

## Elsie Jewell Community Plan

### Landscape Units

#### Shorelands Policies

1. Culverts and other roadway or driveway improvements shall be installed in such a manner as not to impede the flow of the drainage way and not impede the passage of fish.
2. Withdrawal of water from streams shall not result in inadequate minimum flows in regard to fish habitat.
3. Drainage and/or filling portions of lakes shall be discouraged.

#### Alluvial Lowlands Policies

1. Development on peat and other compressible soils shall be discouraged. In those areas where development has already occurred on peat and other compressible soils, policies on Hazardous Soils in the County-wide Element shall apply.
2. Low density activities, such as agriculture, shall be preferred uses in the alluvial lowlands.

#### Alluvial Terraces Policy

The County should encourage development on this type of landscape unit due to the slight to moderate slopes and the moderately well-drained soils.

#### Coast Range Foothills Policy

The predominant land use on this landscape unit should be forestry. This is due to the characteristics of soils in this landscape unit which have slide potential on slopes and are highly suited for timber production.

#### Sedimentary Uplands Policy

The sedimentary uplands should be reserved primarily for timber production, water supply protection, and wildlife habitat.

#### Basaltic Highlands Policy

The highlands should be designated a resource unit, and uses other than woodland, wildlife habitat, recreation, and natural and mineral resources shall be discouraged.

## Natural Resources

### Fish & Wildlife Policy

#### 1. Wildlife refuges:\*\*

Existing wildlife refuges which are owned/leased and managed by the Oregon Department of Fish and Wildlife (ODFW) or by the United States Fish and Wildlife Service (USFWS) shall be designated Conservation Other Resource and zoned Open Space, Parks and Recreation (OPR).

Proposed wildlife management areas which are managed and either owned or leased by the ODFW located in areas designated Conservation Forest or in other lowland areas under any plan designation shall be reviewed by the County for compliance with the approval standards listed below. Such hearings shall be conducted according to a Type IV procedure at a time and place convenient to residents of the affected planning area. ODFW shall provide an evaluation of the economic, social, environmental and energy consequences of the proposal and\*\* information sufficient to support findings with respect to the following approval criteria:

1. Identification of the need for the proposed new wildlife management area. "Need" means specific problems or conflicts that will be resolved or specific ODFW objectives that will be achieved by establishing the proposed area.
2. Alternative lands and management actions available to the ODFW, and an analysis of why those alternatives or management actions will not resolve identified problems or achieve objectives.

## Cultural

### Housing Policies

1. The location of a mobile home on an individual parcel of land shall be allowed in all areas.
2. Mobile home parks shall not be an allowed use within the planning area.

### Fire Protection Policy

Clatsop County shall assist the people in the Jewell area in the formation of a rural fire protection district.

### Open Space, Recreation and Preservation Policy

1. The use of identifying signs for historic and cultural landmarks shall be encouraged. The Clatsop County Historical Society shall be encouraged to assist in this project.

## Community Development

### Rural Service Area

#### Policies

1. The minimum building site in Rural Service Area shall be 7,500 square feet in sewerred areas and 15,000 square feet in unsewerred areas.\*
2. Changes in the Rural Service Area boundary shall be done only after the following factors are considered:
  - a. there is demonstrated need to accomodate long range urban population growth requirements;
  - b. there is a need for housing, employment opportunities, and livability;
  - c. the change would provide an orderly and economic extension of public facilities and services;
  - d. the change would allow for efficient land use and utility patterns within and on the fringe of the existing urban area;
  - e. the environmental, energy, economic and social consequences of the proposed area.

### Rural Lands

#### Policies

1. Rural residential lot sizes shall be based upon the public facilities available, compatibility with surrounding uses, and land carrying capacity. Generally those areas within a fire protection district and community water system should be zoned with a minimum lot size of one (1) acre, while other areas with only a fire district or community water system should be zoned with a minimum lot size of two (2) acres, and those RURAL LANDS\* areas without facilities should be zoned with a minimum lot size of five (5) acres.
2. In order to avoid dispersal of commercial activities, new commercial zones shall only be considered if of a neighborhood type or are concentrated in and adjacent to existing well-established areas.

### Conservation Forest Lands and Other Resources\*

#### Policies

1. Forest Lands shall be designated Conservation Forest in the County's Comprehensive Plan. When considering a zone change to a forest zone, the Planning Commission or

other reviewing body shall review the proposal against the acreage, management, and other approval criteria in County-wide Forest Lands Policies #19, #20 and #21.\*\*