



COMMUNITY DEVELOPMENT

BUILDING CODES | CODE COMPLIANCE | LAND USE PLANNING



FY 2022-23 WORK PLAN AND FY 2021-22 ANNUAL REPORT

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INTRODUCTION

Mission Statement

Community Development is dedicated to the sustainable high-quality development of Clatsop County through job creation and retention; public and private partnerships; and safe, sanitary and affordable housing stock.

Purpose

The FY 2022-23 Work Plan and the FY 2021-22 Annual Report highlight the department's accomplishments, goals and objectives and are developed to:

- Assist with implementation of the Board of County Commissioners strategic plan action items;
- Report on achievements and performance;
- Effectively and efficiently manage organizational assets, capabilities and finances;
- Identify budgetary, space, and personnel needs and other anticipated issues affecting operations in the upcoming fiscal year;
- Enhance the County as a safe, sustainable and highly desirable place to live, work, learn, recreation, visit and more; and
- Address changes in state law.

FY 2021-22 REVIEW

FY 2021-22 saw a continuation of the trends, opportunities and challenges experienced in FY 2020-21. Permitting and construction activity remained strong, experiencing higher levels than before the onset of the COVID-19 pandemic.

FY 2021-22 did see an increase in appeals to land use decisions with one case still pending a decision from the state's Land Use Board of Appeals (LUBA). This increased contention and controversial attitude towards land use planning also expanded to the regulation and placement of short-term rental units and to the comprehensive plan update. This trend of challenging land use decisions is expected to continue through FY 2022-23, which has resulted in budget requests to increase funding for legal services.

The addition of one FTE to land use planning staff in FY 2021-22 has allowed staff to maintain levels of service while completing work on the comprehensive plan and short-term rental ordinance revisions. Work on these two projects is expected to be completed in July 2022 and April 2022, respectively. Once these projects are finalized, staff will be available to work on rising issues such as accessory dwelling units (ADUs) on rural lands, required code changes to address the requirements of FEMA's biological opinion related to floodplain development, and updates to the LAWDUC.

Increasing and maintaining public participation has also presented challenges during FY 2021-22. Despite increased advertising and press releases, attendance at meetings has generally been lower than before the pandemic. It is anticipated that the hiring of a Public Affairs Officer will assist staff in increasing public involvement, furthering the purpose of Statewide Planning Goal 1.

GET INVOLVED

**Clatsop County
Tsunami Evacuation
Facilities
Improvement Plan
(TEFIP)**

TAKE OUR CUSTOMER SATISFACTION SURVEY

The third and final public open house for the TEFIP will be held at 5PM, Tuesday, February 1. The public will have an opportunity to discuss recommended evacuation improvements, including trail connections, assembly areas and vertical evacuation structures. Public participation is critical to the success of this project and promotion of this event is highly encouraged. Information on the TEFIP project and the February 1st meeting link can be found at www.ClatsopTEFIP.org.

What is a TEFIP?
When completed, the Clatsop County Tsunami Evacuation Facility Improvement Plan (TEFIP) will be a plan for improving tsunami evacuation routes. This TEFIP will focus on routes that serve multiple purposes in addition to evacuation, such as walking or cycling trails.

What will the TEFIP do?

- Prioritize solutions that benefit the community every day, like investing in recreational trails that double as evacuation routes.
- Increase community resilience and emergency preparedness in Clatsop County.
- Facilitate easier evacuation in the event of a major earthquake and tsunami.
- Identify strategies to make best use of limited public resources.

For more information
Please contact **Gail Henrikson** at
Clatsop County Community Development.
Phone: **503-325-8611**
Email: ghenrikson@co.clatsop.or.us

The Tsunami Evacuation Facilities Improvement Plan process is expected to be completed in FY 2021-22

ELECTED AND APPOINTED OFFICIALS

BOARD OF COUNTY COMMISSIONERS

Mark Kujala, Chair, District 1

Lianne Thompson, Vice-Chair, District 5

John Toyooka, District 2

Pamela Wev, District 3

Courtney Bangs, District 4

COUNTY ADMINISTRATION

Don Bohn, County Manager | Monica Steele, Assistant County Manager

PLANNING COMMISSION

Nadia Gardner, Chair (Southwest Coastal Planning Area)

Chris Farrar, Vice-Chair (Incorporated Clatsop County)

John Orr (Incorporated Clatsop County)

Jason Kraushaar (Clatsop Plains Planning Area)

Cary Johnson (Northeast Planning Area)

Clarke W. Powers (Clatsop Plains Planning Area)

Lam Quang (Lewis and Clark Olney Wallooskee Planning Area)

BOARD OF COUNTY COMMISSIONERS

FY 2022-23 STRATEGIC PLAN OBJECTIVES

VISION

In a world of change and uncertainty, people trust Clatsop County to provide public facilities and services - effectively, efficiently, equitably, and in partnership with other public, non-profit, and private service providers - that are essential elements of a high quality of life, including economic prosperity, ecosystem integrity, health, safety, and social connection.

MISSION

The County will (1) clearly specify the broad services it believes community members want and are willing to support, and then (2) provide those services effectively, efficiently, within budget, fairly, and in partnership with other public, non-profit, and private sector service providers.

VALUES

Effectiveness & Efficiency | Engagement & Collaboration
Equity | Transparency & Accountability

Governance

County-wide Communication/Engagement Plan (Internal / External) | County Operations Sustainability Plan | Relationship to Other Entities (NACO, AOC, etc.) | Equity Plan for Access to Services | Youth Advisory Board | Charter Review Committee

Economic Development

Economic Development Study and Strategy Development (with CEDR, COL-PAC, CSAC, etc.) | Evaluation of Regulatory Barriers and Gaps | Economic Development Training for Board of Commissioners

Environmental Quality

Environmental Studies | AOC Water Needs Study | Proper Dumping of Septage | Climate Change (local impacts analysis)

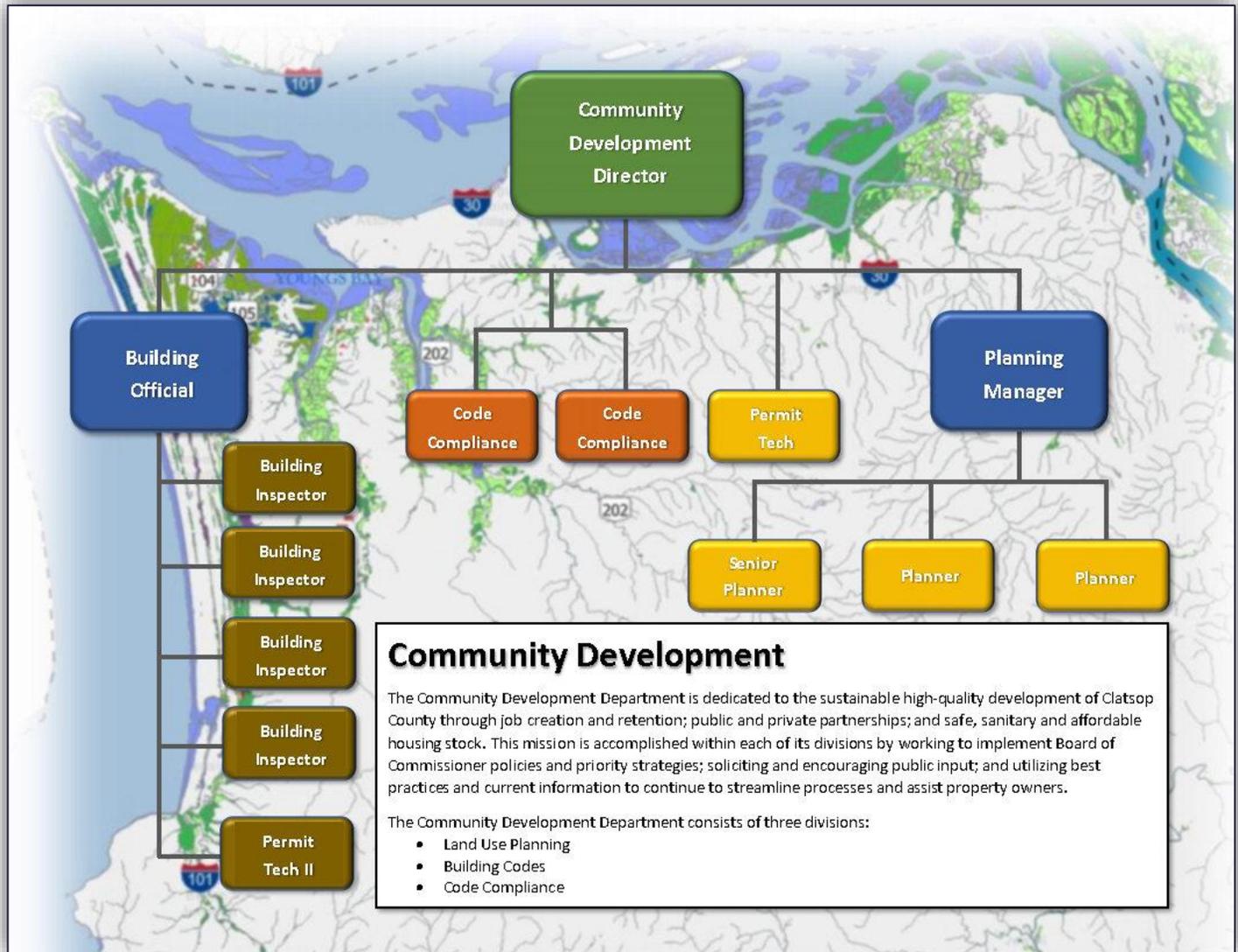
Infrastructure

Consolidated Emergency Communications | Broadband | Utilized County-Owned Land | Levees/Tide-gates | Mental Health Crisis Stabilization Infrastructure | Tsunami Overlay Zone | Veterans' Housing

Social Services

Homeless Initiatives/Actions (focus on transitional housing/day use and support County partners) | Child Care | Crisis Stabilization and Mental Health Services

DEPARTMENT ORGANIZATION



Development Activity*

FY 2020-21		FY 2021-22	
BUILDING CODES		YTD	GOAL
Plan Reviews	308	260	357
Permits Issued	2,026	1,786	2,150
Inspections	4,762	4,266	5,000
Accident-free Miles	-	5,000	38,000
FY 2020-21		FY 2021-22	
PLANNING		YTD	
Total Applications	643		582
Type I and IC	582		515
Type II and IIA	57		55
Type III and IV	4		12

	FY 2020-21	FY 2021-22	
CODE COMPLIANCE		YTD	GOAL
Cases Opened	83	58	90
Cases Closed	90	62	70

**As of June 1, 2022*

PERFORMANCE MANAGEMENT

Community Development's FY 2022-23 performance measures are designed to align the department's operations and work plan with the Board of Commissioners Strategic Plan focus areas and action items. Because past performance measures included in the budget have tended to focus on quantitative outputs, rather than qualitative outcomes, new performance measures were developed for code compliance and land use planning in FY 2021-22.

NEW PERFORMANCE MEASURES FOR FY 2022-23

Based upon additional consultation with Scott Lazenby of Portland State University, a new performance measure is proposed in FY 2022-23 that would track the number of incomplete applications received. Incomplete applications cause delay in processing for the applicants and require greater staff time to monitor. By reducing the number of incomplete applications, it is anticipated that permits will be issued more quickly and require less staff oversight.

All performance measures, as of June 1, 2022, are shown on the tables below.

Building Codes	Goal
Number of Inspections	5,000
Accident-free Miles Drive	38,000
Plan Reviews Completed	300
Permits Issued	2,000

Land Use Planning	Lower Limit	Target	Upper Limit	FY 21/22 Performance
Number of Incomplete Applications Received	25%	50%	75%	-
Application Completeness Review Completed in less than 30 Days	95%	100%	100%	82%
Notices of Decision Issued in Less Than 120 Days	85%	90%	95%	93%
Complete Type II Applications Within 90 Days from Issuance of Notice of Completeness:	70%	75%	80%	86%

Code Compliance	Lower Limit	Target	Upper Limit	FY 21/22 Performance
Cases Resolved Through Voluntary Compliance:	75%	85%	95%	100%
Cases Resolved Within 12 Months:	70%	75%	80%	75%
Cases Opened	80	90	95	58
Cases Closed	65	70	75	62

BUILDING CODES

Overview

The State delegates authority to counties under ORS 455.150. The County is responsible for enforcing Federal, State and local building regulations. The Building Codes Division is responsible for all construction activity regulated by statute in the unincorporated portions of Clatsop County and all regulated electrical installations in both unincorporated and incorporated areas. In addition, the State of Oregon Building Codes Division reversed previous direction to clarify the County Building Official is tasked with all Building Official responsibilities pertaining to the electrical program for the entire region including the incorporated areas. Fees are set through local ordinance to cover the cost of administering the program. All revenues collected by the Building Codes Division are set by statute as dedicated funds and can only be used to offset the cost of administering the program. The Building Codes Division is responsible for reviewing construction drawings, issuing permits, and conducting site inspections in accordance with state and local regulations. The Building Codes Division works closely with Land Use Planning, Public Works, Environmental Health, and local fire department agencies to ensure all requirements are met prior to the issuance of the permit, during construction and prior to the issuance of a certificate of Occupancy.

FY 2021-22 Accomplishments

The ongoing Covid-19 pandemic continued to cause disruptions to many areas of local enterprise. The needs of the building industry did not change, but the method of delivering services continued to require adjustments and flexibility. The Building Codes Division successfully provided essential services by implementing remote inspection protocols, electronic plan submittal and review, and ePermitting processes. The 2019 departmental decision to implement the Accela ePermitting program continues to be successful by assisting the building industry and supporting local enterprise consistent with our stated mission.

FY 2022-23 Work Plan

The Building Codes Division is projected to:

- Complete 5,000 individual inspections
- Drive 38,000 accident free miles
- Complete 300 plan reviews

- Issue 2,000 permits.

In addition, the Building Codes Division assists local jurisdictions upon request and subject to resource availability to provide mutual aid due to staff vacancies.

Staff Directory

David Kloss, Building Official

Laura Byrne, Permit Technician II

Bob Kyle, Casual Building Inspector

Matt Moore, Building Inspector I

Tim Samples, Building Inspector I

Ben Small, Building Inspector I

CODE COMPLIANCE

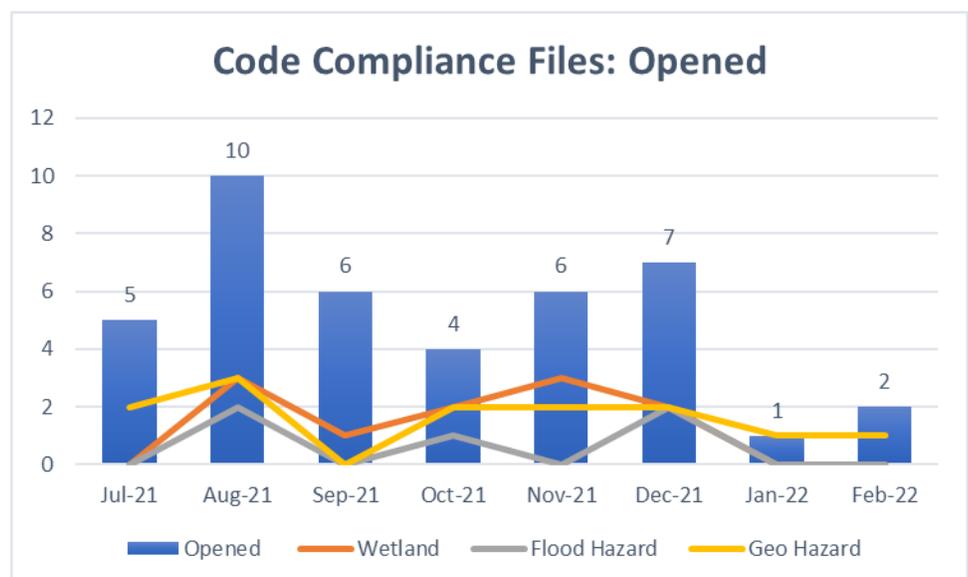
Overview

Code Compliance is tasked with investigating complaints of possible violations of County land use codes or the Clatsop County Code. The Code Compliance Specialists meet with residents to develop schedules to achieve thresholds designed to bring properties into compliance. The role of Code Compliance is to put a human face on the regulatory side of government and to create a sense of trust and cooperation. While fines are sometimes imposed, code enforcement is not viewed as a revenue source as the emphasis is on compliance, not punishment.

FY 2021-22 Accomplishments

- ✓ All code compliance staff completed certification training in the following: Property Maintenance and Housing Inspector; Zoning Inspector; Code Enforcement Officer
- ✓ Completed 61 additional hours of training related to de-escalation; Code Official Safety Specialist certification; and code compliance topics
- ✓ Completed FEMA ICS-700 and ICS-100 courses
- ✓ Closed 48 open violations
- ✓ Coordinated with community partners including, but not limited to, county departments, City of Seaside, Clatsop Community Action, ODOT, OPRD, OSP, DHS, DEQ, DSL, ODF, and Adult Protective Services
- ✓ Drafted an initial ordinance for enforcement of failed septic systems
- ✓ Prepared policies and procedures to implement the Solid Waste Abatement Program (SWAP)
- ✓ Completed ordinance revisions regarding noise, abatement, and use of the Hearings Officer
- ✓ Instituted door hanger program to more clearly

explain to property owners why they had been contacted by Code Compliance



FY 2022-23 Work Plan Projects



Door hanger asking for property owner's help to abate nuisances.

- ✓ Maintain ACE Certification for Code Compliance Specialists through the American Association of Code Enforcement
 - ✓ Expand the Solid Waste Abatement Program (SWAP) for unincorporated Clatsop County
 - ✓ Create policy for the use of Mobile Audio Video (MVA) by code compliance specialists
 - ✓ Continue to work with Environmental Health to enforce Operation and Maintenance Agreements (O&M Agreements) required for septic systems
 - ✓ Work with an interpreter to create code compliance leaflets and other printed matter in Spanish
 - ✓ Continue to review, close out and update old cases
 - ✓ Continue to work with County Counsel to update and revise code compliance tools in the Clatsop County Code
- ✓ Develop an abandoned / vacant property registration

- ✓ Develop Code Task Force comprised of staff from county departments to identify and develop coordinated plans for chronic nuisance properties and other issues

Future Trends and Issues

- ✓ Dumping of solid waste has become a significant issue on public and State lands. Code compliance staff will continue to present and implement tools that can help prevent or decrease the likelihood that solid waste from private properties will end up on public or State land. Derelict vehicles from private properties, especially RVs, are examples of some of the solid waste found on public and state lands. They pose a significant problem to the County because their value in scrap is less than the cost to have them removed. Derelict vehicles may leak fuel, oil or other fluids. Often, these vehicles are abandoned on or near environmentally-sensitive areas such as creeks and rivers. Leaking fluids can contaminate these waterways, impacting fish, wildlife and downstream residences that may rely on these surface waters for their drinking water supply.
- ✓ Failing septic systems continue to be an on-going problem. Failing septic systems pose environmental and health threats, which could be eliminated through repair or replacement of these aging systems. Many property owners or residents do not have

the funds necessary to repair or replace these systems. A request for information was sent by the Department of Environmental Quality asking for local needs for addressing problems related to failing and outdated septic systems. If funding becomes available code compliance staff can work with the Community Action Team, Environmental Health staff and property owners to repair or replace their failing septic system. The target audience are low-to moderate-income property owners within unincorporated Clatsop County.

- ✓ RV occupation also continues to represent a significant portion of the complaints received by Code Compliance staff. During the pandemic, staff has noted complaints of RV occupation, but has generally not pursued enforcement activities with regard to these cases. However, as the pandemic situation abates, direction will be required from the Board to determine how assertively Code Compliance follows up on these cases.

Staff Directory

Rob Ledgerwood, Code Compliance Specialist

Nancy Mendoza, Code Compliance Specialist



Derelict vehicles on private properties are becoming abandoned vehicles on public and State lands.

LAND USE PLANNING

Overview

Land Use Planning is responsible for long-term land use and current planning activities. Staff provides information to property owners, developers and realtors regarding land use regulations and process. The Division also provides floodplain management services as required by FEMA. The Division works closely with Building Codes, Code Compliance, the Planning Commission, Board of Commissioners, ad hoc committees, local organizations and districts, and various rural communities and unincorporated areas to guide the development of the county. Division staff works with these entities to implement the goals and policies outlined in the Comprehensive Plan. The Planning Manager supervise the work of the planning staff and works on the more complex land use applications and long-range planning projects.

FY 2021-22 Accomplishments

- ✓ Updated subdivision and partition regulations and road standards (Ordinance 21-05)
- ✓ Completed work on six community plans; plans now in legal review with County land use counsel
- ✓ Completed updates and Planning Commission review of Goals 1-6, 8, 11, 12; drafts now in legal review with County land use counsel
- ✓ Conducted a Goal 5 public workshop with CREST related to Goal 5 wetlands and riparian corridors
- ✓ Scheduled final review and adoption of the Tsunami Evacuation Facilities Improvement Plan (TEFIP) with the Board of Commissioners
- ✓ Continued to work with the Department of Land Conservation and Development to have County zoning regulations reviewed as part of a Daycare Audit to identify areas where county codes are out of sync of state statutes regarding home daycare facilities
- ✓ Completed Phase 1 of the Clatsop Plains Elk Collaborative, resulting in the final signing of the Declaration of Cooperation by the Chair of the Board
- ✓ Conducted 5 public town hall meetings related to short-term rentals
- ✓ Instituted and implemented an orientation and training process in conjunction with County Counsel for Planning Commission members

- ✓ Processed three land use decision appeals for Board consideration; one case is still pending final review and a decision from the State Land Use Board of Appeals (LUBA)
- ✓ Increased advertising for citizen advisory committee and planning commission meetings
- ✓ Participated in fire awareness education meetings with Oregon State University and County staff
- ✓ Participated in “Leave No Trace” tourism discussions with Astoria-Warrenton Chamber, North Coast Tourism, and County staff
- ✓ Began process of public discussion with the Planning Commission regarding zoning code changes in response to SB 391, which would allow accessory dwelling units on rural lands. Board discussion scheduled for a work session on April 20, 2022.
- ✓ Prepared updates to the LAWDUC in response to state legislation adopted between 2018-2022; amendments to be reviewed by the Planning Commission on May 10, 2022.
- ✓ Continued to update and expand information on the Land Use Planning webpages to increase transparency on process and projects
- ✓ Prepared an annual Land Use Planning newsletter containing information regarding permitting statistics and ongoing and future projects; anticipated mailing date is May 2022.
- ✓ As of January 31, 2022, processed the following permit types and quantities:

Permit Type	Number
Type 1	226
Type 1C	129
Type II	34
Type IIA	2
Type III	0
Type IV	12
TOTAL	403

- ✓ Worked with County Manager staff to develop Twitter and Instagram accounts, adding to the Division’s social media presence already established on Facebook

FY 2022-23 Work Plan Projects



LAND USE PLANNING

FY 2022-23 WORK PLAN

**TASK
#1**

COMPREHENSIVE PLAN UPDATE

SUBTASKS	REQUIRED RESOURCES	PARTNERS
A. Goals 1-14, Goal 19 and community plans to be adopted in July-August 2022	3.00 FTE	Public Board of Commissioners County Manager County Counsel County Land Use Counsel Planning Commission Oregon's Kitchen Table
B. Prepare revisions based upon final DLCD and land use legal review, if needed	3.00 FTE	Board of Commissioners DLCD Staff
C. Draft an RFP for environmental consultant services to update the Estuary Management Plan and develop recommendations to update Goals 16, 17 and 18	0.25 FTE \$150,000 (FY 22/23)	Public Board of Commissioners Environmental Consultants Staff
D. Continue to work with Board to review and revise public participation process and schedule as needed	0.02 FTE	Public Board of Commissioners Planning Commission Oregon's Kitchen Table Staff
E. Provide monthly updates to the Board of Commissioners	0.02 FTE	Board of Commissioners Staff
F. Work with land use counsel to complete review of updated goals and community plans	0.05 FTE \$10,000 (FY 21/22)	Board of Commissioners County Counsel County Land Use Counsel



LAND USE PLANNING FY 2022-23 WORK PLAN

			Staff
	G. Partner with Oregon's Kitchen Table to develop and implement a public outreach program	0.05 FTE \$25,600 (FY 21/22)	Public Board of Commissioners Oregon's Kitchen Table Staff
	H. Develop criteria and procedures for the Board to use to formally recognize neighborhood and community organizations	0.01 FTE	Board Public County Counsel Staff
TASK #2	STRATEGIC PLAN FOCUS AREAS - GOVERNANCE		
	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Develop annual work program, to be approved by the Board of Commissioners, establishing priorities and focus areas for staff and the Planning Commission	0.05 FTE	Board of Commissioners Planning Commission Staff
	B. Continue to increase public outreach through the use of new and diverse media in order to attract new participants representing the demographic, economic, and social composition of the county.	0.20 FTE	Public Public Affairs Officer Staff
	C. Create quarterly newsletter to be mailed to all property owners providing updates on ongoing and future projects and to identify future trends and issues	0.15 FTE	Public Public Affairs Officer Staff
	D. Develop and implement a work plan for the state-mandated Committee for Citizen Involvement	0.20 FTE	Public Board of Commissioners



LAND USE PLANNING FY 2022-23 WORK PLAN

Planning Commission
Public Affairs Officer
Staff

**TASK
#3**

STRATEGIC PLAN FOCUS AREAS - ENVIRONMENTAL QUALITY

SUBTASKS	REQUIRED RESOURCES	PARTNERS
A. Identify for the Board what environmental studies may be required if information does not already exist at a state or federal level; assist in preparation of RFPs; assist with review of consultants' reports; draft code amendments if required (Related to Subtask 1C)	0.20 FTE	Public Board of Commissioners Planning Commission Environmental Consultant Staff
B. Participate as needed and monitor AOC Water Needs Study process	0.05 FTE	AOC Board of Commissioners Planning Commission Staff
C. Provide assistance to prepare Oregon DEQ grant application for ARPA funding to upgrade failing septic systems	0.05 FTE	Board of Commissioners Oregon DEQ Craft3 Staff
D. Provide assistance as needed for any climate change local impact analyses	0.05 FTE	Board of Commissioners Consultants OCCRI Staff

**TASK
#4**

STRATEGIC PLAN FOCUS AREAS - INFRASTRUCTURE



LAND USE PLANNING FY 2022-23 WORK PLAN

TASK #5	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Provide assistance to Emergency Management staff as needed with regard to FEMA hazard mitigation grant application preparation	0.10 FTE	Board of Commissioners Emergency Management Affected Stakeholders FEMA Staff
	B. Initiate process to obtain public input to identify concerns and determine level of support for adoption of a Tsunami Overlay Zone; draft code amendments if needed	0.50 FTE \$5,000 (FY 22/23)	Public Affected Stakeholders Board of Commissioners Planning Commission Emergency Management DLCD Staff
	C. Continue to obtain public input and prepare draft code amendments to allow Accessory Dwelling Units (ADUs) on rural lands	0.15 FTE \$3,000 (FY 22/23)	Public Board of Commissioners Planning Commission Staff
	D. Identify barriers to affordable and workforce housing within Clatsop County codes; identify a variety of housing options that would be appropriate within unincorporated Clatsop County	0.15 FTE	Public Contractors Board of Commissioners Planning Commission Staff
TASK #5	STRATEGIC PLAN FOCUS AREAS - SOCIAL SERVICES		
TASK #5	SUBTASKS	REQUIRED RESOURCES	PARTNERS
	A. Continue to work with DLCD to conduct an audit of County zoning codes to identify areas where the County's regulations	0.05 FTE	DLCD Public



LAND USE PLANNING FY 2022-23 WORK PLAN

may be out of sync with state regulations regarding home daycare facilities; prepare code amendments recommended by DLCD

Board of Commissioners
Planning Commission
Staff

TASK #6

STRATEGIC PLAN FOCUS AREAS - ECONOMIC DEVELOPMENT

SUBTASKS	REQUIRED RESOURCES	PARTNERS
A. Initiate process to review local regulatory barriers to economic development; include evaluation of opportunities to reduce the cost of development	0.15 FTE	Public Affected Stakeholders Board of Commissioners Planning Commission Staff
B. Review and update County's geologic hazard overlay development process and requirements	0.05 FTE	Public Affected Stakeholders Board of Commissioners Planning Commission DOGAMI Staff

TASK #7

LEGISLATED MANDATES

SUBTASKS	REQUIRED RESOURCES	PARTNERS
A. Continue to meet all regulatory requirements and process applications according to 150-day timeframe mandated by ORS	4.50 FTE	Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

B. Update the *Land and Water Development and Use Code* to incorporate any applicable legislative changes made during the 2022 legislative session

0.15 FTE

Public
Board of Commissioners
Planning Commission
Staff

TASK #8

PROCESS IMPROVEMENT AND STREAMLINING

SUBTASKS

REQUIRED RESOURCES

PARTNERS

A. Review and revise Community Development Website to ensure information is relevant, clear, and accurate. Include information that makes the development and permitting process easy to understand for all users.

0.10 FTE

Public
Staff

B. Continue to utilize a formal orientation program for newly-appointed planning commissioners. Update Planning Commission training materials as needed.

0.01 FTE

County Counsel
Planning Commission
Staff

C. Continue to work with the Oregon Building Codes Division to implement updates to the Accela e-permitting system to clarify planning requirements.

0.01 FTE

Oregon BCD
Staff

TASK #9

SPECIAL PROJECTS

SUBTASKS

REQUIRED RESOURCES

PARTNERS

A. Begin discussions with the Board to determine preferred path to implement requirements of FEMA's Biological Opinion (BiOp); obtain public input

0.25 FTE

Public
Board of Commissioners
Planning Commission
FEMA



LAND USE PLANNING FY 2022-23 WORK PLAN

			DLCD Staff
B. Following DLCD acknowledgement of the comp plan updates, begin review of and updates to the LAWDUC	1.00 FTE		Public Board of Commissioners Planning Commission Staff
C. Continue to work with Oregon Solutions to implement the County's commitments from the Clatsop Plains Elk Collaborative Declaration of Cooperation	0.10 FTE		Public Board of Commissioners Oregon Solutions Planning Commission Staff
D. Digitize records pertaining to floating structures (float houses, duck shacks) and create electronic database	0.10 FTE		Staff
E. Continue review of the County's parking standards to ensure that require parking in consistent with industry standards and best practices	0.05 FTE		Public Board of Commissioners Planning Commission Staff
F. Evaluate and obtain public input regarding participation in FEMA's Community Rating System (CRS) program	0.01 FTE		Public Board of Commissioners Emergency Management Staff
G. Evaluate and obtain public input regarding becoming a Certified Local Government, to assist with historic preservation efforts	0.01 FTE		Public Board of Commissioners Staff
H. Provide assistance, as needed, to the North Coast Watershed Association as an in-kind OWEB grant match to complete an interactive web map of watersheds and partner activities	0.02 FTE		North Coast Watershed Assoc. Staff



LAND USE PLANNING FY 2022-23 WORK PLAN

I. Recreate permitted and conditional use tables in LAWDUC

0.05 FTE

Public
Board of Commissioners
Planning Commission
Staff

TOTAL STAFF REQUIRED

14.86 FTE

TOTAL NEW EXPENDITURES REQUIRED

\$193,600

BCD: Oregon Building Codes Division

DEQ: Department of Environmental Quality

DLCD: Department of Land Conservation and Development

DOGAMI: Department of Geology and Mineral Industries

OCCRI: Oregon Climate Change Research Institute

Future Trends and Issues

- Housing continues to remain a vital issue. In 2021, the Oregon Legislature adopted SB 391, which would allow local governments to permit accessory dwelling units (ADUs) on rural lands. SB 391 is closely linked to SB 762 which establishes requirements for construction standards in the wildland-urban interface. State agencies are currently in the process of mapping the wildfire risk areas. Once that mapping has been completed (expected July 2022), local governments will be able to amend their local codes to allow ADUs in rural areas. Staff has started an initial discussion process with the Planning Commission and will be presenting additional information to the Board in April 2022.
- Despite the ongoing coronavirus pandemic, the number of permits processed by Land Use Planning staff continues at a slightly elevated level compared to previous years. Because of many variables outside of the control of Clatsop County, it is unknown how long this level of activity can be sustained.
- Staff continues to see high levels of community concern regarding new development in Southwest Coastal Planning Area. Addressing those concerns requires additional staff time that is then reallocated from application review. If this level of public demand from this geographic area is sustained over the next fiscal year, it will likely require the addition of an additional planner and/or permit technician in order to support the level of service expected by taxpayers in this area of the County.
- Training is needed for an additional staff person to become a Certified Floodplain Manager. A previous staff person who had been certified left employment with the County in October 2020. During the coronavirus pandemic, training and testing, which have always been in-person, have not been offered. Having an additional certified floodplain manager on staff will assist with better workload management and help to ensure that permits are processed as quickly as possible.

Staff Directory

Gail Henrikson, Community Development Director
Julia Decker, Planning Manager
Ian Sisson, Senior Planner
David Cook, Planner
Jason Pollack, Planner
Clancie Adams, Permit Technician