

SCHOOL OF FORESTRY
OREGON STATE COLLEGE
CORVALLIS, OREGON

LAND USE PLANNING IN CLATSOP
COUNTY, OREGON

By

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PART I.

THE COUNTY AND ITS PRESENT STATUS

HISTORY

Clatsop County was named after the Clatsop Indian Nation who prior to the white man, dominated this section of the Pacific Northwest. The white man first settled in this county in 1811, when John Jacob Astor founded Fort Astoria. Astoria was for a few years the fur center of the northwest, but gave way to Vancouver when the Hudson Bay Company became dominant in the fur industry.

Very little if any major activities took place for a number of years. In 1844, the present Clatsop County was established. The population at that time was about 200 whites.

The logging and lumber industry gradually built up, first from necessity and later on an industrial basis. The ease in which the logging could be carried out and the fine quality of the material has made Clatsop County the leading county in the production of lumber in Oregon.

The second major important industry received its start in 1866 when the first salmon cannery was established at Astoria. Since that time, this industry has built up with Astoria as the center until now with an annual worth of \$7,000,000.

The agricultural industry has never reached a place of any great importance. In the early days, necessity demanded

that the people grow crops to supply their own needs. At the present time, the local demand which creates a rather small market is the regulator of agricultural production.

LOCATION AND DESCRIPTION

Clatsop County is located in the extreme northwest corner of the State of Oregon. Water forms the boundary on two sides, the Columbia River on the north and the Pacific Ocean on the west. The county is approximately 30 miles square, and has a land area of 525,475 acres. The Coast Range extends from north to south, and characteristic of most of the area along this range, the topography is very broken. Differences in elevation are not extreme, but occur with great frequency and abruptness. The highest point is Saddle Mountain with an elevation of 3,266 feet. There are two general drainages, one to the northwest and one to the southwest. The northwest is the larger, providing drainage for approximately two-thirds of the land area of the county into the Columbia River, while the others flow directly into the Pacific Ocean.

There is a very moderate climatic change throughout the county. In the interior section, there is a greater range in seasonal temperatures and less rainfall than in the coastal section. A small portion of the county is high enough to receive a considerable part of its precipitation in the form of snow. The average annual rainfall ranges from about 50 inches in the interior to about 95 inches along the coast.

Most of the precipitation falls during the winter months, however, there is occasional foggy weather and periods of light rains during the summer months. The temperature range throughout the county is fairly uniform. Rarely does the temperature go above 85 degrees during the summer or below 20 degrees above during the winter months.

Transportation facilities are good, being furnished by water, rail and highway. Railroad service is provided by a branch line of the Spokane, Portland and Seattle Railroad that follows the Columbia River and Coastline to Seaside. A main state highway traverses the northern part of the county along the Columbia River and another along the western side following the coast. A well developed county road system traverses the county and is supplemented by forest roads that were constructed under the supervision of the State Forester's office. At the present time a new outlet for the southern section of the county is being constructed. This road will give shorter connections to Portland and the Willamette Valley. Port facilities capable of accommodating ships of large tonnage are located at Astoria and other ports along the Columbia River.

The report of the Bureau of Census of 1930 gave the population of Clatsop County as 21,124. Astoria, the largest city and the county seat, had 10,249 inhabitants, and Seaside, the second largest city, had 1,565 inhabitants. The remainder of the people live in several small villages

of less than a thousand inhabitants, on farms, or in logging camps.

PRESENT LAND USE AREAS

Agriculture :

Present agriculture lands comprise approximately ten percent of the total land area of the county. Of this ten percent, only two-thirds is considered as tillable, the remainder being brush and grass lands. Most agricultural developments are confined to the narrow river valleys and small alluvial benches along the Columbia River and near the mouths of the Youngs River and Lewis and Clark River.

Farming is intensively carried out, there being 857 farms, each having an average of 61.7 acres. Dairying is the most important type of farming, however, root crops and peas are grown to some extent especially where the soil is high in potash and nitrogen content.

Grazing:

The grazing areas of the county have always been very small. The largest areas of grazing lands have been in conjunction with the dairying industry. Very little stock have been grown for any other purpose than for dairying, the raising of beef cattle has been practically negligible.

Forest:

Clatsop County's forest lands amount to 475,375 acres. (8) This represents approximately 90 percent of

the total land area of the county. Forest land includes all land that is now growing timber or land that has grown timber and has not been converted into farm land. Also included within the forest area are several small areas of unproductive lands such as rocky outcrops.

The forest area of the county can be classified into three general types:

1. Merchantable timber land--containing merchantable timber 20 inches and over D.B.H.

In 1937, there were 155,000 acres in this classification. This represents 32 percent of the total forest land area of the county.

<u>Dominant species</u>	<u>Acreage</u>
Douglas Fir	50,000
Western Hemlock	80,000
Sitka Spruce	17,000
Balsam Firs	7,000
Western Red Cedar	1,500

2. Immature timber types--containing unmerchantable timber (second growth) in fully stocked stands. One half of this type is found in trees above six inches DBH, while the remaining one-half is below six inches in size. Included within this type are 171,500 acres, the greatest portion being in the northern part of the county. Seventy-nine percent of this type had been originally deforested from logging while the remaining 21 percent resulted from fire devastation.

<u>Dominant species</u>	<u>Acreage</u>
Western Hemlock	103,500
Douglas Fir	61,500
Sitka Spruce	6,500

3. Deforested areas--includes all forest land on which there is no present stocking. The deforested areas can be divided into two groups. The first group containing all lands that have not restocked prior to 1930, and the other the lands that have been either clear cut or burned over since 1930. In the first group are found 79,000 acres, while in the second there are 70,000 acres.

AREA OF FOREST LAND BY SITE QUALITY (8)

Site Classification		Area in percentage of			
Type	Site Quality Classes	Area in: Acres	Commercial: Coniferous : Land	Total: Forest: : Land	Total: Area
	I.	17,180	3.7	3.6	3.3
Commercial	Douglas Fir	II. 288,597	61.7	60.3	54.9
Coniferous	Hemlock	III. 151,597	32.4	31.7	28.8
	Sitka spruce	IV. 7,361	1.6	1.5	1.4
	V.	2,852	0.6	0.6	0.5
Total commercial coniferous		467,580	100.0		
Lodgepole		105			
Non-commercial and Rocky		860		0.2	0.2
Hardwoods		9,830		2.1	1.9
Total other than commercial		10,795			
All forest type		478,375		100.0	
Non-forest type		47,100			9.0
Grand total		525,475			100.0

ECONOMIC IMPORTANCE OF THE INDUSTRIES IN THE COUNTY

The industries of Clatsop County in order of importance are: lumbering, fishing and agriculture. The fishing industry is of relatively small importance in the consideration of land planning, however, the place that it plays in economic importance of the county is very great.

Employment data for 1934 (7)

Industry	Number persons employed	Percentage of County's working population
Lumbering		
Logging	1454	14.5
Milling	841	8.4
Fishing	1060	10.6
Agriculture	884	8.8

The above data, although being for one specific year, are representative of the employment situation in Clatsop County over a period of years. The lumbering industry has always lead in the number of workers, and this number has decreased but little during the depression years following the peak year of 1929.

Taxation must be considered in determining the importance of any industry in a county. The assessment value of the forest land in Clatsop County has averaged nearly one-half of the total assessment value of all taxable property. For the year 1936, the assessment rolls carried the forest land as being valued at \$5,053,845 with the total county assessment valuation being but \$13,889,892. However, there

were but 188,743.9 acres included in the assessemtn rolls as forest land. The number of acres of forest land on the tax rolls has steadily decreased, with a corresponding decrease in the value due to the most valuable timber being removed. Regardless of this physical depletion of the forest wealth, the forest land has continued to pay one-half of the taxes of the county.

The acreage of farm or agriculture property in the county has shown a small but steadily increase over a period of years. However, the agricultural land is still paying the same approximate portion of the county's taxes that it always has. This same condition is also true of the other taxable properties in the county.

The fishing industry although ranking second in employment falls completely to the rear in standing its share of the costs of the county government. The fishing grounds are on the tax free waters of the Columbia River and the Pacific Ocean.

MAJOR PROBLEMS CONFRONTING THE COUNTY

Depletion of the natural resources

At the beginning of the twentieth century, Clatsop County was one of the richest timbered sections of the Pacific Northwest. The value of this timber and the ease with which it could be harvested has resulted in a rapid depletion of the virgin timber stands. The major present problem is not how to stop the depletion of the timber crop,

as this has gone practically too far, but what to do to remedy the situation that has been caused by the depletion.

The rapidity of depletion is shown by observing the assessment rolls. (1)

Year	Assessment Value
1924	\$ 17,338,790
1935	5,680,490

The cause of this depletion of the forest crop is due to a number of reasons. As stated above, the great value of the timber and the ease in which it could be harvested has played a great part. Originally, the timber owners did not purchase the land with the intention of using it to grow crops. Their purpose in acquiring this land was for its present stocking of timber. The timber owners of Clatsop County have been carrying out the long established custom among the timber of owners of the United States. That custom has been to cut the timber and then move on to a new region.

If the timber owner did desire to preserve his crop, he was confronted with several weighty problems. The costs of taxation had to be met; so every year that the timber remained standing, the costs against it mounted. This is also true of other costs such as protection from fire.

The great preponderance of the timber in the county was over mature. Therefore, there remained no chance for a greater yield by waiting a period of years, in fact, the decadence in the over mature stands was liable to reduce the yield. As long as the timber remained standing, there

also remained the constant risk that it would be destroyed by fire.

The type of timber and the condition of the stands adapted themselves to the clear cut method of logging. Therefore, all of the timber was removed in one operation without any consideration given to future crops.

CHANGE OF OWNERSHIP

The trend in land ownership in Clatsop County has been from private to public ownership. This trend has accelerated during the last ten years. The county acquired ownership of most of the land through tax foreclosures, however, some of the land owners have deeded their lands to the county.

Up to and including 1930, the county had acquired title to 38,136 acres of land through the process of tax foreclosure. During the past eight years, this figure has been greatly enlarged. The 1936 records of the county show that 50,929 city lots with a valuation of \$1,623,999 had been reverted to the county as well as 58,809 parcels of rural land with a valuation of \$1,251,244.

The most pronounced reason for the present trend in ownership is high taxes. No matter how weighty the taxation problem, there are several other motivating factors affecting the ownership trend. The unwillingness of the timber land owners to maintain ownership of their lands after the crop has been harvested is undoubtedly the principal reason for the change in forest ownership. The timber owners

originally acquired the land not for the land itself, but for the present crop of timber. As soon as the timber has been removed from the land, the land is forgotten until the county makes its tax foreclosure. This condition is found mostly in the southeastern part of the county where the land is of a poorer timber growing site.

The value of the land within the county is very high for timber growing, however, there is no guarantee that timber growing will be sound financially. Taxation, protection and other costs must be carried over such a long cutting cycle that the ultimate returns are very low.

TAXATION

Taxation, as well as being one of the more important factors involved in the liquidation of the timber crop, is a major problem facing the county. The costs of maintaining a government and its functions have been increasing with the expansion of modern times and conditions. Tax revenue derived through a property tax is the means by which funds are derived to operate the county government, provide for the school systems, and to construct and maintain roads. Clatsop county's property tax has also been required to stand the costs that were incurred in the establishment of a Port Dock system at Astoria.

Particularly noticeable has been the increased costs where the tax base has decreased. This has been the case in Clatsop county, where the tax base has dropped from

\$36,957,527 in 1924 to but \$13,889,892 in 1936. The assessment value of the timber lands in 1924 had a higher value than the total property assessments of 1936.

SOLUTIONS OF THE PROBLEM

1. Reforestation act of 1929.

In the middle 1920's the situation in the logged off lands of the state was becoming acute. The continued "cut-out and get-out" policy of the past years was showing its results in large acreages of deserted, unproductive forest lands. Public sentiment became aroused due primarily to the resultant tax complexities in the various counties. Investigating committees and other agencies made repeated recommendations, and so in 1929, the State Legislature passed the Reforestation Law of 1929.

This law, pertaining only to forest lands, had several objectives.

- a. To promote reforestation on the forest type lands not suitable for more profitable use.
- b. To encourage owners to retain ownership of forest growing land for future forest crops.
- c. To encourage natural reforestation on forest growing lands and hence through the creation of forest values to encourage the protection of these lands from forest fires as provided by state fire laws.

The Reforestation Law provided for the classifying of logged and burned over land either with or without young

growth as reforestation land. All land so classified must be clearly timber producing land. Taxes upon the land so classified are to be five cents per acre per year, plus a 12.5 percent yield tax upon the forest crop removed from the land.

In theory, the Reforestation Law appeared to be a progressive step forward as far as Clatsop County was concerned. However, when put into use, immediate dissention arose. The law failed to encourage the owners to retain ownership of their deforested timber lands. The tax return to the county from the five cent per acre tax levy was practically nil. The 12.5 percent yield tax would not bring in any revenue until a crop was grown and harvested from this land. This would require approximately 50 to 75 years.

Both of the above mentioned failures were quite pronounced in Clatsop County; so agitation was aroused against the law. The law had been in effect but two or three years before definite action was taken against it. The Clatsop County Land Use Committee made a recommendation that the constitutionality of the law be tested in court as it does not give agricultural land an equitable tax base.

LAND USE COMMITTEE

Clatsop county has been taking steps to try and remedy their present situation. One means of accomplishing this has been through the organization of a land use committee. The purpose of this committee is to recommend and advise in

the proper use of lands within the county. The land use committee is now composed of nine members--all of whom are farmers or persons directly associated with some phase of agriculture. The composition of this committee is unfair when it is considered that 90 percent of the total land area of the county is forest land. However, there are several considerations in the selection of a committee of this nature. The men composing this committee are permanent residents of the county; so they should have the general interest of the county at heart. It is doubtful if any members could be selected from the forest owners. The forest ownership is vested in companies and corporations who do not plan on maintaining title to their lands after they have harvested the present crop. Therefore, they have very little interest in the future welfare of the county. Very few, if any, of the forest owners reside within the county; so why should they trouble themselves to the extent of working on a committee dealing in land use for the betterment of that county?

This committee has made several recommendations, two of which are of considerable importance at present. One of the recommendations resulted in the experimental area for the seeding and grazing of cut-over lands. This experiment will be more fully covered in a later section. More or less as a follow up of the previous recommendations, the Land Use Committee made their first general recommendation regarding land classification during a meeting in December of 1938.

The recommendation was made to the county land classification committee, created by the 1937 legislature, that all land in the Nehalem Valley watershed in Clatsop County be classified for grazing and that the long time use of the land be permanently designated "primarily" for grazing lands.

As a follow up of the above recommendations, the State Tax Commission at a meeting in January 1939, reclassified 40,000 acres of land in the Nehalem Valley drainage of Clatsop County. By reclassification, this tract of land was removed from the yield tax basis as set up under the Reforestation Law of 1929 and placed back upon the ad valorem property tax base.

THE GRAZING EXPERIMENT

As previously mentioned, the February 1936 report of the Clatsop County Land Use Committee recommended the seeding and grazing of logged over land in the county. It was realized that insufficient knowledge of the proper methods and procedures were available; so it was also suggested that the County Court set aside an area of county owned logged off land and to secure the aid of the Oregon Agricultural Experiment Station in carrying out an experiment on the growing of forage grasses and on grazing. The long time or permanent objective was to be the basic consideration.

The County Court followed the suggestions and recommendations made by the committee. With the aid of the State

Forester's office and the Agriculture Experiment Station, a representative logged off area comprising 830 acres was selected. This plot of ground was leased to the Experiment Station. The entire area had been burned over on September 25, 1936. Part of the area had been recently logged, while the remainder was logged over in previous years.

Four mixtures of grasses were used in seeding the area. In October and November of 1936, these mixtures were planted each on 150 acres of land. From 10 to 12 pounds of seed were used per acre. Other mixtures and combinations were planted on 16 one acre plots each plot being fenced. The average cost of the seed was \$1.59 per acre and the cost of planting \$.40 per acre. The County Court furnished the seed, and the labor was furnished by the Civilian Conservation Corps of the State Forestry Service. Labor costs were based upon a wage rate of \$.40 per hour.

A good stand of grass resulted in 1937, about 75 per cent of the ground area seeded was covered with grass. The only unfavorable results were with the legumes which were winter killed. Most of the grasses produced seed and reseeded the ground so that in 1938, the grass coverage was greater than in the previous year.

The 1937 legislature of Oregon made an appropriation for the investigations and research to determine methods of establishing pasture grasses in the burned over and cut-over land areas in the coastal regions of Oregon. From this appropriation, the grazing experiment received \$5,000. This fund was used to build five miles of boundary fence as well

as four miles of cross fence and to fence the 16 individual one acre plots. Corrals and scales were constructed to aid in the experimental handling of livestock. Three winter shelters 20' x 40' were also constructed from cedar posts and shakes cut from the area.

In June 1937, 49 cows, 1 bull, and 9 calves purchased from eastern Oregon were placed on the area. After it was observed that this small herd was not sufficient to consume the rapidly growing grass, 38 head of yearling heifers from the coast country were obtained. The stock from eastern Oregon was unaccustomed to the new conditions and climate; so they did not develop as rapidly as the yearling heifers from the coast. The yearling heifers gained 148 pounds per animal as compared with 74 pounds for the imported stock.

In April 1938, a herd of 727 ewes with lambs and 50 head of cattle were placed upon the experimental area. The livestock grazed a total of 43,653 sheep days and 10,547 cow days. When sold on September first, the lambs averaged 68 pounds which was a gain of 44 pounds on the average. These results are lower than expected due to a fire that burned 300 acres of the experimental area on July 16th. The fire was started by falling embers from a large forest fire north of the area.

Several results or conclusions were derived from the experiment. It was found that good results were secured in the growing of a good sod forming grasses upon a logged-off area where a reasonable good burn of the slash had been

made. Range cows from eastern Oregon do not become readily adapted to the humid climate of the coast area, and are not desirable to be placed upon this type of grazing land. Grazing should be started early in the spring to keep at least part of the grass closely cropped as an aid in fire protection. Fencing is therefore required, so that some of the area can be left for seed. Also of importance was the statement that more information is necessary to fully qualify these statements.

However, whether more information was necessary or not, the above information was sufficient to cause the reclassifying of 40,000 acres of land. The experiment has shown and proven that grazing can be successfully carried out on the logged over lands within the county. With no degree of certainty can it be stated that grazing of this land will be economically or socially sound over a period of years or upon a permanent basis.

PART II.

RECOMMENDED PLANNING SYSTEM

OBJECTIVES OF PLANNING

Before attempting to carry out a land planning program, the aims and objectives of land planning must be understood. All forms of land planning have about the same ultimate objectives which may be summarized as follows:

1. To direct the use of lands.
2. To direct the settlement of lands.
3. To improve the general level of land returns.
4. To maintain a stabilized community.
5. To stabilize and equalize the tax base.
6. To increase the efficiency of county or government funds.
7. To maintain a standard of living comparable to other communities within migratory limits.

FACTORS TO USE IN LAND PLANNING

The factors used in land planning are usually divided into two main groups, physical and economic. However, another important group that must be given consideration is the social factors. Listed under physical control are climate, topography, and soils. The factors coming under economic controls are present land use, land ownership, community pattern, market for products, products and production, management practices for the various uses, and the costs of preparing land for grazing or farming. The social

group covers such items as standard of living, customs, religion, government functions, population, and recreational advantages.

Physical Factors

1. Climate--the adaptability of a plant growth to any locality is largely depended upon the climate. Temperature and precipitation are of major consideration, but all underlying factors of climate must be considered.
2. Topography--a large portion of the county is fairly rough and steep. Shallow rooted plants are unsuccessful upon these areas as they do not protect the soil against erosion. There is a line of markaton upon a slope basis between the various forms of land use.
3. Soil--different plants are associated with entirely different soil conditions. Forest growing soils are highly acid while agricultural soils are nearly neutral. A survey of Clatsop County's soils has been made by the United States Bureau of Soils, but the data has not as yet been compiled into a soils map of the county.

Economic Factors

1. Present land use--due consideration must be given the present use of the lands. An area that is at present growing timber cannot be immediately changed over to another use such as agricultural.

2. Land ownership--the ownership of the land makes a great difference in the classifying of lands for any particular use. Public lands can be easily transformed, but consideration must be given private owners. Ownership will regulate the speed with which cooperation may be expected in land use classification.
3. Community pattern--considers the distribution of the population throughout the county. Of principal importance is the distribution of the school children as it effects school costs, and secondly that in regards to county roads. Agricultural and grazing uses of land tends to cause a spread in the density of population, while the forest use tends to centralize the population.
4. Market for products--it is useless to produce anything unless there is a profitable means of marketing that which is produced. The size of the market, the distance to the market, and the costs of marketing must be analyzed for all possible products of the various land uses.
5. Products and production--a correlation must be made between the kind of products which are produced by each land use and the quantity of each in regard to fulfilling the ultimate goal.
6. Management practices for the various uses--the question must be answered, what practices are necessary to keep the lands in productivity? Sufficient information as to time and costs must be available.

7. The cost of preparing land for grazing or farming-- such costs may be determined from past practices or by conducting experiments similar to the Grazing and Seeding Experiment.

Social Factors

1. Standard of living--it is the primary objective of any land use plan to provide a suitable standard of living to any given community.
2. Customs--the customs of the people cannot be rashly changed. A logger will not readily adapt himself to the life of a shepherd.
3. Religion--Certain religious factions may have established rites or customs that may be against certain forms of land utilization.
4. Government functions--public improvements and such items must be based upon the principle of the greatest good to the greatest number at the least cost.
5. Recreational advantages--due consideration must be given the possibilities of recreational use both from a standpoint of economic and social value.

RECOMMENDED LAND USE AREAS

The rural lands of Clatsop County can generally be classified into one of the three classifications, namely, agricultural land, grazing land, or forest land.

1. Agricultural areas are those areas containing lands of which 50 percent is suitable for intensive cropping, and in which there is sufficient land to support 10 families. The specific characteristics

of agricultural land may be listed as:

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Topography level to gently rolling.

Soil alluvial, free from stones and with a depth of three feet or more and very productive

Drainage good, suited to forage or special crops

Capable of supporting an intensive type of farming such as dairying

Public facilities adequate

Accessible to markets and supplies

Assessed valuation generally higher than other types of land

Tax delinquency low

Capable of supporting one family to 40 acres.

2. Grazing areas are generally large broad areas within which the major part of the land is chiefly suited to grazing. The specific characteristics are:

Topography gently to strongly rolling

Soils which are yellowish brown to dark brown or black in color, normally slightly acid in reaction, of relatively fine texture, and which are at least 18 inches deep

Generally not adapted to cultivation except along isolated streams

Drainage generally adequate

Capable of supporting one-third to one sheep per acre for 12 months

Public facilities adequate but not as accessible as for agriculture areas

Assessed valuation low

Tax delinquency normal to subnormal

Capable of supporting one family on from 500 to 1000 acres

Containing no large tract of merchantable timber

3. Forest areas are all areas chiefly valuable for the growing of forests, either for the production of forest crops, for recreation, or as a protective cover to soil and water resources. These areas comprise all rural lands not included in the preceding classes. General characteristics:

Topography level to rough and mountainous

Soils residual and marine, usually acid in reaction and low in organic matter, often shaley and stony

Drainage usually excessive

Usually covered with extensive stands of merchantable timber

Public facilities inadequate or wholly lacking

Usually inaccessible to markets and supplies

Wide variations in assessed valuation

Delinquency usually subnormal

Generally capable of supporting good tree growth

APPLICATION OF LAND PLANNING

Upon a physical basis, nearly all of the agricultural land of the county is in agricultural use. There has not and probably will not be a clearly marked dividing line upon a physical basis between grazing and forest land. Those physical controls that have been previously stated should be given their due weight along with the other factors of land planning.

The economic and social factors are undoubtedly the most important factors to consider in present land planning.

The action that has been taken during the past several years has been based upon the immediate cures of the economic strife. The results of this have been to give greater consideration to the short-time view, rather than the long time views or permanent land use. In planning, the immediate need must be considered, but not to the extent of ruining the basic objectives of the planning work.

Probably the main reason for the short-time views has been with the agencies that have had charge of the land planning work. Too much power has been vested in the political officials of the county. The County Court which is composed of men untrained in the science and art of land planning have been responsible for such work. Any political official is more concerned with the present, and is out to make a noticeable reputation in order to maintain his office at the forthcoming election.

Land planning as important as it is, should be the work of men thoroughly trained in the art of land planning. A technically trained man will be best able to consider the cumulative benefits to be derived. Furthermore, he will not have to plan to get votes at the next election. Planning will be carried out to the best interests of all, and not to the best interests of any one faction.

It is entirely possible to correlate the long time views with the short time views. At present the short time view recommends the use of the cut-over lands for

grazing, but this use has not been substantiated upon a long time basis. Upon the other hand, the great majority of the land was selected by nature for the growing of timber crops. The quality of these lands for the growing of forest crops is known, and therefore has a great advantage over the grazing use. These two uses can be correlated by grazing the land between the time that the forest crop is harvested and when the new forest crop is established. Many experiments and actual observations have been carried out to prove the adaptability of this combination, and the results have been quite favorable. Several of the men directly responsible for the classification of a large tract of cut-over land into grazing land have admitted that forest reproduction will eventually come in and take over the area anyway.

Timber growing may not prove to be the best possible use, but consideration must be given to the industrial status of the county. The county's only important industries are connected with the forest resources, and when the forest resources are gone, the industrial importance of the county will be nil. Also considering employment, what other land use will provide as great an employment as the use of the land for the growing of the forest? If the livestock use proved more valuable than the forest use, there would be quite a problem in changing the loggers over into sheep herders. Such social factors must be considered as they may be of great importance.

The present trend in the United States is for the government to take over and manage such uses of the land that are on such a long time basis that it becomes unprofitable for private industry to do so. The government has also stepped in where there is a great social benefit to be derived. Private ownership has been exceedingly slow to consider the possibilities of timber growing on the poorer timber growing sites of the county. A recommendation would be for the state or county to acquire these lands and manage them as public forests.

Public ownership of the coastal timber lands is not required. Private owners are finding it profitable to maintain ownership of these lands, and all that is necessary is to aid them in some of their problems. The Reforestation Law of 1929 has been a big aid to private forestry of Clatsop county.

CONCLUSIONS

Clatsop county is at present confronted by several major problems that must be acted upon. Land planning is a means through which these problems can be remedied and the future occurrence of such problems diminished.

All plans that have been put into effect so far have had the objective of the immediate correction of the economic problem, especially as far as the county's finances are concerned. The long time view has not been sufficiently considered. This situation is due primarily to the land

planning problem being placed in the hands of the political officials of the county. Political officials have overlooked the majority of the factors of land planning, and have been more concerned with the factors relating to a reelection at the following election.

Land planning to be successful must consider all of the factors entering into the problem. The successful carrying out of this system could best be accomplished through professionally trained land use planners.

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