



UNITED STATES DEPARTMENT OF COMMERCE
National Oceanic and Atmospheric Administration
NATIONAL OCEAN SERVICE
Silver Spring, Maryland 20910

Ms. Patricia L. Snow, Manager
Oregon Coastal Management Program
Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, Oregon 97301-2540

AUG 11 2014

Dear Ms. Snow:

Thank you for the Department of Land Conservation and Development's (DLCD) May 21, 2014 request to incorporate the current versions of the City of Astoria and City of Warrenton Comprehensive Plans and Development Codes into the Oregon Coastal Management Program. You requested that the changes described below be incorporated as routine program changes (RPCs), pursuant to Coastal Zone Management Act (CZMA) regulations at 15 C.F.R. part 923, subpart H, and Office of Ocean and Coastal Resource Management (OCRM) Program Change Guidance (July 1996). OCRM received the original request on May 27, 2014. OCRM's decision deadline was extended to August 15, 2014.

Based on our review of your submission, we concur that the changes are RPCs and we approve the incorporation of the changes as enforceable and non-enforceable policies of the Oregon Coastal Management Program. Federal Consistency will apply to the approved changes to enforceable policies only after you publish notice of this approval pursuant to 15 C.F.R. § 923.84(b)(4), and OCRM's *Addendum to the July 1996 Program Change Guidance (November 2013)*. Please include in the public notice the list of changes provided in this letter, and please send a copy of the notice to OCRM.

CHANGES APPROVED

See enclosed list of the changes incorporated into the Oregon Coastal Management Program.

QUALIFICATIONS

States may not incorporate enforceable policies by reference. If an approved enforceable policy refers to another regulation, policy, standard, guidance, or other such requirement or document (hereinafter "referenced policy"), the referenced policy itself must be submitted to and approved by OCRM as an enforceable policy in order to be applied under the federal consistency review provisions of the CZMA. Therefore, no requirement or document referenced in the approved enforceable policies may be applied for federal consistency unless that requirement or document has separately been approved by OCRM.

For example, section 5.301 of the Warrenton Comprehensive Plan refers to policies within the Washington Coastal Nonpoint Program, which Oregon cannot use as enforceable policies. Similarly, the Astoria Development Code explicitly incorporates by reference the Department of



Environmental Quality's "Best Management Practices for Stormwater Discharges Associated with Construction Activities." OCRM does not approve these, or any other policies incorporated by reference, as enforceable policies of the Oregon Coastal Management Program.

CHANGES NOT APPROVED

OCRM has not approved the sections described below because these sections would impose policies on federal agencies or federal lands. The CZMA does not authorize states to establish regulatory standards for federal lands or waters and, in fact, excludes federally controlled lands and waters from the state's coastal zone. See 16 U.S.C. § 1453(1). Moreover, a state policy that purports to regulate or otherwise establish standards for federal agencies or federal lands or waters would not meet the CZMA's definition of "enforceable policy," which requires that state policies be legally binding under state law. See 16 U.S.C. § 1453(6a). Since Oregon has no regulatory authority over federal agencies under the CZMA, the City of Astoria Comprehensive Plan sections described below could not be legally binding under state law, as required by CZMA section 304(6a):

- City of Astoria Comprehensive Plan (ACP) Sections ACP.180(F)(1)(d), (4)(a), and (5)(a), which designate federal lands, including the U.S. Coast Guard Base and Federal Job Corps Center, as different types of Development Code areas.

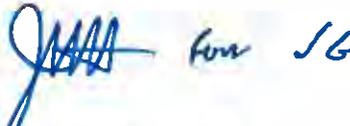
In addition, OCRM has not approved the following sections for incorporation into the Oregon Coastal Management Program: the City of Astoria Comprehensive Plan Section ACP.185(U) (Federal Consistency Policies); the City of Astoria Development Code Section 5.030 (Coastal Zone Consistency Review); the City of Warrenton Comprehensive Plan Section 5.339 (Federal Consistency); and the City of Warrenton Development Code Chapter 16.244 (Coastal Zone Consistency Review). Each of these sections sets forth federal consistency review procedures and policies that do not conform with, and inaccurately state, OCRM's current federal regulations.

PUBLIC AND FEDERAL AGENCY COMMENTS

OCRM received no comments on this RPC submission.

Thank you for your cooperation in this review. Please contact Jackie Roller at 301-563-1179, if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joelle Gore" followed by a flourish and the initials "JG".

Joelle Gore, Acting Chief
Coastal Programs Division

Enclosure(s): Policies Approved and Incorporated into the Oregon Coastal Management Program

Enclosure to OCRM's August 11, 2014 Approval of the Incorporation of Changes to
the Oregon Coastal Management Program

Changes marked with an asterisk (*) are incorporated into the Oregon Coastal Management Program, but do not
contain enforceable policies that can be used for Federal Consistency.

State/Local Legal Citation	Name/Description of State or Local Law/Regulation/Policy/Program Authority	Date Adopted by State	Date Effective in State
ADDED:			
*City of Astoria Comprehensive Plan (including the portion of the Columbia River Estuary Management Plan applicable to the City of Astoria) and City of Astoria Development Code	*While OCRM approves the most recent versions of the City of Astoria land use provisions for incorporation in their entirety into the Oregon Coastal Management Program, OCRM only approves as enforceable policies the provisions listed below.	1983- May 2014	1983-2014
*City of Warrenton Comprehensive Plan (including the portion of the Columbia River Estuary Management Plan applicable to the City of Warrenton) and City of Warrenton Development Code (Title 16 of City Code)	*While OCRM approves the most recent versions of the City of Warrenton land use provisions for incorporation in their entirety into the Oregon Coastal Management Program, OCRM only approves as enforceable policies the provisions listed below.	1983-May 2014	1983-2014
City of Astoria Comprehensive Plan			
3. Urban Growth			
ACP.120 Policies 4, 6	Relating to water and sewer service in urban growth area	3/11/1983	1983 - 2014
4. Columbia River Estuary			
ACP.135	Definitions	3/11/1983	1983 - 2014
ACP.140 Policies A through F	Columbia River Estuary Aquatic and Shoreland Designations	3/11/1983	1983 - 2014
ACP.150 Policies A through F	Permitted Uses in Columbia River Estuary Aquatic and Shoreland Designations	3/11/1983	1983 - 2014
ACP.155 Policies A, E, F	Young's Bay Subarea Plan	3/11/1983	1983 - 2014
ACP.160 Policies A, F, G	South Astoria Subarea Plan	3/11/1983	1983 - 2014
ACP.165 Policies A, F, G	Port of Astoria Subarea Plan	3/11/1983	1983 - 2014
ACP.170 Policies A, F	Downtown Astoria Subarea Plan	3/11/1983	1983 - 2014
ACP.175	Uppertown/Alderbrook Subarea Plan	3/11/1983	1983 - 2014

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Policies A, F			
ACP.180 Policies A, F (except F(1)(d) and (5)(a)), H, I, J	Tongue Point Subarea Plan	3/11/1983	1983 – 2014
ACP.185 Policies A through S	Regional Estuary and Shoreland Policies	3/11/1983	1983 – 2014
ACP.255 Policy 7	Historic Preservation	3/11/1983	1983 – 2014
ACP.275 Policy 13	Parks, Recreation and Open Space	3/11/1983	1983 – 2014
ACP.290 Policy 3	Water Systems	3/11/1983	1983 – 2014
ACP.360 Policies 3, 6, 8	Transportation	3/11/1983	1983 – 2014
ACP.400 Policies 2, 4, 5, 7	Geological and Flood Hazards	3/11/1983	1983 – 2014
CITY OF ASTORIA LAND DEVELOPMENT CODE (LDC)			
NOTE: In October 1992 the City adopted a re-codified Land Development Code that integrated into one document provisions of several ordinances (e.g. zoning ordinance, subdivision ordinance, sign ordinance), including provisions in the zoning and subdivision ordinance that NOAA had approved in 1983. Thus, the current ordinance was "Adopted by State" in 1992, but has been "Effective in State" from 1983 -2014			
ARTICLE 1 Basic Provisions			
ADC 1.300	Establishment of Zones	10/8/1992	1983 – 2014
ADC 1.310	Zoning Map	10/8/1992	1983 – 2014
ADC 1.320	Zone Boundaries	10/8/1992	1983 – 2014
ADC 1.360	Authorization of Similar Uses	10/8/1992	1983 – 2014
ADC 1.400	Definitions	10/8/1992	1983 – 2014
ARTICLE 2 Use Zones			
2.015 – 2.050	R-1: Low Density Residential Zone	10/8/1992	1983 – 2014
2.060 – 2.095	R-2: Medium Density Residential Zone	10/8/1992	1983 – 2014
2.150 – 2.185	R-3: High Density Residential Zone	10/8/1992	1983 – 2014
2.300 – 2.335	C-1: Neighborhood Commercial Zone	10/8/1992	1983 – 2014

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2.345 – 2.375	C-2: Tourist Commercial Zone	10/8/1992	1983 – 2014
2.385 – 2.415	C-3: General Commercial Zone	10/8/1992	1983 – 2014
2.425 – 2.445	C-4: Central Commercial Zone	10/8/1992	1983 – 2014
2.470 – 2.485	GI: General Industrial Zone	10/8/1992	1983 – 2014
2.500 – 2.515	A-1: Aquatic One Development Zone	10/8/1992	1983 – 2014
2.525 – 2.540	A-2: Aquatic Two Development	10/8/1992	1983 – 2014
2.550 – 2.565	A-2A: Aquatic Two-A Development	10/8/1992	1983 – 2014
2.575 – 2.590	A-3: Aquatic Conservation	10/8/1992	1983 – 2014
2.600 – 2.615	A-4: Aquatic Natural	10/8/1992	1983 – 2014
2.650 – 2.665	S-1: Marine Industrial Shorelands	10/8/1992	1983 – 2014
2.675 – 2.690	S-2: General Development Shorelands	10/8/1992	1983 – 2014
2.700 – 2.715	S-2A: Tourist Oriented Shorelands	10/8/1992	1983 – 2014
2.725 – 2.740	S-5: Natural Shorelands	10/8/1992	1983 – 2014
2.750 – 2.760	CRESO: Columbia River Estuary Shoreland Overlay	10/8/1992	1983 – 2014
2.800, 2.805, 2.810, 2.815(A), 2.820, and 2.825	FHO: Flood Hazard Overlay Zone	10/8/1992	1983 – 2014
2.835 – 2.860	IN: Institutional Zone	10/8/1992	1983 – 2014
2.870 – 2.880	LR: Land Reserve Zone	10/8/1992	1983 – 2014
2.890, 2.895, 2.900, 2.905(A), (B), (D), 2.910, 2.915, and 2.920	PD: Planned Development Overlay Zone	10/8/1992	1983 – 2014
2.930, *2.935, 2.940	SBHO: Sensitive Bird Habitat Overlay Zone	10/8/1992	1983 – 2014
2.950 – 2.960	Management Plan for the Youngs Bay/Brown Creek Great Blue Heron Rookery	10/8/1992	1983 – 2014
ARTICLE 3 Additional Use and Development Standards			
3.130	Maintenance of Public Access to the Water	10/8/1992	1983 – 2014
3.300 – 3.325	Erosion Control and Stormwater Management	10/8/1992	1983 – 2014
ARTICLE 4 Columbia River Estuary and Regional Shoreland Standards			
4.020	Agriculture and Forestry	10/8/1992	1983 – 2014

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4.030	Deep-Water, Navigation, and Port Development	10/8/1992	1983 – 2014
4.040	Diking	10/8/1992	1983 – 2014
4.050	Dredging and Dredged Material Disposal	10/8/1992	1983 – 2014
4.060	Estuarine Construction: Piling and Dolphin Installation, Shoreline Stabilization and Navigation Structures	10/8/1992	1983 – 2014
4.070	Filling of Aquatic Areas and Wetlands	10/8/1992	1983 – 2014
4.080	Fish and Wildlife Habitat	10/8/1992	1983 – 2014
4.090	Fisheries and Aquaculture	10/8/1992	1983 – 2014
4.100	Land Transportation Systems	10/8/1992	1983 – 2014
4.110	Log Storage	10/8/1992	1983 – 2014
4.120	Mining and Mineral Extraction	10/8/1992	1983 – 2014
4.130	Mitigation and Restoration	10/8/1992	1983 – 2014
4.140	Public Access to the Estuary and Its Shoreline	10/8/1992	1983 – 2014
4.150	Recreation and Tourism	10/8/1992	1983 – 2014
4.160	Residential, Commercial, and Industrial Development	10/8/1992	1983 – 2014
4.170	Shallow-Draft Ports and Marinas	10/8/1992	1983 – 2014
4.180	Shoreland Hazard Areas	10/8/1992	1983 – 2014
4.190	Significant Areas	10/8/1992	1983 – 2014
4.200	Water Quality Maintenance	10/8/1992	1983 – 2014
4.210	Water-Dependent Development Areas	10/8/1992	1983 – 2014
4.220	Water-Dependent and Water-Related Use Criteria	10/8/1992	1983 – 2014

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ARTICLE 5 Impact Assessment and Resource Capability Determination			
5.010	Impact Assessment Procedure	10/8/1992	1983 – 2014
5.020	Resource Capability Determination	10/8/1992	1983 – 2014
ARTICLE 6 Historic Properties			
6.040	Historic Landmark Establishment	10/8/1992	1983 – 2014
6.050	Exterior Alteration	10/8/1992	1983 – 2014
6.070	New Construction	10/8/1992	1983 – 2014
6.080	Demolition and Moving	10/8/1992	1983 – 2014
ARTICLE 11 Conditional Uses			
11.020	Application and Procedures	10/8/1992	1983 – 2014
11.030	Basic Conditional Use Standards	10/8/1992	1983 – 2014
11.040	Special Conditions	10/8/1992	1983 – 2014
11.050	Existing Conditional Uses	10/8/1992	1983 – 2014
11.060	Expansion of an Existing Conditional Use	10/8/1992	1983 – 2014
11.070	Performance Bond	10/8/1992	1983 – 2014
11.080 – 11.170	Provisions for specific conditional uses	10/8/1992	1983 – 2014
ARTICLE 12 Variances			
12.010	Purpose	10/8/1992	1983 – 2014
12.020	Conditions	10/8/1992	1983 – 2014
12.030	General Criteria	10/8/1992	1983 – 2014
12.055	Criteria for Variances from Standards Relating to Flood Hazard Overlay Zones	10/8/1992	1983 – 2014
12.060	Classification of Variances	10/8/1992	1983 – 2014
ARTICLE 13 Subdivisions and Partitions			
13.030	Compliance Required	10/8/1992	1983 – 2014
13.040	Definitions	10/8/1992	1983 – 2014
13.100 – 13.150	Procedures for Subdividing Property	10/8/1992	1983 – 2014
13.200 – 13.250	Major Land Partition (includes creation of a street)	10/8/1992	1983 – 2014
13.300 – 13.350	Minor Land Partition (no street created)	10/8/1992	1983 – 2014

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13.400 – 13.490	General Regulations and Design Standards (applicable to subdivisions, major and minor partitions)	10/8/1992	1983 – 2014
13.600 – 13.630	Improvements	10/8/1992	1983 – 2014
ARTICLE 14 (Use Zones)			
14.005 – 14.030	GO – Gateway Overlay Zone	5/4/1998	1998 - 2014
14.045 – 14.070	MH – Maritime Heritage Zone	5/4/1998	1998 - 2014
14.080 – 15.105	FA - Family Activities Zone	5/4/1998	1998 - 2014
14.110 – 14.150	AH-HC - Attached Housing/Health Care Zone	5/4/1998	1998 - 2014
14.160 – 14.185	HC Health Care Zone	5/4/1998	1998 - 2014
14.195 – 14.225	CA Education/Research/HealthCare Campus Zone	5/4/1998	1998 - 2014
14.235 – 14.260	Hospitality/Recreation (HR)	5/4/1998	1998 - 2014
14.270 – 14.295	Local Service (LS)	5/4/1998	1998 - 2014
14.300 – 14.340	Attached Housing/Mill Pond (AH/MP)	5/4/1998	1998 - 2014
Article 15 Wireless Communication Service Facilities			
15.020 – 15.090	Standards for approval of siting and configuration of wireless communications facilities	6/2/2002	2002 - 2014
CITY OF WARRENTON COMPREHENSIVE PLAN			
Article 2: Community Development			
2.310 (Policies 2-6)	Land and Water Use Classification	7/14/1983	1983 - 2014
Article 3: Land and Water Use			
3.310 (Policies 1-8, *9-13)	Residential Lands	7/14/1983	1983 – 2014
3.320 (Policies 1-5)	Commercial Lands	7/14/1983	1983 – 2014
3.330 (Policies 1-4)	Industrial Lands	7/14/1983	1983 – 2014
Article 4: Natural Features			
4.310 (Policies 1-4)	Soils	7/14/1983	1983 – 2014
4.320 (Policies 1-3)	Flood Hazards	7/14/1983	1983 – 2014

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4.330 (Policies 1, 3-4)	Drainage and Erosion	7/14/1983	1983 – 2014
4.340 (Policies 3-4)	Topography	7/14/1983	1983 – 2014
4.350 (Policies 2-3, 9)	Water Quality	7/14/1983	1983 – 2014
4.360 (Policies 1-3)	Air Quality and Noise	7/14/1983	1983 – 2014
4.370 (Policy 2)	Fish and Wildlife	7/14/1983	1983 – 2014
4.380 (Policies 2, 4-5)	Scenic and Historic Resources	7/14/1983	1983 – 2014
Article 5: Columbia River Estuary and Estuary Shorelands			
5.100 (Findings)	Findings	7/14/1983	1983 – 2014
5.110 (Policies 1-2)	Estuary Channels Subarea	7/14/1983	1983 – 2014
5.120 (Policies 1-2)	Tansy Point/Alder Cove Subarea	7/14/1983	1983 – 2014
5.130 (Policies 1-2)	North Warrenton Subarea	7/14/1983	1983 – 2014
5.140 (Policies 1-2)	Middle Skipanon River Subarea	7/14/1983	1983 – 2014
5.150 (Policies 1-2)	Mouth of the Skipanon River Subarea	7/14/1983	1983 – 2014
5.160 (Policies 1-2)	Youngs Bay Subarea	7/14/1983	1983 – 2014
5.170 (Policies 1-2)	Airport and Vicinity Subarea	7/14/1983	1983 – 2014
5.180 (Policies 1-2)	Hammond Subarea	7/14/1983	1983 – 2014
5.301 (Policies 1-6)	Deep Water Navigation, Port and Industrial Development	7/14/1983	1983 – 2014
5.303 (Policies 1-3)	Diking	7/14/1983	1983 – 2014
5.305 (Policies 1-13)	Dredging and Dredged Material Disposal	7/14/1983	1983 – 2014
5.307 (Policies 1-5)	Estuarine Construction	7/14/1983	1983 – 2014
5.309 (Policies 1-5)	Fill	7/14/1983	1983 – 2014
5.311 (Policies 1-3)	Fish and Wildlife Habitat	7/14/1983	1983 – 2014
5.313 (Policies 1-7)	Fisheries and Aquaculture	7/14/1983	1983 – 2014
5.315 (Policies 1-6)	Land Transportation System	7/14/1983	1983 – 2014
5.317 (Policy 1)	Log Storage	7/14/1983	1983 – 2014
5.319 (Policies 1-8)	Mining and Mineral Extraction	7/14/1983	1983 – 2014
5.321 (Policies 1-43)	Mitigation and Restoration	7/14/1983	1983 – 2014
5.323 (Policies 1-4)	Public Access	7/14/1983	1983 – 2014
5.325 (Policies 1-3)	Recreation and Tourism	7/14/1983	1983 – 2014

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5.327 (Policies 1-3)	Residential, Commercial and Industrial Development	7/14/1983	1983 – 2014
5.329 (Policies 1-2)	Shallow Draft Port and Marinas	7/14/1983	1983 – 2014
5.331 (Policies 1-3)	Significant Areas	7/14/1983	1983 – 2014
5.333 (Policies 1-2)	Water Quality Maintenance	7/14/1983	1983 – 2014
5.335 (Policies 1-2)	Water-Dependent Development	7/14/1983	1983 – 2014
5.341 (Policies 2-3)	Middle Skipanon River Subarea	7/14/1983	1983 – 2014
5.343 (Policies 1-6)	Tansy Point/Alder Cove Subarea	7/14/1983	1983 – 2014
5.345 (Policy 1)	North Warrenton Subarea	7/14/1983	1983 – 2014
5.347 (Policies 1-5)	Mouth of the Skipanon River Subarea	7/14/1983	1983 – 2014
5.349 (Policy 1)	Youngs Bay Subarea	7/14/1983	1983 – 2014
5.351 (Policy 3)	Airport and Vicinity Subarea	7/14/1983	1983 – 2014
Article 6 Beach and Dune Shorelands			
6.300 (Policies 1-12)	Policies	7/14/1983	1983 – 2014
WARRENTON DEVELOPMENT CODE			
Division 1			
16.12.010	Definitions	7/14/1983	1983 – 2014
Division 2 - Land Use Districts			
16.20.010 – 16.20.040	Land Use Administration	7/14/1983	1983 – 2014
16.24.010 – 16.24.050	R-40: Low Density Residential District	7/14/1983	1983 – 2014
16.28.010 – 16.28.050	R-10: Intermediate Density Residential District	7/14/1983	1983 – 2014
16.32.010 – 16.32.050	R-M Medium Density Residential District	7/14/1983	1983 – 2014
16.36.010 – 16.36.050	R-H: High Density Residential District	7/14/1983	1983 – 2014
16.40.010 – 16.40.060	C-1: General Commercial District	7/14/1983	1983 – 2014
16.44.010 – 16.44.050	C-MU: Commercial Mixed Use	7/14/1983	1983 – 2014

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	District		
16.48.010 – 16.48.040	C-2: Marine Commercial District	7/14/1983	1983 – 2014
16.52.010 – 16.52.040	OSI: Open Space and Institutional District	7/14/1983	1983 – 2014
16.56.010 – 16.56.040	RC: Recreational Commercial District	7/14/1983	1983 – 2014
16.60.010 – 16.60.040	I-1: General Industrial District	7/14/1983	1983 – 2014
16.64.010 – 16.64.040	I-2: Water-Dependent Industrial Shorelands District	7/14/1983	1983 – 2014
16.72.010 – 16.72.040	A-1: Aquatic Development District	7/14/1983	1983 – 2014
16.76.010 – 16.76.040	A-2: Aquatic Conservation District	7/14/1983	1983 – 2014
16.80.010 – 16.80.040	A-3: Aquatic Natural District	7/14/1983	1983 – 2014
16.84.010 – 16.84.050	A-5: Coastal Lake and Freshwater Wetlands District	7/14/1983	1983 – 2014
16.88.010 – 16.88.040	FHO: Flood Hazard Overlay District	7/14/1983	1983 – 2014
16.92.010 – 16.92.070	AHO: Airport Hazard Overlay District	7/14/1983	1983 – 2014
16.96.010 – 16.96.050	SHO: Soil Hazards Overlay District	7/14/1983	1983 – 2014
16.100.010 – 16.100.030	BDO: Beaches and Dunes Overlay District	7/14/1983	1983 – 2014
16.104.010 – 16.104.020	DMD: Dredged Material Disposal Site Locations	7/14/1983	1983 – 2014
16.108.010 – 16.108.050	MSPO: Mitigation Site Protection Overlay District	7/14/1983	1983 – 2014
16.112.010 – 16.112.080	GM: Growth Management District	7/14/1983	1983 – 2014
Division 3 - Design Standards			
16.120.020 – 16.120.030	Access and Circulation	7/14/1983	1983 – 2014
16.136.010 – 16.136.090	Public Facilities Standards	7/14/1983	1983 – 2014
16.140.010 – 16.140.060	Stormwater and Surface Water Management	7/14/1983	1983 – 2014
16.148.010 – 16.148.070	Wireless Communication Facilities	7/14/1983	1983 – 2014
16.152.010 – 16.152.150	Grading, Excavating, and Erosion Control Plans	7/14/1983	1983 – 2014
16.156.010 – 16.156.090	Wetland and Riparian Corridor	7/14/1983	1983 – 2014

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	Development Standards		
16.160.010 – 16.160.190	Columbia River Estuary Shorelands and Aquatic Area Development Standards	7/14/1983	1983 – 2014
16.164.020 – 16.164.050	Impact Assessment and Resource Capability Determination	7/14/1983	1983 – 2014
Division 4 - Applications and Review Procedures			
16.216.010 – 16.216.120	Land Divisions and Lot Line Adjustments	7/14/1983	1983 – 2014
16.220.010 – 16.220.080	Conditional Use	7/14/1983	1983 – 2014
16.248.010	Protection of Historic Buildings	7/14/1983	1983 – 2014
16.252.010	Protection of Archaeological Sites	7/14/1983	1983 – 2014
Division 5 - Exceptions to Code Standards			
16.272.010 – 16.272.030	Variances	7/14/1983	1983 – 2014
REMOVED:			
City of Astoria Comprehensive Plan and Development Code		1983	
City of Warrenton Comprehensive Plan and Development Code		1983	
Town of Hammond Comprehensive Plan and Development Code		1983	