



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

03/11/2014

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 002-13

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: Tuesday, March 25, 2014

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

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 002-13 (20011)
[17792]
Received: 3/4/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Clatsop County

Local file no.: **Ordinance 13-05**

Date of adoption: 02/26/14

Date sent: 3/5/14

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 9/20/13

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Jennifer Bunch, Senior Planner

Phone: 503-325-8611

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

Street address: 800 Exchange Street, Suite 100

City: Astoria

Zip: 97103

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any: na

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from Conservation Other Res to Conservatio Forest Lands 11 acres. ~~A goal exception was required for this change.~~

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): T4N R07W TL3700

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary. *n/a*

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary. *n/a*

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number: *n/a*

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from OPR to F80 Acres: 11
Change from to Acres:
Change from to Acres:
Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected: *n/a*

Overlay zone designation: Acres added: Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: ODFW, ODF, DSL, DLCD

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.



Clatsop County

Community Development

800 Exchange St., Suite 100
Astoria, Oregon 97103
www.co.clatsop.or.us

Phone (503) 325-8611
Fax (503) 338-3666

March 4, 2014

NOTICE OF FINAL DECISION

File Number: Ordinance #13-05
Decision Date: February 26, 2014
Representative: Jennifer Bunch, Senior Planner
Action: **APPROVAL**
Description: Comprehensive Plan Zoning Map Amendment (Correction)
Opens Space Parks and Recreation to Forest 80

On February 26, 2014, the Clatsop County Board of Commissioners approved the amendment described above. A complete copy of the decision document is available for review at the following location during normal business hours (8-5, M-F):

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

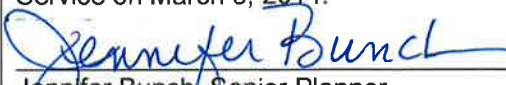
The decision document is also available for review on the Clatsop County website. To access the document online please visit the County's website at the following address, www.co.clatsop.or.us. Once on the homepage, click on the Land Use Planning page.

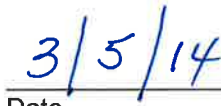
The requirements for appeal of this decision are set forth in ORS 197.830 to 197.845. In general, the requirements for appeal require a "Notice of Intent to Appeal" the decision, to be filed with the Oregon Land Use Board of Appeals (LUBA) in Salem, Oregon. The Notice of Intent to Appeal the decision must be filed with LUBA no 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 March 5, 2014.


Jennifer Bunch, Senior Planner


Date

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

In the Matter of:

AN AMENDMENT TO THE CLATSOP
COUNTY COMPREHENSIVE PLAN ZONING
MAP FROM OPR TO F-80
T4N R07W TL3700

ORDINANCE NO. 13-05

Doc # 2014020023

Recording Date: 2-27-14

RECITALS

WHEREAS, in the interest of the health, safety and welfare of the citizens of Clatsop County and pursuant to State and Federal law, the Board of Commissioners hereby determines the necessity of amending the Clatsop County Comprehensive Plan Zoning Map, and

WHEREAS, the proposed amendment was considered by the Planning Commission at a public hearing on November 12, 2013, The Commission unanimously recommended approval, which is attached as Exhibit "PC"; and

WHEREAS, consideration for this ordinance complies with the Post Acknowledgement rules of the Oregon Land Conservation and Development Commission and the Clatsop County Planning Commission has sought review and comment and has conducted the public hearing process pursuant to the requirements of ORS 215.050 and 215.060, and the Board of Commissioners received and considered the Planning Commission's recommendations on this request and held a public hearing on this ordinance pursuant to law on January 22, 2014 and February 26, 2014; and

WHEREAS, public notice has been provided pursuant to law; now therefore,

THE BOARD OF COMMISSIONERS OF CLATSOP COUNTY ORDAIN AS FOLLOWS:

SECTION 1. The Clatsop County Comprehensive Plan Zoning Map is hereby amended as shown in the attached Exhibit "A".

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

Approved this 26th day of February, 2014

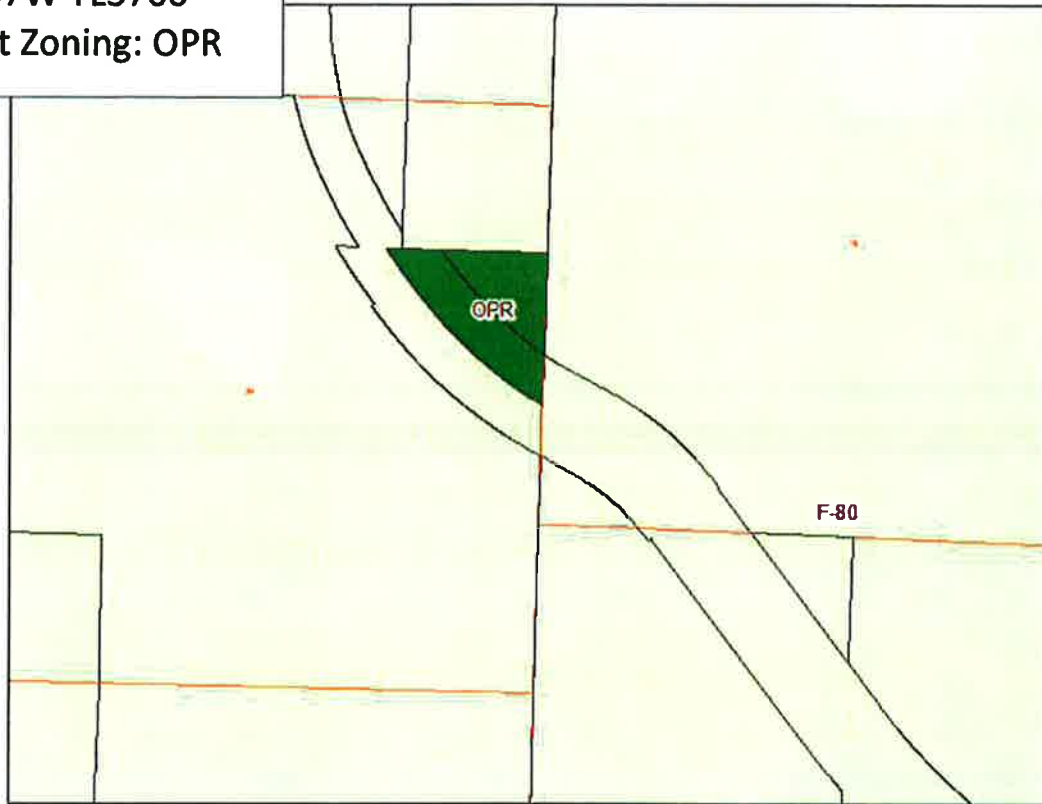
THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

By 
Scott Lee, Chair

By 
Valerie Crafard, Recording Secretary



T4N R07W TL3700
Current Zoning: OPR



T4N R07W TL3700
Proposed Zoning: F-80



**BEFORE THE PLANNING COMMISSION
FOR THE COUNTY OF CLATSOP**

Exhibit PC

In the Matter of

ORDINANCE 13-05
AN ORDINANCE AMENDING THE
COMPREHENSIVE PLAN ZONING MAP
FROM OPR TO F-80 ON PROPERTY
IDENTIFIED AS T4N R07W TL03700

RESOLUTION AND ORDER

13-11-01

THE ABOVE ENTITLED MATTER came before the Planning Commission on November 12, 2013, for a public hearing and consideration of an amendment to correct an error in the Comprehensive Plan Zoning Map.

THE PLANNING COMMISSION after reviewing the findings of fact in Exhibit "A" (*Staff Report*) has determined the proposed amendment is consistent with Clatsop County's Comprehensive Plan and the Land and Water Development and Use Ordinance 80-14, as amended.


THE PLANNING COMMISSION considering all evidence provided by the Planning Department staff and public testimony provided at the public hearing, hereby **RECOMMENDS APPROVAL** of the Comprehensive Plan Zoning Map Amendment and findings as presented in "*Exhibit A - Staff Report*" attached hereto and by this reference made part hereof.

WHEREFORE, the Planning Commission finds and resolves:

To recommend that the Board of County Commissioners adopt the proposed Comprehensive Plan Zoning Map Amendment.

SO ORDERED this 12th day of November 2013.

THE PLANNING COMMISSION FOR
CLATSOP COUNTY



Bruce Francis, Chair

Resolution and Order



Clatsop County

Community Development
800 Exchange St, Suite 100
Astoria, Oregon 97103
www.co.clatsop.or.us

Phone (503) 325-8611
Fax (503) 338-3666

"Exhibit A"

Staff Report Ordinance 13-05

REPORT DATE: November 5, 2013

HEARING DATE: November 12, 2013

HEARING BODY: Clatsop County Planning Commission

REQUEST: Comprehensive Plan Zoning Map Amendment, OPR to F-80

PROPERTY: T4N R07W TL3700

OWNER: Longview Timberlands

APPLICANT: Clatsop County

STAFF: Jennifer Bunch, Senior Planner

EXHIBITS:

1. Map of Proposed Amendment
2. Notice of Hearing - Mailed and Published
3. Public Comment

I. SUMMARY

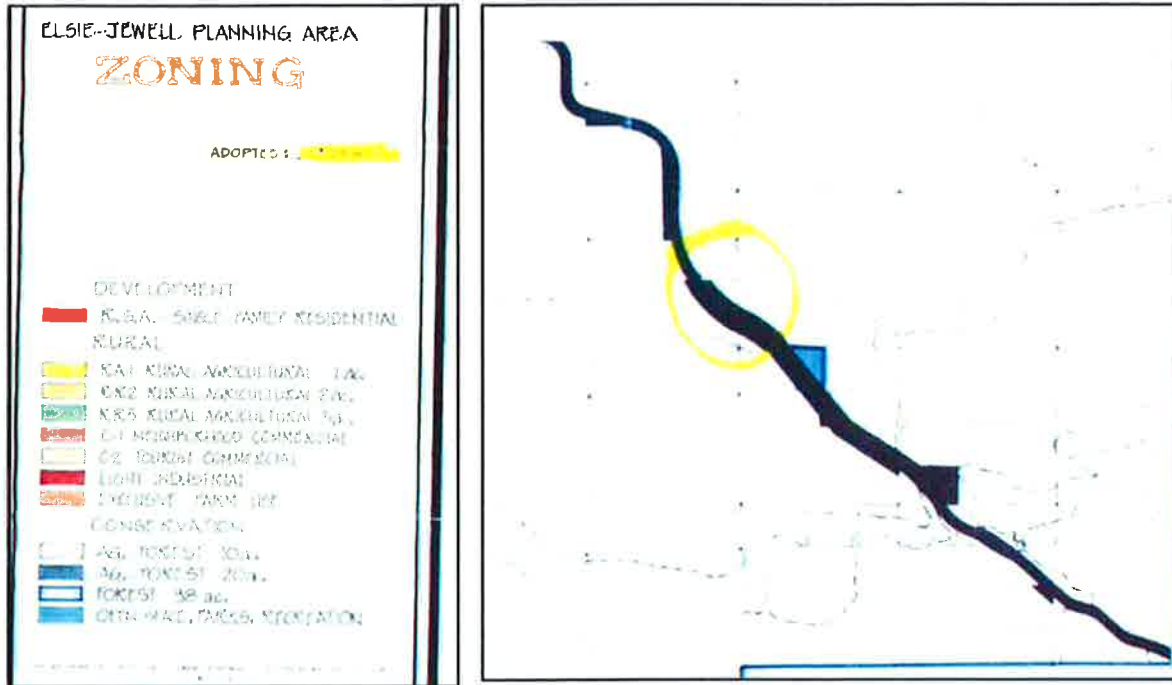
Staff is requesting that the Planning Commission consider a Comprehensive Plan Zoning Map Amendment changing the zoning on T4N R07W TL3700 from Open Space, Parks, and Recreation (Conservation Other Resources) to Forest 80 (Conservation Forest Lands). The purpose of the amendment is to correct a zoning map error.

II. RECOMMENDED ACTION

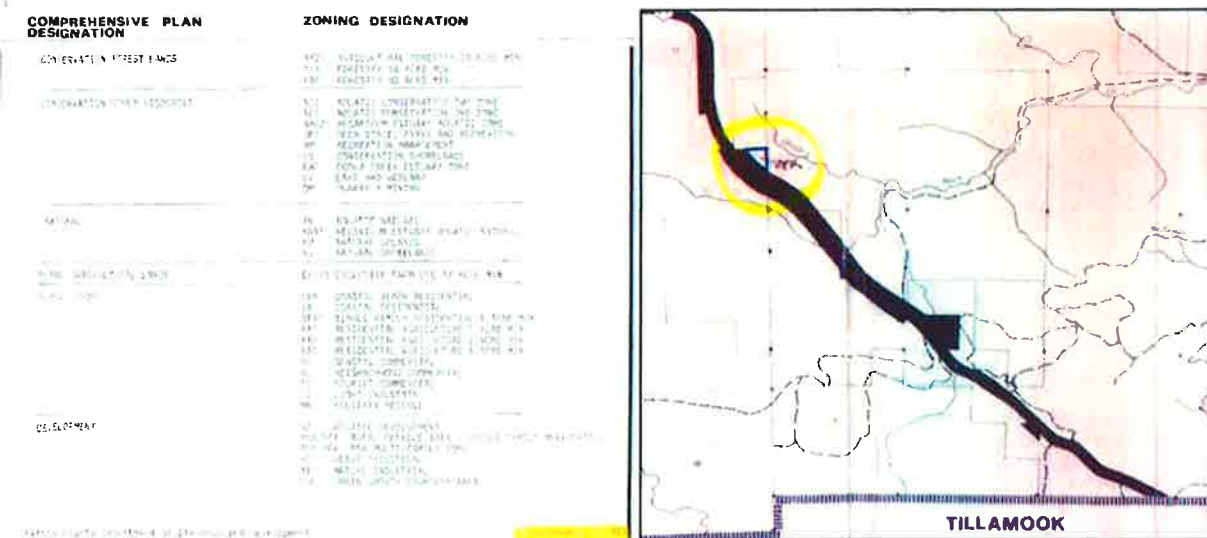
Staff recommends the Planning Commission adopt the findings of fact contained in this staff report and recommend approval of the Comprehensive Plan Zoning Map Amendment to the Clatsop County Board of Commissioners.

III. BACKGROUND

In late August 2013, Staff uncovered an error in the County's Comprehensive Plan Zoning Map on a parcel of land located along Highway 26 near MP 40. We discovered that on July 23, 1980, Clatsop County adopted zoning maps for several areas within the county, including the Elsie-Jewell Planning Area where this parcel is located. On the 1980 map the subject parcel was zoned Forest 38 (F-38). Refer to Figure 1 below.



On September 30, 1983, in response to DLCD's "In Order to Comply Statements", Clatsop County adopted substantial amendments to its Comprehensive Plan which included zoning maps for the entire county. On the maps adopted with Ordinance 83-17 the subject parcel is zoned Open Space, Parks and Recreation (OPR). Refer to Figure 2 below.



Clatsop County's Geographic Information System (GIS) currently identifies the zoning on the subject property as Forest-80 (F-80). Since the adoption of the 1983 zoning maps no other amendments have been adopted for the subject property; therefore, staff concludes the current zoning on the subject property is OPR. The property has been in forest use for decade and in the ownership of Longview Timber since 1970, therefore, the appropriate zoning designation is Forest 80 (F-80).

IV. 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.

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

Analysis & Finding:
Clatsop County is processing this Comprehensive Plan Zoning Map Amendment as a Type IV Legislative procedure with a public hearing to be held before the Planning Commission on November 12, 2013, and an additional hearing to be held at a later date before the Board of Commissioners. Published and mailed notice was provided in accordance with Section 2.035 and 2.315 (Exhibit 2).

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meets the criteria in 2.035(1) & (2).

SECTION 5.350 TRANSPORTATION SYSTEM IMPACT REVIEW

The following section incorporates requirements for developments that have the potential to impact the county's transportation system.

- (2) When Required.
A Traffic Impact Study may be required to be submitted to the County with a land use application, when the following conditions apply:
 - (A) The development application involves one or more of the following actions:
 - 1) A change in zoning or a plan amendment designation; or

Section 5.354 Amendments Affecting the Transportation System

- (1) Review of Applications for Effect on Transportation Facilities.
When a development application includes a proposed comprehensive plan amendment, zone change or land use regulation change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility. An amendment significantly affects a transportation facility if it would:

- (B) Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Clatsop County Transportation System Plan ("TSP"); or
- (C) Changes standards implementing a functional classification system; or
- (D) Allows types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
- (E) Reduce the performance standards of the facility below the minimum acceptable level identified in the Transportation System Plan.

Analysis & Finding:

The comprehensive plan zoning map amendment involves no change in use. It is to correct an error in the zoning map. The subject property has been in forest use for decades and will continue to be in forest use. Therefore, there will be no impact to the adjacent or nearby transportation facilities.

Based on this analysis Staff has determined that a Traffic Impact Study is not required.

Section 5.412. Zone Change Criteria.

The governing body shall approve a non-legislative zone designation change if it finds compliance with Section 1.040, and all of the following criteria:

- (1) The proposed change is consistent with the policies of the Clatsop County Comprehensive Plan.

Analysis & Finding:

The applicable comprehensive plan policies are evaluated later in this report and the proposed zoning map amendment this findings support a determination of consistency with the Comprehensive Plan.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meeting the criteria in L5.412(1).

- (2) The proposed change is consistent with the statewide planning goals (ORS 197).

Analysis & Finding:

Clatsop County's Comprehensive Plan has been acknowledged by the State of Oregon as being consistent with the Statewide Planning Goals. Consistency with the Clatsop County Comprehensive Plan ensures consistency with the Statewide Goals.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meets the criteria in L5.412(2).

- (3) The property in the affected area will be provided with adequate public facilities and services including, but not limited to:
 - (A) Parks, schools and recreational facilities
 - (B) Police and fire protection and emergency medical service
 - (C) Solid waste collection
 - (D) Water and wastewater facilities

Analysis & Finding:

The comprehensive plan zoning map amendment involves no change from the current use and is to correct an error in the zoning map. The subject property has been in forest use for decades and will continue to be in forest use. Therefore, there will not be a need for additional public facilities.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meets the criteria in L5.412(3)(A)-(D).

- (4) The proposed change will insure that an adequate and safe transportation network exists to support the proposed zoning and will not cause undue traffic congestion or hazards.

Analysis & Finding:

As stated in the findings for L5.354 the comprehensive plan zoning map amendment involves no change in use and is to correct an error in the zoning map. The subject property has been in forest use for decades and will continue to be in forest use. Therefore, there will be no impact to the adjacent or nearby transportation facilities.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meets the criteria in L5.412(4).

- (5) The proposed change will not result in over-intensive use of the land, will give reasonable consideration to the character of the area, and will be compatible with the overall zoning pattern.
- (6) The proposed change gives reasonable consideration to peculiar suitability of the property for particular uses.
- (7) The proposed change will encourage the most appropriate use of land throughout Clatsop County.

Analysis & Finding:

The subject property has been in forest use for decades and will continue to be in forest use. The intent of the zoning map amendment is to correct an error in the map. The adjacent properties are zoned for forest use so the proposed amendment will be consistent with this pattern and will encourage the most appropriate use of the land, which is forestry.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meets the criteria in L5.412(5)-(7).

- (8) The proposed change will not be detrimental to the health, safety and general welfare of Clatsop County.

Analysis & Finding:

The correction to the zoning map will not in any way be detrimental to the health, safety and welfare of Clatsop County. No change in use is proposed.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment meets the criteria in L5.412(8).

B. COMPREHENSIVE PLAN GOALS AND POLICIES

Goal 1 – 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 November 12, 2013, and an additional hearing to be held at a later date before the Board of Commissioners. Published and mailed notices were provided in accordance with Section 2.035 and 2.315 (Exhibit 2) which ensures consistency with policies 2, 5, 7, and 9 of the Goal 1 element.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment is consistent with Goal 1.

Goal 2 – Land Use Planning

The County's land and water have been placed in one of six (6) Plan designations (see map next page). They are:

3. Conservation Forest Lands*

Forestlands are those lands that are to be retained for the production of wood fiber and other forest uses.*

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

4. Conservation Other Resources

Conservation Other Resources areas provide important resource or ecosystem support functions such as lakes and wetlands and federal, state and local parks. Other areas designated Conservation Other Resources include lands for low intensity uses which do not disrupt the resource and recreational value of the land.* Most of the Columbia River Estuary is in this designation.

Analysis & Finding:

As stated multiple times throughout this report the land has been in forest use for decades and the appropriate plan designation is Conservation Forest Lands.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment is consistent with Goal 2.

Goal 4 – Forest Lands

Goal - To conserve forest lands for forest uses.

Policies

1. Forest lands shall be conserved for forest uses, including the production of trees and the processing of forest products, open space, buffers from noise, visual separation from conflicting uses, watershed protection, wildlife and fisheries habitat, soils protection from wind and water, maintenance of clean air and water, outdoor recreational activities compatible with these uses, and grazing land for livestock.

Analysis & Finding:

As stated multiple times throughout this report the land has been in forest use for decades and no change in use is proposed. The purpose of the map amendment is to correct an error in the map.

Based on this analysis the proposed Comprehensive Plan Zoning Map Amendment is consistent with Goal 4.

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

Goal 3 - Agricultural Lands

Goal 5 - Open Space, Scenic, Historic Areas and Natural Resources

Goal 6 - Air, Water, and Land Quality

Goal 7 - Natural Hazards

Goal 8 - Recreation

Goal 9 - Economy

Goal 10 - Population & Housing

Goal 11 - Public Facilities and Services

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

V. PUBLIC COMMENT

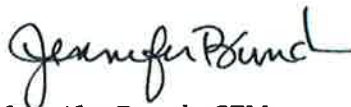
None received as of 5:00 PM on November 4, 2013.

VI. RECOMMENDATION

Staff recommends that the Planning Commission adopt the findings of fact of the staff report and recommend approval of the Comprehensive Plan Zoning Map Amendment to the Clatsop County Board of Commissioners.

Recommended motion: I move the Planning Commission adopt the findings of fact of the staff report and recommend approval of the proposed comprehensive plan zoning map amendment to the Clatsop County Board of Commissioners.

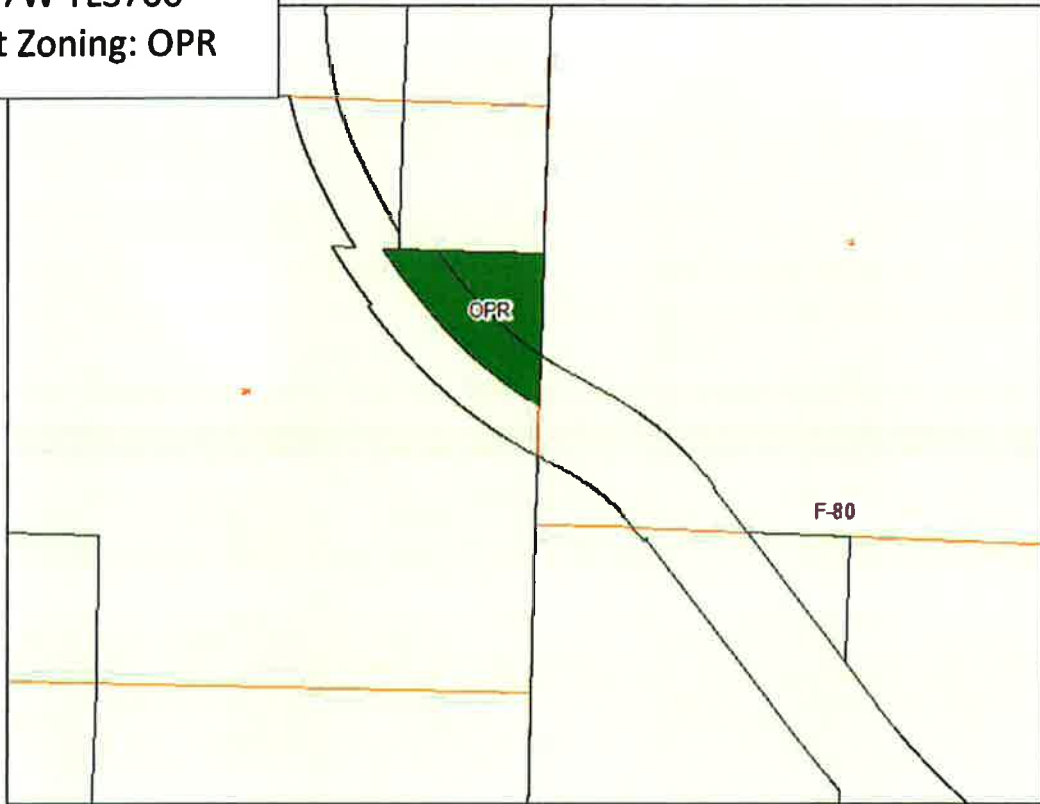
Respectfully Submitted,



Jennifer Bunch, CFM
Senior Planner

Exhibit 1
Proposed Map Amendment

T4N R07W TL3700
Current Zoning: OPR



T4N R07W TL3700
Proposed Zoning: F-80



Exhibit 2
Notice of Hearing



CERTIFICATE OF MAILING

I hereby certify that I served a copy of the attached **Notice of Public Hearing** for a comprehensive Plan Zoning Map Amendment submitted by Clatsop County on behalf of Longview Timberlands, 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: October 21, 2013

Clance Adams

Clance Adams, Staff Assistant
Clatsop County, Oregon

Taxlotkey	Owner	Mailing Address	City	State	Zip
407000000305	Oregon Dept of Forestry	92219 Highway 202	Astoria	OR	97103
407000000304	STIMSON LUMBER CO	49800 SW Scoggins Valley Rd	Gaston	OR	97119
406000001000	LONGVIEW FIBRE CO	PO Box 667	Longview	WA	98632-7428
407000002500	LONGVIEW TIMBERLANDS LLC	PO Box 667	Longview	WA	98632-7428
407000000305	Oregon Dept of Forestry	2600 State St	Salem	OR	97310-1336

Message

Ignore X Delete Reply Reply All Forward Meeting More: To Manager Team E-mail Quick Steps SAVE To Manager Team E-mail Quick Steps Move Move Actions Follow Up Translate Editing Zoom Zoom

Mark as Spam Mark as Not Spam

Barracuda Spam & Virus Firewall

From: Jennifer Bunch
To: Jennifer Bunch
Cc: Wingard, Patrick; BANGS Cullen (cullen.bangs@state.or.us); Vance Swenson; Michael Summers; 'DDOT Planning & Dev Manager'; Claude Adams
Subject: Notice of Hearing

Sent: Mon 10/21/2013 2:18 PM

Message: Notice of Hearing zone change.pdf (298 KB)

See attached notice.

Jennifer Bunch, CFM
Senior Planner

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

503-325-8611 PH
503-338-3606 FAX
www.co.clatsop.or.us

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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 13-05

**Comprehensive Plan Zoning Map Amendment
Open Space, Parks, and Recreation (OPR) to Forest 80 (F-80)**

DATE OF HEARING:	November 12, 2013
TIME:	10:00 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 own property within 750-feet of the subject parcel or are considered to be an affected state or federal agency, local government, special district, or interested party.

This Comprehensive Plan Zoning Map Amendment will amend the zoning on an 11-acre parcel from OPR to F80. Staff discovered that in 1983 the zoning maps adopted for the entire county identified the subject parcel as OPR when it had been originally zoned F-30 in 1980. We believe this to be an error, as the property has always been committed to forest use and was confused with an adjacent parcel that was zoned OPR. The subject property is identified as T4N R07W TL3700 and is located adjacent to Highway 26 at milepost 27. The applicant is Clatsop County and the property owner is Longview Timberlands.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development department has scheduled a public hearing on this matter before the Planning Commission at **10:00 AM on Tuesday, November 12, 2013**, 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, November 11, 2013**, in order to be presented by staff at the November 12, 2013, 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.

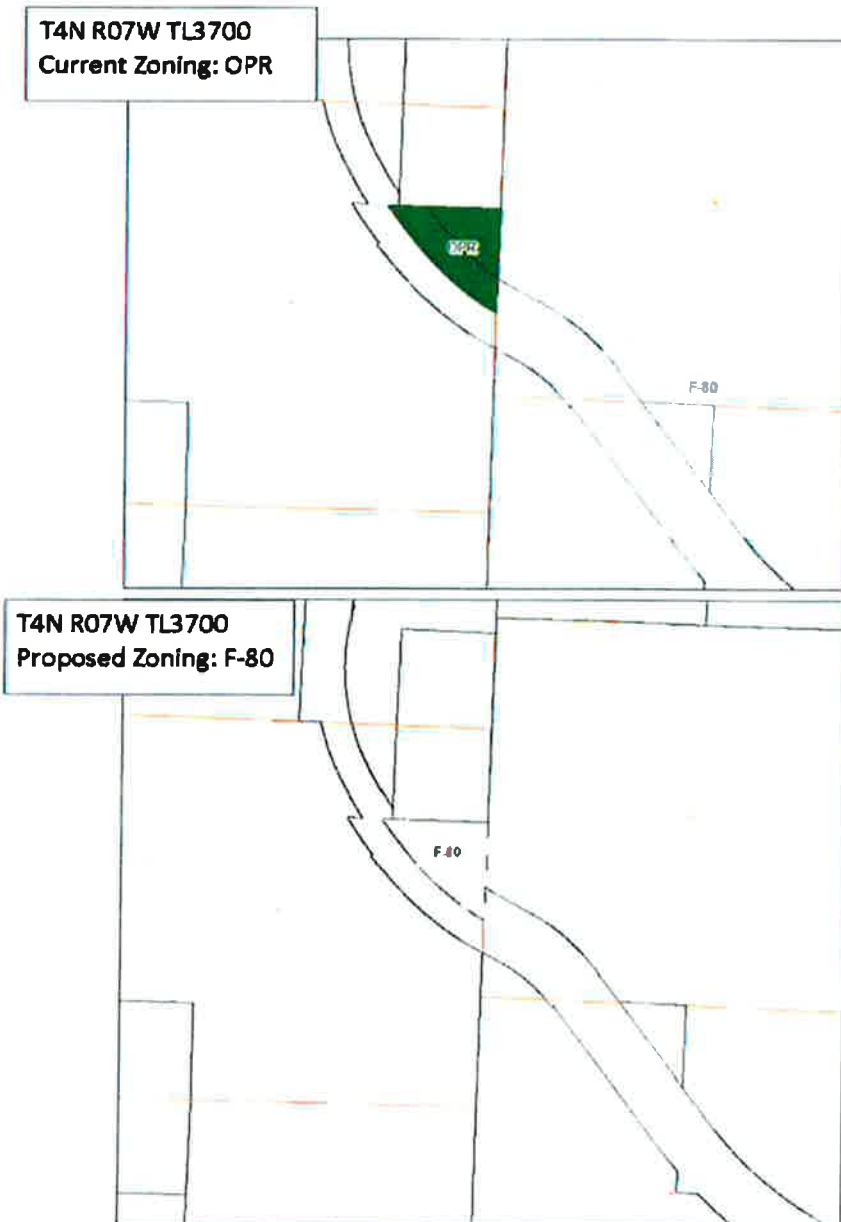
The following criteria apply to the request:

**County Land and Water Development
and Use Ordinance (LWDUO)**

- 1.030 Definitions
- 2.035 Type IV Procedures
- 2.105-2.125 Notice Requirements for Public Hearings
- 3.550 Forest 80 Zone
- 3.580 Open Space, Parks and Recreation Zone
- 5.400 Zone Changes

Clatsop County Comprehensive Plan

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 4 Forest Lands
- Elsie Jewell Community Plan



Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Published notice to be inserted.

Exhibit 5
Public & Agency Comment

**Minutes of November 12, 2013
Clatsop County Planning Commission
Regular Session**

Judge Guy Boyington Building
857 Commercial Street
Astoria, Oregon 97103

The meeting was called to order at 10:00 a.m. by Chair Francis.

<u>Commissioners Present</u>	<u>Commissioners Absent</u>	<u>Staff Present</u>
Bruce Francis		Clancie Adams
Lianne Thompson		Hiller West
Kay Foetisch-Robb (10:09 a.m.)		Jennifer Bunch
Robert Stricklin		
Susana Gladwin		
Michael Tiedeman		
Jan Mitchell		

Agenda Adoption:

Commissioner Stricklin moved and Commissioner Mitchell seconded to adopt the agenda as presented. Motion passed unanimously.

Business from the Public:

There was no business from the public.

Minutes:

Commissioner Stricklin moved and Commissioner Tiedeman seconded to approve the October 8, 2013 Clatsop County Planning Commission Regular Meeting minutes as presented. Commissioners Mitchell and Thompson abstained as they were not in attendance at the aforementioned meeting. The motion passed unanimously.

Quasi Judicial Hearing, Comprehensive Plan Zoning Map Amendment OPR to F-80

No ex parte contacts or conflicts of interest were reported.

No objections to the jurisdiction of the Commission to hear the matter at this time were reported.

Jennifer Bunch, Clatsop County Senior Planner.

Ms. Bunch presented a staff report outlining the location, historical zoning information and current use of the property. In 1980 this property was zoned F-38 (which correlates to the current F-80 designation) with the intent that future use would be logging. The hearing today is solely to correct a zoning map error. Ms. Bunch recommended approval of the zoning map change.

Chair Francis called for public testimony.

Chair Francis called for Commission discussion and comment.

Chair Francis closed public testimony and called for a motion.

Commissioner Mitchell moved and Commissioner Stricklin seconded the Planning Commission adopt the findings of fact contained in the staff report and recommend approval of the proposed

1 *comprehensive plan zone map amendment to the Clatsop County Board of Commissioners. The*
2 *motion passed unanimously with Commissioner Foetisch Robb abstaining.*
3

4 **Other Business:**

5
6 **Hiller West, Clatsop County Community Planning Director.**

7 Mr. West presented a revised motion for the October 8, 2013 Coyote Point Subdivision hearing.
8 Due to a staff error the recommended motion presented at the October meeting was incorrect.
9

10 *Commissioner Tiedemann moved and Commissioner Foetisch Robb seconded to approve the*
11 *Preliminary Plat of Coyote Point, in accordance with the findings of fact and recommended*
12 *conditions in the staff report. The motion passed unanimously with Commissioner's Mitchell and*
13 *Thompson abstaining.*
14

15 Commissioner Stricklin opened a discussion regarding the North Clatsop Plains Planning
16 comprehensive planning process and scope of work.
17

18 **As there was no further business or discussion, Chair Francis adjourned the meeting at**
19 **11:04 a.m.**
20

21
22 Respectfully Submitted,

23
24
25 _____
26 Bruce Francis
Chairperson - Planning Commission