



# Oregon

Kate Brown, Governor

**Department of Land Conservation and Development**

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TO: Land Conservation and Development Commission  
FROM: Patrick Wingard, North Coast Regional Representative  
SUBJECT: **Agenda Item 7, September 24-25, LCDC Meeting**

## **NORTH COAST REGIONAL SOLUTIONS TEAM BRIEFING**

### **I. AGENDA ITEM SUMMARY**

The North Coast Regional Solutions Team represents Clatsop, Columbia and Tillamook counties. The team consists of:

- Mark Ellsworth, Regional Coordinator, Office of Governor Kate Brown
- Dennie Houle, Business Development Officer, Business Oregon
- Melanie Olson, Regional Coordinator, Infrastructure Finance Authority
- Jae Pudewell, Regional Solutions Liaison, Department of Transportation
- Jennifer Purcell, Regional Solutions Coordinator, Department of Environmental Quality
- Patrick Wingard, North Coast Regional Representative, Department of Land Conservation and Development

The North Coast Regional Solutions Advisory Committee consists of:

- Senator Betsy Johnson, Convener
- Harold Snow, Oregon Community Foundation
- Paul Langner, Teevin Bros. Land and Timber Co.
- Commissioner Tony Hyde, Columbia County
- Kurt Englund, Englund Marine Group
- Commissioner Mark Labhart, Tillamook County
- Mayor Don Larsen, City of Seaside

### **II. TEAM MISSION**

The North Coast Regional Solutions Team's mission is to promote and sustain healthy communities through retention, diversification and expansion of the economic base. Job creation is paramount with the goal of expanding the region's economic base while being responsible stewards of the region's natural resources.

### **III. REGIONAL PRIORITIES**

- Sustain and grow NW Oregon businesses in areas such as marine based industry, tourism, small manufacturing, forest products, agriculture and aviation.
- Encourage innovation, business incubation and the manufacturing of new product technologies. Assist business start-ups and entrepreneurs. Encourage the creation of quality flex-space.
- Improve the readiness of industrial land by addressing wetlands, transportation access, infrastructure and other impediments on prime industrial land in the region. Work to increase the number of sites that have building-ready status.
- Review, streamline and address regulatory and permitting impediments to economic development.
- Work with rural communities to plan, coordinate, fund and install needed infrastructure.
- Bring regional support to ongoing Oregon Solutions projects.

### **IV. REGIONALLY SIGNIFICANT PROJECTS**

Each year, the North Coast Regional Solutions Advisory Committee adopts a list of regionally significant projects to guide the work of the Regional Solutions Team (RST). Projects in the adopted work plan are closely aligned with the Comprehensive Economic Development Strategy of the Columbia-Pacific Economic Development District (Col-Pac). Col-Pac Executive Director Mary McArthur is a key partner for the North Coast RST and attends all team and committee meetings.

This briefing focuses on four regionally significant projects within Clatsop County. The entire North Coast RST work plan is available here:

[http://www.oregon.gov/LCD/OCMP/docs/NorthCoastRST\\_Work\\_Plan072015.pdf](http://www.oregon.gov/LCD/OCMP/docs/NorthCoastRST_Work_Plan072015.pdf)

#### **A. Shoreline Sanitary District**

The Shoreline Sanitary District serves the Cullaby Lake area, a residential neighborhood comprised of 142 housing units (predominantly single-family dwellings) and approximately 275 permanent residents. The unincorporated Cullaby Lake neighborhood is a Goal 11 and Goal 14 exception area located a couple of miles to the north and east of the city of Gearhart.

In 2007, the Department of Environmental Quality (DEQ) placed the Shoreline Sanitary District under a Mutual Agreement and Administrative Order (MAO) that limited the discharge of treated wastewater to the Skipanon River. A new discharge permit required stream flows in the Skipanon River that are seldom achieved during summer months making it a permit violation for the District to continue to operate. In order to comply with the MAO, the district decided its preferred option was to connect its sewage collection system with the city of Warrenton, four miles to the north, and have the city of Warrenton treat the district's sanitary sewage in perpetuity.

Department of Land Conservation and Development (DLCD) staff worked closely with Clatsop County to adopt a set of comprehensive plan policies to authorize the sewer line extension through unincorporated lands consistent with Oregon land use law. The county's new plan policies, as well as an intergovernmental agreement between Clatsop County and the district, prohibited additional connections to the sewer force main in unincorporated areas. The existing Goal 11 and 14 exception area at Cullaby Lake was effectively expanded to cover the sewer line itself. The county's land use action allowed the project to move forward without additional cost to the district (a hot-button issue throughout this project) or delay (a major consideration for DEQ).

The project is nearing completion. To date, 21,000 feet of sewer line have been installed. Substantial project completion is estimated for November 2015. The Cullaby Lake neighborhood has finally turned the corner on this difficult chapter in its history. Water quality in the Skipanon River and Cullaby Lake will improve and uncertainties surrounding property values, monthly sewer rates, district liabilities, etc. have been resolved.

### **B. Clatsop Plains Sub-Area Planning Effort**

The Clatsop Plains area is an expansive (16,000 acre and 25 square mile) area of unincorporated non-resource land located between the cities of Warrenton and Gearhart in Clatsop County. The area is characterized by rural residential homesites interspersed among coastal lakes and dunes, wetlands, pastures and a few mobile home parks and small businesses. Clatsop Plains is also home to the 1800-acre Camp Rilea Armed Forces Training Center. Hundreds of individual septic systems are located on the Clatsop Plains and area water quality is poor. Large tracts of residentially-zoned lands in the area remain undeveloped. Clatsop County needs to broaden its knowledge of land use, water quality and water quantity in the area to maximize investments in infrastructure and plan for orderly growth. Recent real estate transactions and conversations with county planning staff indicate that major land use and development plan applications in the area may be imminent.

In 2013-14, Clatsop County undertook a 17-month long-range planning effort that culminated in the adoption of the North Clatsop Plains Sub-Area Plan. RST members representing DLCD, DEQ and Oregon Department of Transportation served on the Project Advisory Committee. The plan established four goals that provide the framework for plan implementation:

- To protect and maintain natural resources and ecosystems;
- Respect the natural process;
- Strive for well-designed and well placed development; and,
- Preserve the semi-rural, open space, agricultural and marine characteristics of the area.

The plan includes several short-term (0-2 years), medium-term (2-5 years) and long-term implementation goals and strategies. The county's plan adoption in July 2014 included several zoning ordinance and comprehensive plan map and text amendments. These plan and code amendment addressed several short-term goals including the establishment of a new zoning district overlay that protects the Camp Rilea boundary from development encroachments while offering affected property owners additional flexibility to transfer development credits to better suited areas.

RST members continue to work closely with Clatsop County and stakeholders to advance additional implementation goals and strategies reflected in the North Clatsop Plains Sub-Area Plan. Earlier this year, DEQ identified the north coast as its next priority area to undertake groundwater monitoring. Gaining a deeper understanding of the state's groundwater assets on the Clatsop Plains is essential as work on this project moves from the short-term into medium- and long-term planning horizons. DEQ's project managers have begun community outreach on the project and key volunteers, stakeholders and organizations are being assembled.

### **C. North Coast Business Park**

The North Coast Business Park (NCBP) features approximately 162 acres of vacant land owned by Clatsop County within the city of Warrenton. The property's General Industrial (I1) zoning designation allows a variety of uses including manufacturing, business offices and distribution services. The property is predominantly flat, located entirely outside of the tsunami inundation zone and has immediate access to Hwy 101. Taking into account all identified wetlands on the property and proposed protection and mitigation measures, approximately 117 acres are available for development.

In January 2015, Business Oregon designated the NCBP as a Regionally Significant Industrial Area. A few months later, Business Oregon approved the county's application to include the property in an enterprise zone further enhancing development opportunities at the site.

The city of Warrenton's I1, General Industrial, zoning district is outdated. DLCD staff are working with city planning staff to submit a timely technical assistance grant application to the department centered on modernizing the zone to maximize the property's long-term potential for job growth. RST members continue to support the county's efforts to complete wetland and stormwater master plans for the regionally significant property to streamline permit review processes and advance projects from the planning and design stages to development.

#### **D. Warrenton Levee Certification**

Levee certification is a primary long-term economic and community development goal for the city of Warrenton. Without levee certification, Warrenton property owners face significant increases in flood insurance premiums and development costs in coming years. Regulatory changes in the National Flood Insurance Program that are likely to result from an Endangered Species Act-related lawsuit exacerbate the situation.

The recent passage of Senate Bill 306 offers new opportunities for the city to work with the Infrastructure Finance Authority (IFA) and potentially Water Resources Department to certify its levee system. The north coast IFA/RST representative is currently assisting Warrenton officials on an application to fund geotechnical work and surveying.

Planning for and constructing levee improvements involve multiple local, state and federal agencies. Coordination across all levels of government is essential. Strong partnerships, collaboration, communication and trust amongst all participants will be keys to success on this multi-faceted complex project. As the former Warrenton planning director (2000-05) and certified floodplain manager, I serve as RST lead on the project along with Mark Ellsworth, RST Coordinator.