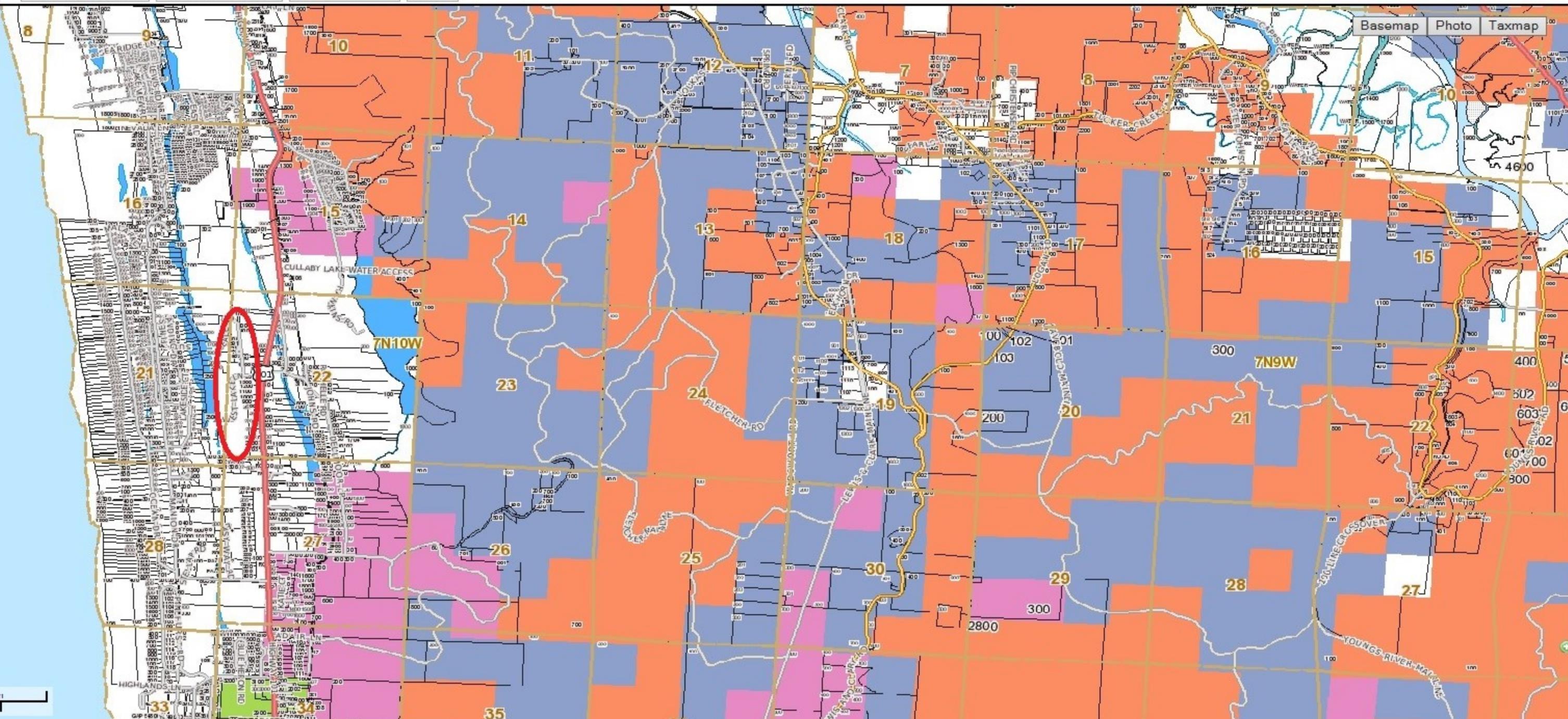
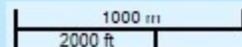


My name is Patrick Duhachek and my land is located at 89736 Seales Rd in Warrenton Oregon.

1. Clatsop County Forestland Classification was conducted for one reason and one reason only, to increase revenue. Minimal notice was given and classifications were inconsistent. In Neal Bond's own words, "*...that whenever possible we will always seek cost recovery.*" That appears to be the driving point.
2. Unlike other Oregon counties, Clatsop County ODOF has classified every inch of land, including the beach, as: "*Class 1, timber class*" This allows them to apply the ORS 526.005 for assessment.
 - a. There are no exempt areas
 - b. There are no Class 2 timber areas
 - c. There are no Grazing areas
3. 92% of the production forestland in Clatsop County is owned by approx. 6 entities. Do these 6 entities pay for 92% of ODOF's fire protection budget? NO!
4. Due to minimum assessment fees and building surcharges, assessing residential neighborhoods generates more revenue for ODOF. Not just a little more, a LOT more.
 - a. 3,000 acres production timberland yields \$3,630 in fees.
 - b. 3,000 acres of residential yields over \$198,750 in fees.
 - c. Assessing a one acre home is equivalent to assessing ~55 acres of production timber.
 - d. Assessing a one acre lot is equivalent to assessing ~15 acres of production timber.
5. I have a couple of diagrams to introduce you to my "forestland" which has been identified for assessment.
 - a. The property is located in the Gearhart Rural Fire Protection District to which I pay \$190 a year in taxes for fire protection.
 - b. The property is located 700 feet from a fire hydrant and 1300 feet from the Gearhart Rural Fire Station.
 - c. The property is located on wetlands between two lakes and is zoned agricultural residential by the county.
 - d. The property has been identified by the county as unsuitable for the production of timber and lies outside county designated and zoned timberland.
 - e. My one acre of "forestland" is approximately 1/3 blacktop with the rest being my home, garage, and manicured lawn.
6. As reported in the Daily Astorian on March 9th 2017:
 - a. *Nearly 30 years after environmental protections slashed logging in federal forests, Oregon counties that thrived on timber revenues for decades are struggling to provide basic services. These so-called timber counties received hundreds of millions of dollars during logging's long heyday, and since then the federal government has continued to pour money in to make up for timber's downfall.*
 - b. *Now the money has dried up and people are reluctant to tax themselves, leaving leaders scrambling and public institutions in free fall.*
7. The answer isn't to move in and assess residential neighborhoods. The answer is to reduce your costs and operate under your available budget. We are being inundated with bond measures for schools, fire department equipment and stations, and airport expansions. Adding an assessment that is unsubstantiated and unjustified even by your own Oregon Revised Statutes, doesn't sit well with us.



Basemap Photo Taxmap

Map Layers Search Taxlots Results

- Aerial Photos
 - 2014 Photo - Countywide (1m)
 - 2011 Photo - Warrenton (6in)
 - 2011 Photo - Countywide (1m)
 - 2011 Photo - Near Infrared (1m)
 - 2009 Photo (1/2m)
 - 2005 Photo (1/2m)
 - 2002 Photo(1m)
 - 1994 Photo (1m)
- Data
 - Big Game Habitat
 - City
 - City Name
 - Commissioner Districts
 - Former Commissioner Districts
 - County Boundary
 - County Buildings
 - Diking Districts
 - Drainage Districts
 - Elevation - Contours
 - Enterprise Zone
 - ESD NW Region
 - FEMA Cross Sections 2010
 - FEMA FIRM Panels 2010
 - FEMA Floodplains 2010
 - Draft FEMA FIRM Panels 2010
 - Draft FEMA Floodplains Coastal
 - Draft FEMA Revisions 2016
 - Fire Districts
 - Forestland Classification
 - FA
 - FB
 - FC
 - FD
 - FE
 - FF
 - FG
 - GHO Compressible Soils
 - GHO Faults
 - GHO Landslides

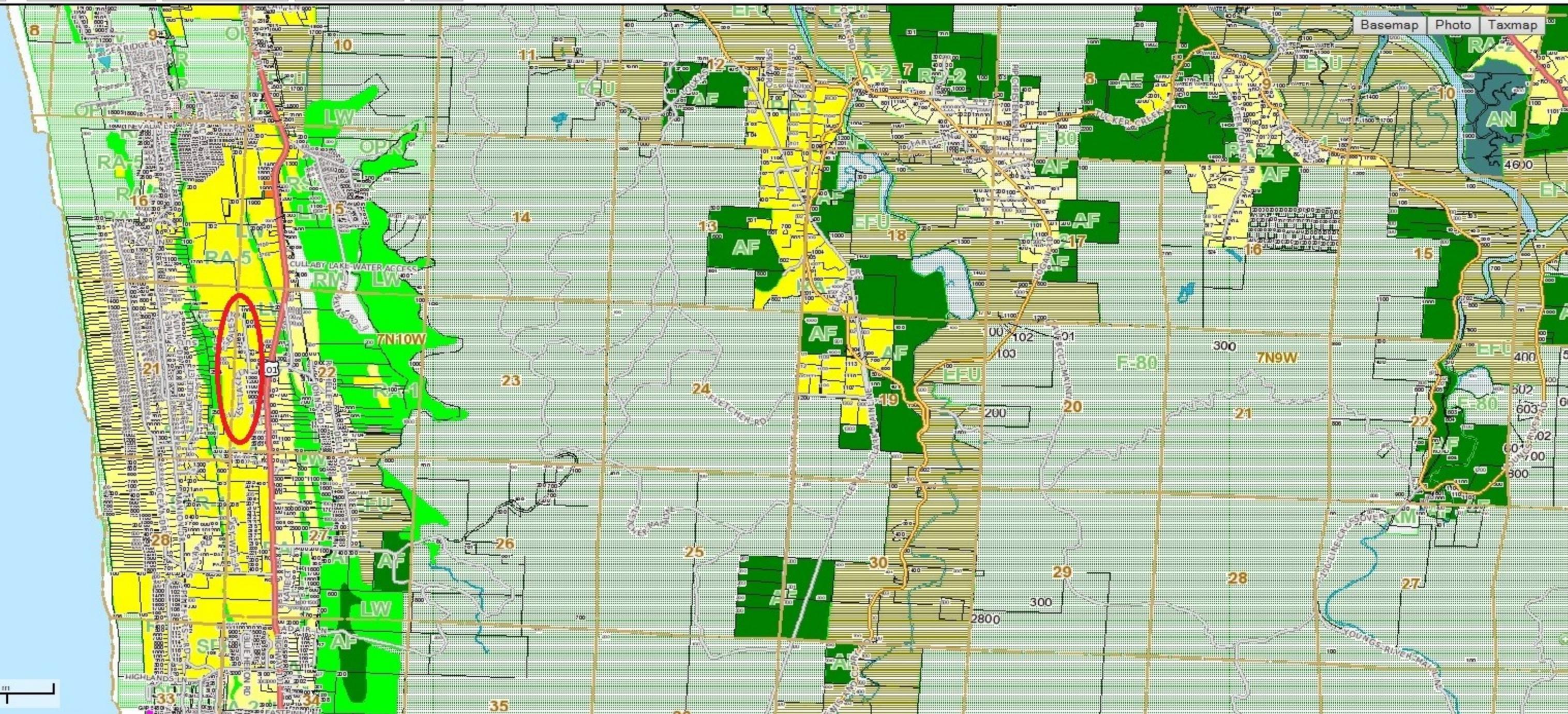


Basemap Photo Taxmap

Map Layers Search Taxlots Results

- Wetland Gearhart LWI
- Wetland NWI 2009
- Wetland Warrenton LWI
- Zoning - Astoria
- Zoning - Cannon Beach
- Zoning - County
- (AC-1) Aquatic Conservation One
- (AC-2) Aquatic Conservation Two
- (AC-RCR) Arch Cape Rural Comm
- (AD) Aquatic Development
- (AF) Agriculture Forest
- (AN) Aquatic Natural
- (CBR) Coastal Beach Residential
- City
- (CR) Coastal Residential
- (CS) Coastal Shorelands
- (EAC) Eccla Aquatic Conservation
- (EFU) Exclusive Farm Use
- (F-80) Forest 80
- (GC) General Commercial
- (HI) Heavy Industrial
- (HWY) Highways
- (KS-RCR) Kiappa-Svensen Rural C
- (LI) Light Industrial
- (LW) Lake and Wetland
- (MI) Marine Industrial
- (MR) Military Reserve
- (NC) Neighborhood Commercial
- (NS) Natural Shorelands
- (NU) Natural Uplands
- (OPR) Open Space Parks & Rec
- (QM) Quarry and Mining
- (RA-1) Residentail Agriculture 1
- (RA-2) Residentail Agriculture 2
- (RA-5) Residentail Agriculture 5
- (RC-MFR) Rural Community Comm
- (RCC) Rural Community Commer
- (RCC-LI) Rural Community Comm
- (RCI) Rural Commercial Industrial
- (RCP) Rural Community Parks
- (RCR) Rural Community Residenti
- (RM) Recreation Management
- (RSA MFR) Rural Service Area Mul
- (RSA-SFR) Rural Service Area Sing

1000 ft
2000 ft



SUNSET BEACH
STATE PARK

SUNSET LAKE

Pacific Grange Hall

CARNAHAN
Camp Cullaby

CULLABY LAKE
COUNTY
PARK

West Lake

Clatsop

27

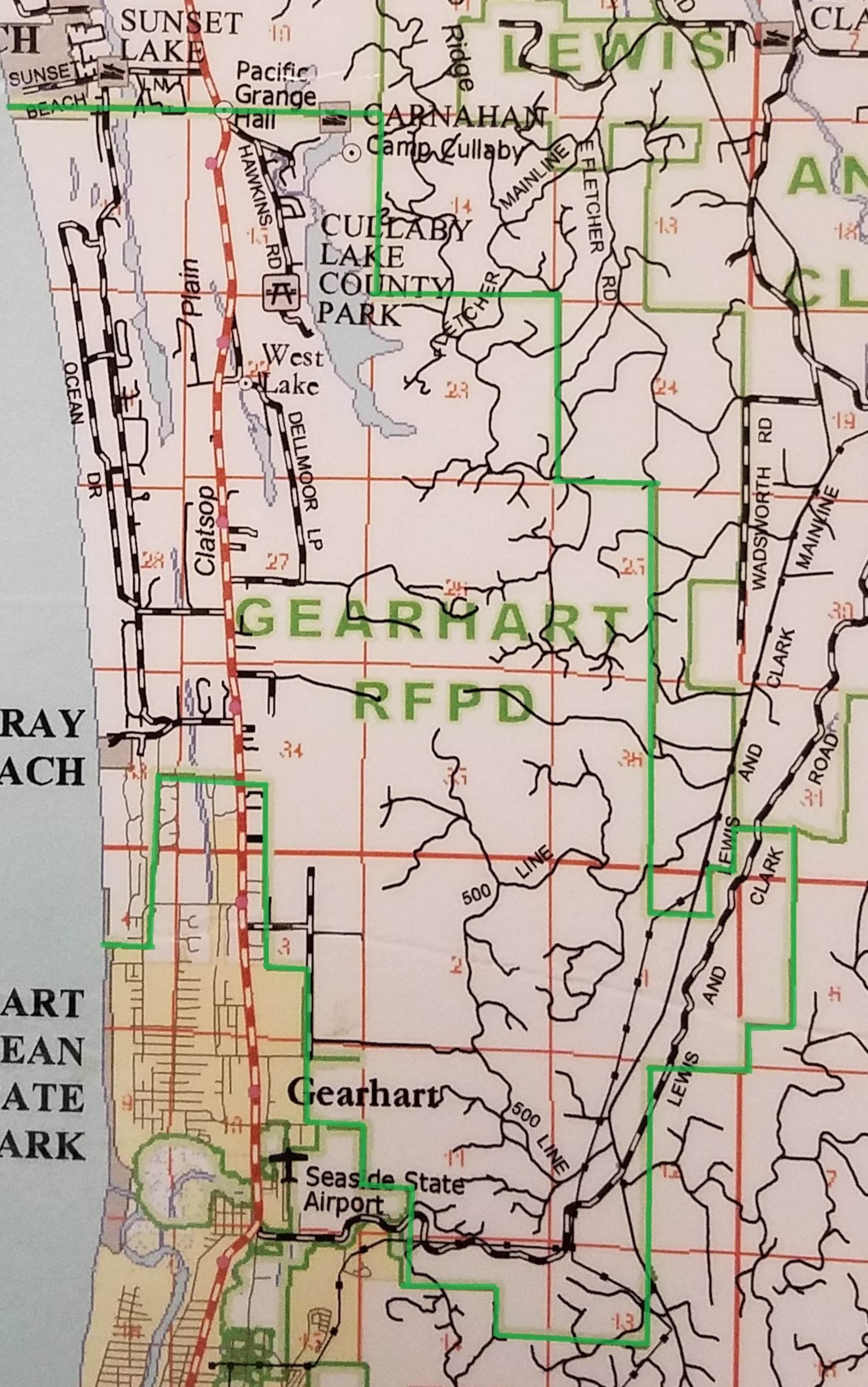
DEL RAY
BEACH

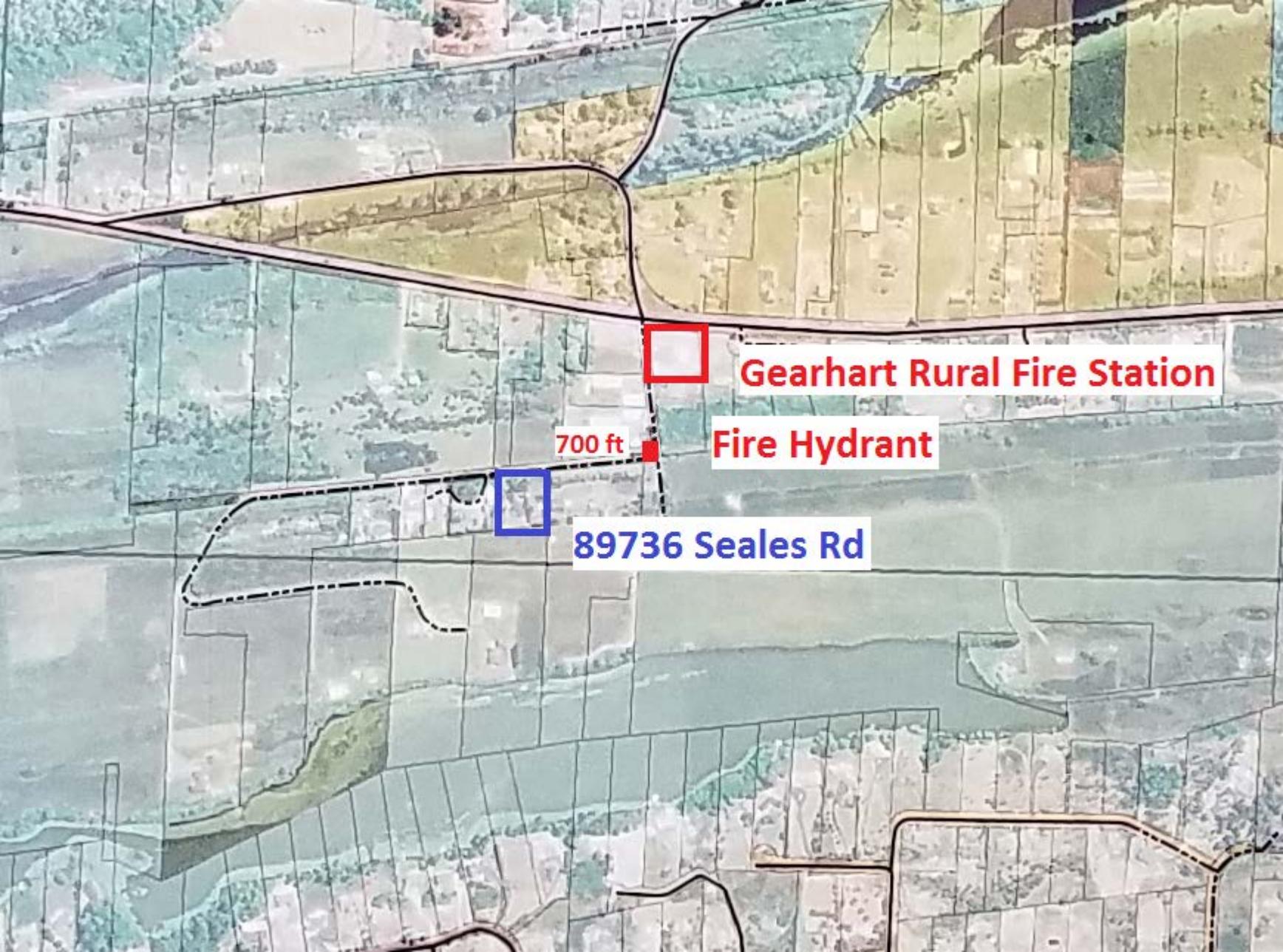
GEARHART
RFPD

GEARHART
OCEAN
STATE
PARK

Gearhart

Seaside State
Airport





Gearhart Rural Fire Station

Fire Hydrant

700 ft

89736 Seales Rd







