmental agreement with Clatsop County that states no additional connections will be allowed.**
4. **Sewer line will promote wetland development – The wetlands around Cullaby Lake and the Shoreline Estates area are zoned Lake and Wetland (LW). The LW zone is applied to significant Goal 5 wetland resources and it is highly unlikely that the zoning could or would be amended. The proposed amendments to the Clatsop Plains Community Plan would prohibit the expansion of the Shoreline Sanitary District unless the expansion complies with the appropriate administrative rule.**
5. **Warrenton sewer connection moratorium – Staff is unaware of any recent moratorium to connection to the city's system.**

December 7, 2012

Wayne Tagg
75334 Depot Ln.
Irrigon, OR. 97844



Clatsop County Planning Commission
800 Exchange Street, Suite 100
Astoria, OR 97103

Re: Shoreline Sanitary District proposed change to Goal 11 and the Clatsop Plains Community plan.

I as an heir to the Donald L. Tagg Trust that owns the house at 91146 Windswept Lane, Warrenton, Or., am opposed to the proposed changes above, that would enable Shoreline Sanitary District to connect into the Warrenton sewage system, which may not be able to handle the increased volume, resulting increased costs and taxes for all land owners. There has been a lot of recent development in Warrenton, and additional utility capacity should be saved for land within the city.

Sincerely;


Wayne Tagg

June Walter

From: "June Walter" <june.walter@gmail.com>

To: <jbunch@co.clatsop.or.us.>

Sent: Tuesday, December 11, 2012 10:28 AM

Subject: Ordinance 12-11 Shoreline Sanitary Dist.

Good morning, I had planned to attend the meeting today but will not be there. I have lived at Cullaby Lake since 1981 so I have a deep concern and total support for the sewer line extension. It is very hard for many of us older folks who are living on limited incomes to be forced to pay more and more to flush our toilets. It costs the same for one person living in a house than for a family of six or more. It saddens me to see families moving out without being able to sell their homes because of the expense. My late husband, Howard Gammon built more than 15 homes here at the lake during the 1980's, especially designed to be affordable for families. Two of my grandsons live in homes on Lake Front Drive and struggle to make the sewer payment. I am now in my 80's and financially dependent on Social Security. Please find a way to allow me to remain in my home. I'll be happy to help in any way I can.

Thank you,

June Gammon Walter
33766 Lake Front Drive
Phone 503.861.3831

12/11/2012

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LAND CONSERVATION
AND DEVELOPMENT



CLATSOP COUNTY

Transportation and Development Services
Land Use Planning

800 Exchange Street, Suite 100
Astoria, Oregon 97103
(503) 325-8611 • Fax (503) 338-3666

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

FIRST CLASS MAIL