

# Vacant lot: 'There are a lot of restrictions on that property'

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After consulting with the county assessor, Bruce brought the issue to the county Board of Commissioners' attention at a meeting earlier this month. County Counsel Heather Reynolds said at the meeting the assessor could have the authority to review the assessment based on new information.

"Since the city recently made a determination that there was nothing that could be done on that property, that would be a basis for requesting the assessor's office to do a review," Reynolds said.

County Manager Cameron Moore contacted Clatsop Community Action on Monday to encourage the organization to request a review of the property from

the county assessor. He also mentioned the city could help in the process by submitting testimony that the lot is restricted in how it could be used.

"If someone comes and there are factors to believe the property value has changed dramatically, we'll take a look at it," Moore said. "There are a lot of restrictions on that property."

Bruce said Clatsop Community Action will file the necessary paperwork through the county today. The review could last anywhere from two weeks to two months. In the meantime, a small number of advertising signs are all that occupy the land.

"I'll still continue to try to find a home for that property," Bruce said, "but I would ask that we at least have that property reassessed."



Brenna Visser/The Daily Astorian

Patrick Nofield and Eliza Davis look at Lisa Nofield's submission at the 12 Days of Earth Day potluck.

# Artwork: April 1 cleanup removed 56,000 pounds of litter

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"I remember Steve telling me about the garbage patch in the ocean, where all the trash accumulates," Nofield said. "Now wherever I walk I pick up trash."

Her piece, which was about 2 feet by 2 feet, was constructed out of just one week's worth of beachcombing. Whole flip-flops, water bottles, plastic netting and more were affixed to a frame with the words "Pick up trash" written on the bottom.

On April 1, a cleanup event that spread across the Oregon Coast in 45 locations from Fort Stevens to Brookings, resulted in the removal of 56,000 pounds of litter in just one day.

"I hope that whoever sees this will be inspired to pick up their garbage," she said. "Even if it's one piece at a time."

Debra Carnes won the Steve McLeod award for her basket woven entirely with plastic rope, but was not present at the event.

# Fine: Butane hash oil production was unregulated and underground for years

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Jonathan Modie, a health authority spokesman, said the agency is waiting for the Astoria fire marshal investigation before it can determine whether any rules were broken. Astoria Fire Chief Ted Ames said the fire investigation was finished months ago, but the report hasn't been released because it is part of an ongoing criminal investigation into the blast.

## Three others

The fine, issued last week, represents the latest workplace safety-related sanction imposed by the state on a legal cannabis business.

Three others have been cited for violations ranging from failing to provide workers with state-mandated pesticide handler training and protective gear to failing to have emergency eye wash stations near areas where workers handle hazardous materials. The state imposed a total of \$1,020 fines on those businesses.

In the case of Higher Level Concentrates, OSHA records show employees used an "open loop" system to manufacture hash oil. Those sys-



Danny Miller/The Daily Astorian

Fire and police responded to a blaze at inside marijuana extraction company Higher Level Concentrates on the corner of Industry and Portway streets in Astoria in October.

tems are considered extremely dangerous because butane can quickly fill a space and a spark from something as ordinary as a pilot light can ignite a fireball.

According to the state's report, fire officials found between 200 to 300 punctured canisters of butane, a highly explosive gas, at the scene of the blast.

Jason Magley, a construction worker in the building when it exploded, filed a lawsuit earlier this year, alleging the company failed to keep butane from filling the room. His suit alleges that West handled butane while Oei dabbed, a technique used to consume cannabis oil.

According to a description of the explosion in OSHA's

report, dabbing sparked the blast.

For years, butane hash oil production was unregulated and underground, carried out by home producers who often misunderstood or underestimated the risks. The gas, a cheap and flammable solvent, is used to extract tetrahydrocannabinol, or THC, from marijuana flowers and leaves.

# Seaside: 2.5 acres of the property is buildable

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McDonald, along with other residents, said the proposed change could lead to greater traffic woes and overburdened septic systems. The project could also fail to meet the need for affordable homes for the labor force.

"This is a huge project," Seaside resident Dawn Miller said. "I'm not against change, but this is a little bit too much,"

## Five buildings

The 3.75-acre property, of which 2.5 acres is buildable, is located between North Wahanna Road and the wetlands along Stanley Lake. The property is bounded to the north by the North Coast Family Fellowship and to the south by a single-family home.

Owner James Folk seeks to create two parcels — one west of North Wahanna Road and the other east of the road. Upon completion of the zone change, Folk's Sierra Partners IV intends to construct an apartment complex consisting of five buildings, each containing eight units, with a total of 40 one- to three-bedroom units.

At a February Planning Commission meeting, Folk said units would rent for between \$800 and \$1,300 a month.

Folk said he anticipates a total of 104 residents could live in the five-building complex.

Monday, Donna Lyons of Warrenton expressed concerns about congestion, traffic and affordability.

"Forty units on less than 2 acres is ridiculous," she said. "Wahanna Road is an

extremely busy road."

Lyons said those earning minimum wage would be unlikely to afford the rents asked.

Like other opponents of the plan, Lyons urged a lower density zoning designation for the property.

"The traffic is a big concern now," neighboring property owner Billie Winsor said. "It doesn't work for me."

## Rents questioned

Lyons, Winsor and others said the proposed rents were still too high for those earning minimum wage or slightly above, and would fail to address the city's housing needs.

Jennifer Bunch of Astoria's Wickiup Consulting responded on behalf of the owner. "We've heard a lot of legitimate con-

cerns, but those concerns are not addressing specific criteria relevant to the zone change," Bunch said.

Sewers would be improved prior to construction, Bunch said, and public facilities would be installed at the owner's expense. The proposed development would have no greater impact on traffic than a conditional use under the current zoning designation.

A lower zoning density proposal would likely be unprofitable for the owner, she added.

City councilors tabled the discussion until the council's May 8 meeting.

If the zone change is granted, the land would then be annexed into the city for police, fire and water. The annexation would also need City Council approval.

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**AB6238 NOTICE OF BUDGET COMMITTEE MEETING**

A public meeting of the Budget Committee of the Knappa School District 4, Clatsop County, State of Oregon, to discuss the budget for the fiscal year July 1, 2017 to June 30, 2018, will be held at Knappa High School, Astoria, Oregon. The meeting will take place on Monday, the 1st of May 2017 at 6:00pm.

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**AB6240 NOTICE OF BUDGET COMMITTEE MEETING**

The CLATSOP COUNTY BUDGET COMMITTEE will hold a public meeting on Tuesday, May 9, 2017 at 9:00 a.m. at the Judge Guy Boyington Building, 857 Commercial, Astoria, Oregon. The purpose of the meeting is to receive the budget message and documents of Clatsop County for the fiscal year July 1, 2017 to June 30, 2018, to review and deliberate on the proposed budget and to provide members of the public with an opportunity to ask questions about or comment on the proposed programs and budget. The meeting is scheduled to continue on Wednesday, May 10, 2017 beginning at 5:00 p.m., and if necessary Thursday, May 11, 2017 beginning at 9:00 a.m. The meeting dates and times are also posted on the County website at <http://www.co.clatsop.or.us>. A copy of the budget document may be inspected or obtained after May 1, 2017 at the Budget & Finance office, 800 Exchange, Suite 310, Astoria, Oregon, between the hours of 8:00 a.m. and 5:00 p.m. weekdays, at any of the four public libraries located in Clatsop County, or online at <http://www.co.clatsop.or.us>.

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Monica Steele, Budget & Finance Director CLATSOP COUNTY, OREGON

**Published: April 25th and May 2nd, 2017**

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**AB6241 PUBLIC MEETING NOTICE "Where Community and Nature Come Together" at the Willapa National Wildlife Refuge in Long Beach Washington**

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• Create a modern accessible refuge center  
• Inspire education both indoors and outdoors  
• Expand trail connections and systems  
• Showcase the refuge's uniqueness  
• Create community space  
• Address essential emergency needs earthquake/tsunami assembly area

Please join us for the second of three community meetings to provide input on the new Natural Resource Center.

**Who:** Those interested in contributing your ideas  
**When:** Wednesday, May 17, 2017 5:00 – 7:00 p.m.  
**Where:** Pacific Coast Cranberry Museum 2907 Pioneer Rd. Long Beach, WA 98631

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