

Southeast Seaside Urban Renewal Plan

Adopted by the City of Seaside

August 28, 2017

Ordinance No. 2017-09

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

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I. DEFINITIONS

“ADA” means Americans with Disabilities Act.

“Area” means the properties and rights-of-way located within the Southeast Seaside urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Clatsop County Board of Commissioners.

“City” means the City of Seaside, Oregon.

“City Council” or “Council” means the Seaside City Council.

“Comprehensive Plan” means the City of Seaside comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clatsop County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Seaside Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“ROW” means right of way.

“Seaside Improvement Commission” means the city of Seaside’s urban renewal agency. The Seaside Improvement Commission is responsible for administration of the urban renewal plan.

“Seaside Park System Master Plan” means the Park System Master Plan adopted by the Seaside City Council.

“Seaside Transportation System Plan (TSP)” means the Transportation System Plan adopted by the Seaside City Council.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban Growth Boundary” means an acknowledged growth boundary contained in a city comprehensive plan.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The Southeast Seaside Urban Renewal Plan (Plan) was developed for the Seaside City Council (City Council) with input from the Seaside Improvement Commission, the city of Seaside's urban renewal agency. The Plan also includes input from the community received at a public forum and several public meetings and hearings before the Planning Commission, City Council, and Clatsop County Board of Commissioners. There are two steps required for full adoption: Pursuant to the ORS 457.095 and the Seaside City Charter, this Plan will go into effect when it has been adopted through a non-emergency ordinance by City Council. Pursuant to ORS 457.105 this Plan will also need to be adopted by the Clatsop County Commission as there are properties within the boundary that are not in the incorporated area of Seaside.

A. Plan Overview

The City of Seaside has successfully sunsetted two urban renewal districts, the Greater Seaside Urban Renewal Area and the Trails End Urban Renewal Area. These urban renewal areas successfully completed many projects such as the North Holladay Streetscape project, MGD Sewer Plant, Columbia Street Improvements, Promenade Railing Restoration, Stair Replacement and Lights, Avenue A Improvements, Quatat Marine Park, Fire Station Improvements, Oceanway Realignment, 1st Avenue Bridge, 12th Avenue Bridges, 12th Avenue Improvements Necanicum to Promenade, Broadway Bridge, Downtown Lighting Project, and the Seaside Library.

In early 2017, the Seaside Improvement Commission began to consider the formation of another urban renewal area. The discussions focused on the south end of the city and the area where the Seaside School District anticipated moving schools. In May 2017, voters approved the Seaside School District's issuance of a major bond to move the location of the elementary, middle and high schools out of the tsunami inundation zone. This approval helped reinforce the Seaside Improvement Commission's desire to implement urban renewal as a partial means to help the school pay for infrastructure to the new school sites. The Seaside Improvement Commission also included underdeveloped and blighted properties in the south end of Seaside in the new urban renewal area boundary. This area is in need of infrastructure improvements. In addition, businesses in the urban renewal area could benefit from business assistance programs.

The Seaside Improvement Commission met four times to review the boundary, projects, goals and objectives, and financing of the Plan. They sponsored a Public Forum on May 2, 2017. The Public Forum provided opportunities for both information on the proposed urban renewal area and also for input from the community through questions in a formal presentation and responses to a questionnaire. The questionnaire reinforced the need for Avenues A,G,S, and U bridge improvements and other transportation improvements. Questionnaire responses also supported the school infrastructure improvements. There were comments made on the questionnaire that affordable housing needed to be included as a project in the plan. As a result of the Public Forum, the Seaside Improvement Commission added Workforce/Affordable Housing as a project to the Plan.

Some of the urban renewal area is outside of the Seaside city limits. State Statute requires that the County also approve the urban renewal plan when there are unincorporated properties within the Area.

The Plan Area, shown in Figure 1, consists of approximately 527.08 total acres: 442.94 acres of land in tax lots and 84.14 acres of public rights-of-way. It is anticipated that the Plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment revenues for projects and programs) that may be issued for the Plan is \$68,500,000 (sixty-eight million five hundred thousand).

Detailed goals and objectives developed by the Seaside Improvement Commission for this Plan are intended to guide investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend funds generated by tax increment revenues. The Plan is to be administered by the Seaside Improvement Commission. Substantial amendments to the Plan must be approved by City Council as outlined in Section IX. All amendments to the Plan are to be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

In summary, the Plan is designed to implement the goals and policies of the Seaside Comprehensive Plan and to provide infrastructure to the school, general infrastructure to the south end of Seaside, and assist businesses in the south end of Seaside.

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing (TIF), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues—the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established—are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. Seaside meets the definition of blight due to its infrastructure deficiencies and number of vacant and underdeveloped lots. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;

- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

III. GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Seaside Improvement Commission intends to achieve each goal. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section X, and were developed with input from the Seaside Improvement Commission. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Seaside Improvement Commission. The goals and objectives are not listed in any order of importance or priority.

School Infrastructure

Goal: To assist in providing infrastructure to the sites for the Seaside School District project of relocation of schools out of the tsunami inundation zone.

Objectives

- a. *Improve transportation system as needed to assist in transportation to school.*
- b. *Bring sewer system to school site.*
- c. *Improve water storage at the school site.*
- d. *Acquire land as needed for right-of-way for streets and utilities.*
- e. *Reconstruct culvert in Area.*

General Infrastructure

Goal: To improve blighted infrastructure in the south end of town to facilitate improved transportation access, upgraded infrastructure and encourage economic development of the Area.

Objectives

- a. *Improve streets and streetscapes as needed throughout the Area.*
- b. *Improve bridges throughout the Area.*
- c. *Add a pedestrian/bike bridge to the Area.*
- d. *Provide appropriate infrastructure to the unincorporated properties in the Area.*
- e. *Provide parks projects to allow additional recreation activities in the Area.*

Building Improvements/Business Assistance

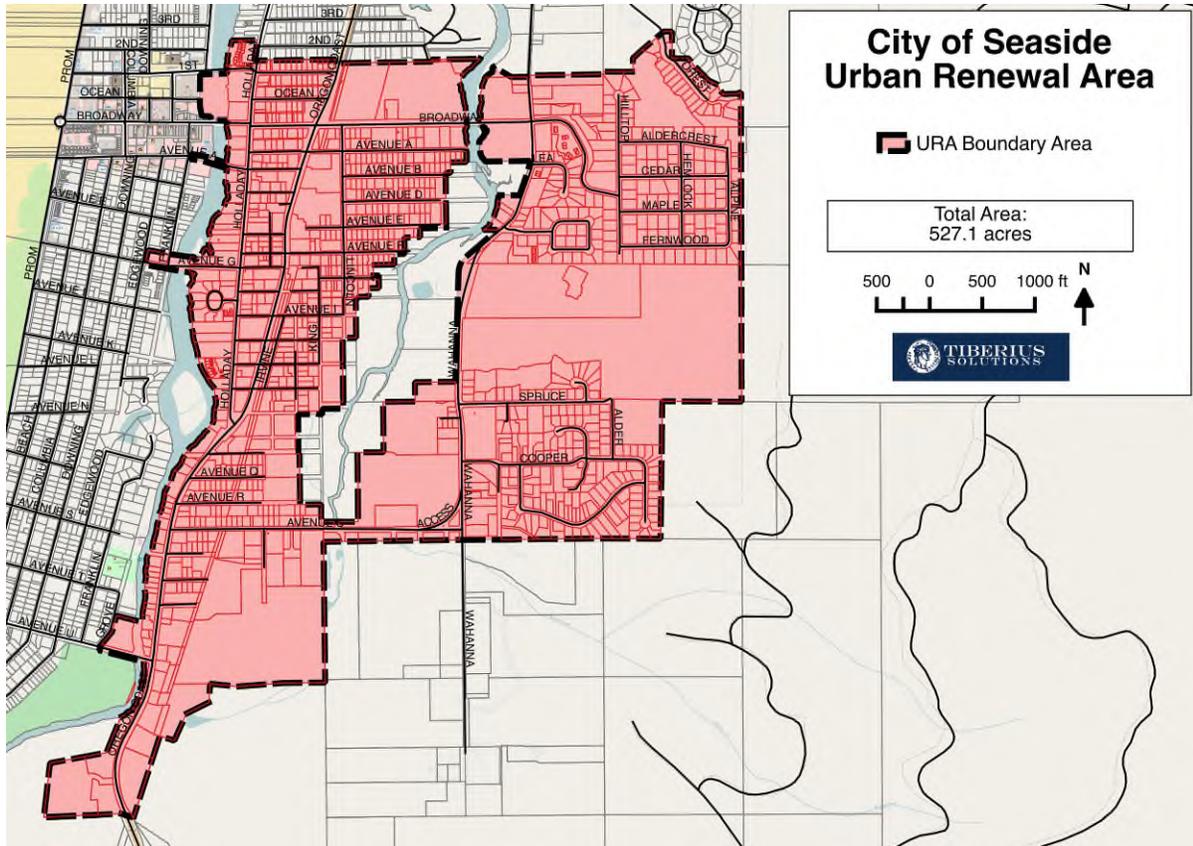
Goal: To assist businesses in the Area, encouraging improved conditions of building structures, economic development in the Area, creating an identity through wayfinding and signage, and assist in the development of workforce/affordable housing.

Objectives

- a. *Develop storefront/redevelopment assistance programs.*
- b. *Create unique wayfinding signage to draw citizens and visitors of Seaside to local businesses.*
- c. *Acquire land as needed to facilitate business opportunities.*
- d. *Evaluate the need for and potentially assist in the development of workforce/affordable housing.*

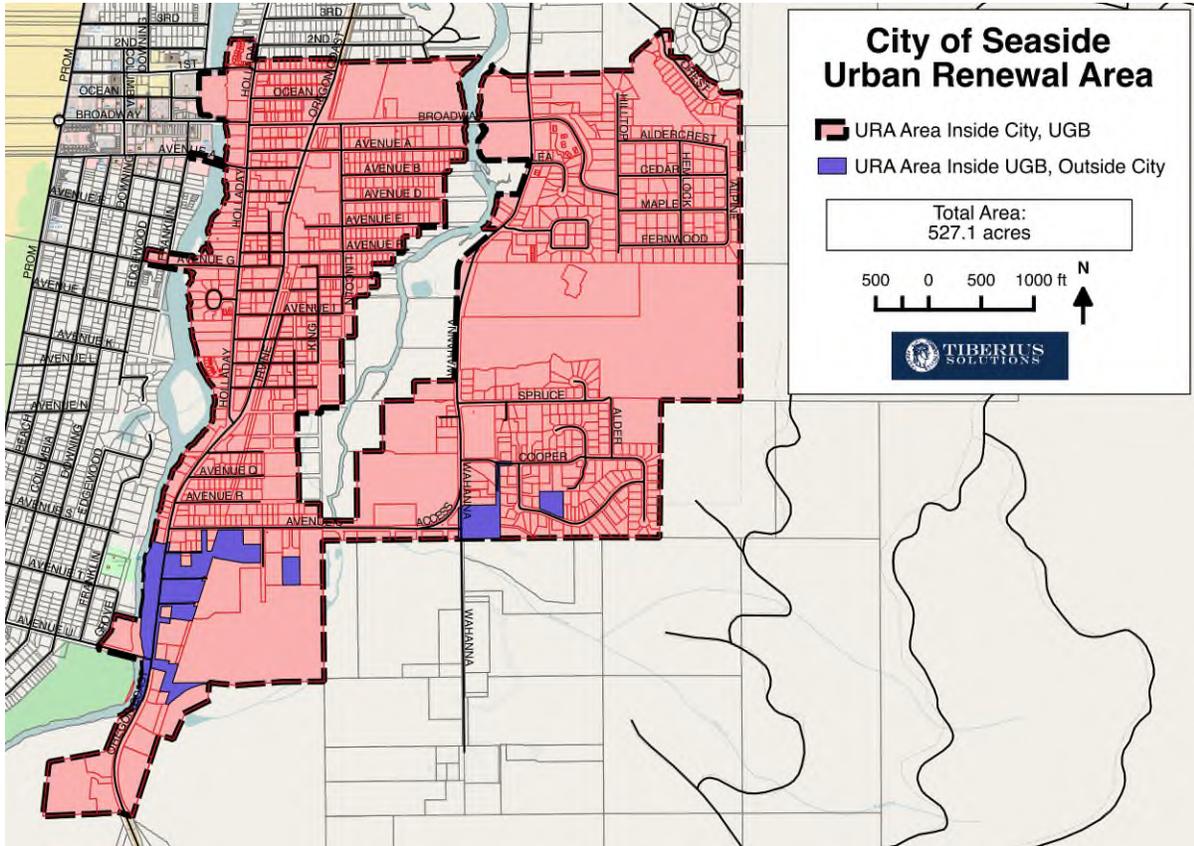
Figure 1 indicates the boundary of the Southeast Seaside Urban Renewal Area. Figure 2 indicates the city limits, urban growth boundary properties and the properties outside the 2017 urban growth boundary.

Figure 1 – Southeast Seaside Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

Figure 2 - Southeast Seaside Urban Renewal Plan Area Boundary, City Limits and UGB Designations



Source: Tiberius Solutions, LLC

IV. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- *School Infrastructure*
- *General Infrastructure*
- *Business Assistance*

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. School Infrastructure

1. Road Access

Project: Spruce Drive improvements and secondary access point adjacent to Providence Hospital and Wahanna ballfields.

Background: Spruce Drive is the current access point for the existing Seaside Heights Elementary School. Spruce Drive is inadequate to serve the proposed school campus consisting of the existing elementary school, the middle school and the high school. Estimated traffic counts include 200 staff member vehicles, 450 high school students, 450 middle school students and 600 elementary students. School buses, parents dropping and picking students up in personal vehicles, delivery vehicles, and event parking would all overwhelm Spruce Drive and the intersection at Wahanna Road without improvements.

2. ROW (Right of Way) Acquisition for Streets and Utilities

Project: Acquisition of properties to allow for the construction of infrastructure. This may require working with Clatsop County for the acquisition of the properties.

Background: There may be needs for acquisition of properties to construct the infrastructure. Clatsop County may own properties adjacent to proposed improvement projects.

3. US101 Turn Lane/Signals

Project: Oregon Department of Transportation may require a signal at Avenue “S” and US 101 to help facilitate a better flow of traffic in the Area.

Background: The traffic control at Avenue “S” and US101 is a stop sign.

4. Avenue “S” Overhaul

Project: New storm drainage, sanitary sewer, waterlines, roadway reconstruction, sidewalks and a multi-purpose path

Background: Avenue “S” has a lack of storm drainage, sidewalks and a narrow bridge.

5. Culvert Reconstruction - across Wahanna adjacent to Wahanna Ballfields

Project: Replacement of culvert with a 19 foot arched culvert to enhance salmon fish passage.

Background: There is a rusted out, partially collapsed culvert under Wahanna Road for Coho Creek. The culvert needs to be replaced. The City of Seaside is working with the Necanicum Watershed Council on obtaining a grant for a portion of this work (2017). Other funding could come from urban renewal.

6. Sewer System Needs

Project: Upgrading the existing sewer pump station and associated piping located along the Neawanna below the Providence Hospital campus.

Background: There is inadequate sewer system capacity for the proposed new school campus.

7. Utilities/Widening Roads

Project: Reconstruct existing roadways to ROW (Right of Way) and to current city standards to include underground utilities and street lighting.

Background: The existing roadways were constructed to county standards at the time of construction. They need to be upgraded to city standards.

B. General Infrastructure

1. Avenues "A", "G", "S", and "U" Bridge Improvements

Project: Design and construct new bridges with center turn lane, multi-purpose path and Americans with Disabilities Act (ADA) sidewalks.

Background: The current bridges do not meet seismic standards nor do they meet ADA standards

2. Avenue "S" Improvements

Project: Reconstruct roadway base, add sidewalks and multi-purpose pathway, bike lanes and street lighting.

Background: The roadway has settled considerably, asphalt surfacing has deteriorated, lack of sidewalks and street lighting.

3. Avenue "P", "Q", and "R" Improvements

Project: Installation of storm sewer, sanitary sewer clean-outs, electrical for street lighting, reconstruct roadway base, add sidewalks and asphalt paving, and signage.

Background: There are gravel roadways. The roadways are prone to potholes. There are no sidewalks, a lack of storm sewer and no street lighting.

4. Infrastructure of Unincorporated Area

Project: Installation of sanitary sewer, storm sewer, street lighting and associated provider utilities for future growth of the properties within the UGB.

Background: There is a lack of sanitary sewer, storm drainage, and street lighting in the areas that are not in the UGB.

5. Acquisition of ROW (Right of Way) for Sewer

Project: Work with both private owners and Clatsop County to allow acquisition in order to facilitate utility installation.

Background: Properties are currently either privately owned or owned by Clatsop County.

6. Holladay Streetscape Project - South of Existing New Streetscape

Project: Installation of new sanitary sewer, storm sewer, underground service provider utilities, ADA accessible sidewalks, reconstruction of the roadway, asphalt paving and street lighting.

Background: The current street scape is 1914 vintage, including much of the underground utilities, sidewalks and roadway. Sanitary sewer pipe is terracotta and allows for groundwater to infiltrate into the sanitary sewer overloading the system.

7. Parks/Recreation Water Access - Mill Ponds

Project: Trail access by gravel trail, with some elevated boardwalk areas, possible picnic tables and benches for families to enjoy the natural surroundings. This allows access to great bird watching areas.

Background: Access to the Mill Ponds is very limited.

8. Pedestrian/Bike Bridge and Infrastructure West Side to East Side of Necanicum River

Project: Construction pedestrian bridges in the vicinity of Avenue “S” and Avenue “F”.

Background: Pedestrian crossings are at Avenue “U”, “G”, “A”, Broadway, and 12th Avenue bridges. There are no pedestrian crossings at Avenue “S” and Avenue “F”.

C. Business Assistance

1. Storefront/Redevelopment Assistance

Project: Expand sanitary sewer system, storm system and other provider utilities, reconstruct intersections, driveways, and sidewalks. Add street lighting and signage. Provide a storefront/redevelopment loan fund.

Background: Blighted areas need building facelifts, lack of proper driveway and sidewalk access, lack of street lighting, some areas are still on septic systems. Many properties have graveled frontage without any type of landscaping. There is presently no storefront/redevelopment loan fund.

2. Property Acquisition

Project: Allows for purchase of properties within the Area to further business development in the Area. Property Acquisition is further defined in the following section of this Plan.

Background: There is presently no funding source for purchase of properties in the Area.

3. Signage/Wayfinding

Project: Installation of Oregon Department of Transportation Tourist Oriented Destination Signage. Sidewalks in the Area would allow feather flags for advertising a business. Lighting would illuminate roadways at dusk, allowing business locations to be seen.

Background: There is presently limited signage and lighting in the Area as roadway shoulders are gravel.

4. Workforce/Affordable Housing

Project: Evaluate the need for and potentially assist in the development of workforce/affordable housing.

Background: The cost of housing in Seaside precludes many employees from living in the community in which they work. There is presently no program to assist in the development of workforce/affordable housing in the Area.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section IX. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Seaside Improvement Commission may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Seaside Improvement Commission acquisition of any interest in property within the Area that the Seaside Improvement Commission finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Seaside Improvement Commission. The Plan does not authorize the Seaside Improvement Commission to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Seaside Improvement Commission will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Seaside Improvement Commission may retain such property during the construction of the public improvement.

The Seaside Improvement Commission may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Seaside Improvement Commission, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Seaside Improvement Commission determines is reasonable.

VII. RELOCATION METHODS

When the Seaside Improvement Commission acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Seaside Improvement Commission shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future within the Area.

VIII. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Seaside Improvement Commission will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Seaside Improvement Commission, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Seaside Improvement Commission based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$68,500,000 (sixty-eight million five hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

C. Duration

The Seaside Improvement Commission intends that it not collect tax increment revenues for the Area after FYE 2043, a 25 year period of tax increment collections. The Seaside Improvement Commission shall not initiate any urban renewal projects in the Area unless the Seaside Improvement Commission reasonably projects it will be able to pay for those projects from the proceeds of indebtedness issued on or before FYE 2043, and from other funds available to the Seaside Improvement Commission. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2043, and the Seaside Improvement Commission shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Seaside Improvement Commission reasonably projects it will receive on or before FYE 2043. The Seaside Improvement Commission may issue refunding indebtedness that matures after FYE 2043, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

IX. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Seaside Improvement Commission, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Seaside, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area¹; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.
3. Change the duration of the urban renewal plan.

B. Minor Amendments

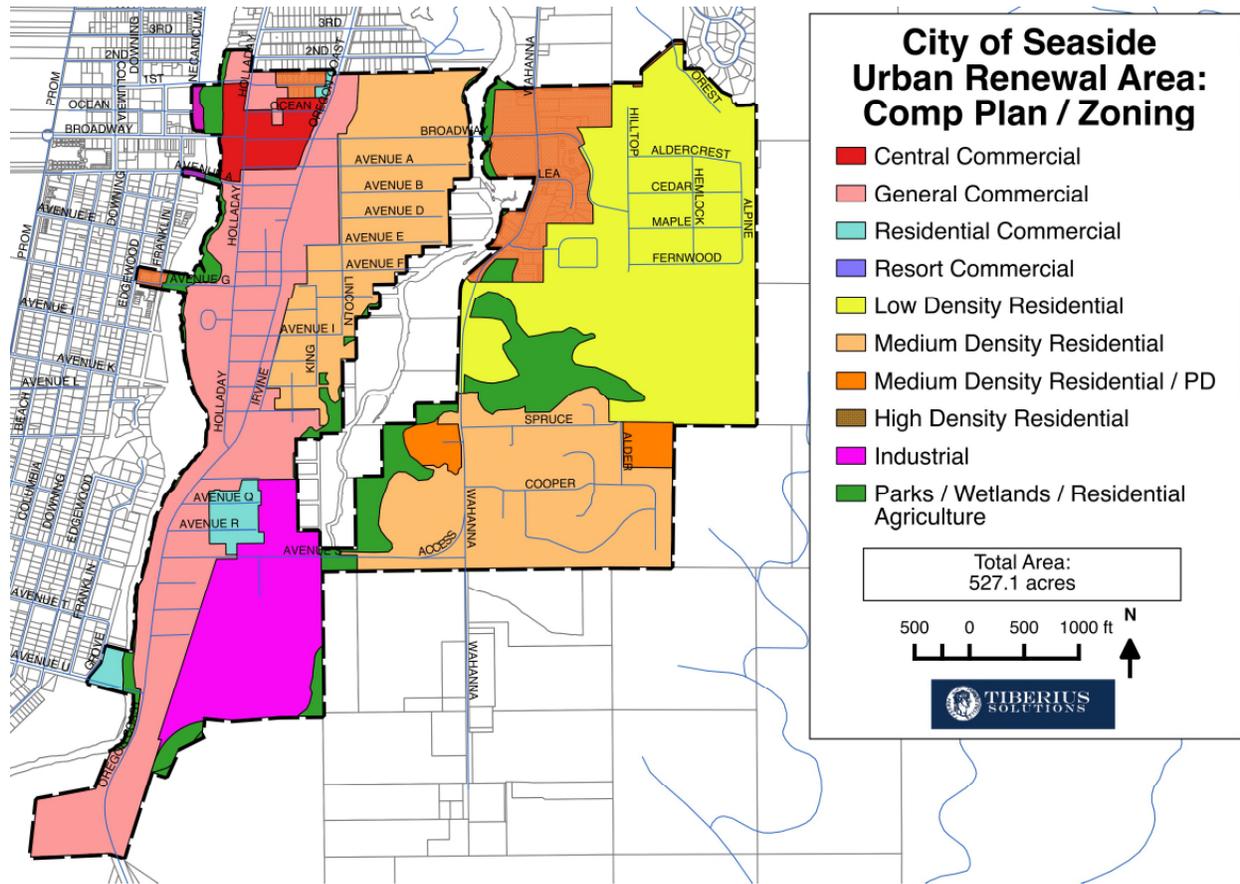
Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Seaside Improvement Commission by resolution.

C. Amendments to the Seaside Comprehensive Plan and/or Seaside Zoning Ordinance.

Amendments to the Seaside Comprehensive Plan and/or Seaside Zoning Ordinance that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Seaside Improvement Commission or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

Figure 3 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

X. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Seaside Comprehensive Plan, Clatsop County Comprehensive Plan, Seaside Zoning Ordinance, Clatsop County Zoning Ordinance, Seaside Transportation System Plan, and Seaside Park System Master Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The comprehensive plan designation are shown on Figure 3 on the preceding page.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Seaside and Clatsop County Zoning Ordinances.

A. Seaside Comprehensive Plan

1.1 Citizen Involvement

Policies

- 1. Citizens, including residents and property owners, shall have the opportunity to be involved in all phases of the planning efforts of the city, including collection of data and development of policies.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has had many opportunities for citizen involvement, including four Seaside Improvement Commission meetings, a Public Forum, a planning commission meeting, and a city council hearing.

4.1 Housing Policies

Policies

- 11. The City of Seaside shall consider leasing, or making available by other means, public lands for the development of housing for low and moderate income persons, especially the elderly.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has workforce/affordable housing as a project. Whether or not that housing occurs on lands owned by the City of Seaside is not yet determined.

5.1 Economic Policies

- 1. Since recreation and tourism are the major economic base in Seaside, all future development decisions shall consider both beneficial and adverse impacts on that base.*

- 2. Continued support should be given to the upgrading and revitalizing of the Broadway core area and the Highway 101 business area. The Urban Renewal District is seen as an important means of achieving this goal.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has a project for business assistance, signage/wayfinding, and a project for workforce/affordable housing.

6.1 Community Facilities Policies

Policies

- 2. The City of Seaside will cooperate to the fullest extent with the Seaside School District to assure adequate sites for new schools that may be needed in the future, or for expansion of existing facilities to meet future education requirements.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has many projects in place to prepare the new school site with new infrastructure.

7.1.1 Water System Policies

- 2. Water services may be extended to the areas outside the city limits but within the Urban Growth Boundary.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains water system projects aimed at helping the school with new infrastructure and for general infrastructure for the Area.

7.2.1 Sewer System Policies

Policies

- 1. Sewer services will be extended to unserved areas only if they are within the city limits. All subdivisions and partitions within city limits shall be connected to the sewer system when available and subject to capacity limitations.*
- 2. Sewer lines in proposed developments shall be adequately sized to meet future needs of the development and shall be designed to as to minimize excavation of the road surface in future connections.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains sewer projects aimed at helping the school with new infrastructure and for general infrastructure for the Area.

7.3.1 Street System Policies

Policies

- 2. The city shall coordinate the installation of utilities such as electrical, telephone, water, and sewer lines with road building operations.*

5. *Adequate storm drainage shall be provided in all street improvement projects, both public and private. The City Public Works Director or a Registered Engineer shall specify the appropriate placement and sizing of all drainage facilities on both public and private projects.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has projects such as road and utility improvements. Specifically, the drainage of Avenue “P”, “Q”, and “R” are slated for improvement.

8.1 Transportation

9. *Energy conservation shall be achieved in Seaside by keeping future development within the Urban Growth Boundary in order to keep travel distance reasonable.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because there are transportation projects in the Plan that will improve the transportation network in the Area.

9.1 Recreation Policies

Policies

6. *The city shall cooperate with the Sunset Empire Park and Recreation District and the Seaside School District in providing park and recreation facilities for the residents of the area.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has projects that will improve the recreation facilities in the Area.

B. Clatsop County Comprehensive Plan

The Clatsop County Comprehensive Plan was codified on May 29, 2007.

Goal 9 - Economy

Goal: *To Diversify and improve the economy of the state and Clatsop County.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has projects in place for business assistance façade improvement.

Goal 10 - Housing

Goal: *To provide for the housing needs of the citizens of the state.*

Policies

2. *Clatsop County shall assist in planning for the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County residents.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has workforce/affordable housing as a project.

Goal 11 - Public Facilities

Goal: *Urbanizable Areas: To provide public facilities in accordance with coordinated land use and transportation systems in a manner which encourages the orderly conversion of land from rural to urban land use.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has many projects in place to provide public facilities to unincorporated properties.

Goal 12 - Transportation

Goal 1 Mobility: *Develop a multimodal transportation system that serves the travel needs of Clatsop County residents, businesses, visitors, and freight transport.*

Objectives

1. *Provide a network of arterials and collectors that are interconnected, appropriately spaced, and reasonably direct.*
2. *Balance the simultaneous needs to accommodate local traffic and through-travel.*
3. *Minimize travel distances and vehicle-miles traveled.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has projects that will enhance transportation facilities within the UGB .

Goal 14 - Urbanization

Goal: *To provide for an orderly and efficient transition from rural to urban use.*

Policy: *Land within the urban growth boundaries separating urbanizable land from rural land shall be considered available over a time for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:*

- (1) *Orderly, economic provision for public facilities and services;*
- (2) *Availability of sufficient land for the various uses to insure choices in the market place;*
- (3) *LCDC goals or the acknowledged comprehensive plan; and,*
- (4) *Encouragement of development within urban areas before conversion of urbanizable areas.*

There are properties within the urban renewal area that are within the urban growth boundary, but not within the city limits. The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because there are projects within the Plan to provide the necessary infrastructure to allow those properties to be annexed into the city in the future.

C. City of Seaside Zoning Ordinance

The land uses in the Area will conform to the zoning designations in the zoning ordinance, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

Low Density Residential (R-1): Purpose. To provide for low density single family development with a maximum density of five dwelling units per net acre. These areas are characterized by suburban residential qualities and provide for other uses which are consistent with residential neighborhoods such as churches, schools, community uses, etc. No commercial or residential uses operated for commercial purposes should be in this zone.

Medium Density Residential (R-2): Purpose. To provide for moderately dense housing with a maximum density of 10 dwelling units per net acre - basically a single family zone with limited multiple family development.

General Commercial (C-3): Purpose. To provide for more intensive commercial uses which do not require prime areas, such as in the central business district or resort areas. The area is characterized by wholesale and heavier commercial uses which normally occur in the fringe area of the central business district.

Industrial (M-1): Purpose. To provide for limited industrial development without adversely affecting Seaside's resort character.

High Density Residential (R-3): Purpose. To provide for high density multi-family development with a maximum density of 20 dwelling units per net acre. These areas are predominantly single family, but multi-family units are the primary new development replacing many older units. Other uses, such as rooming and boarding houses, churches, schools, golf courses, parks, government buildings, utilities and condominiums are provided for in this zone. Under certain conditions, certain commercial uses which are for the convenience of neighbors may be allowed.

Commercial Resort (C-2): To provide for tourist oriented facilities and services. The resort character of these areas should be emphasized, and businesses and uses which contribute to the attractiveness for tourists are provided for. Sufficient and conveniently located parking, safe, easy pedestrian movement; concentration of colorful and attractive shops, and a favorable overall impression are important considerations in this zone.

Central Commercial (C-4): Purpose. To provide for a broad range of commercial and business activities that meet the day-to-day needs of the community's permanent residents. This is the central business district where the stores, shops, offices and government functions which serve the entire community locate.

Aquatic Natural (A-1): Purpose. To provide for aquatic areas which should be managed for resource protection, preservation and restoration. These areas may include areas of significant or extension salt marshes or tide flats which because of a combination of factors, such as biological productivity and habitat value, play a vital role in the functioning of the estuarine ecosystem. Natural aquatic areas may also include ecologically important water areas which lack significant alteration.

Freshwater Wetlands (A-3): Purpose. The purpose of the Coastal Lake and Freshwater Wetlands Zone is to assure conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Seaside area to assure a diversity of species and ecological relations.

Planned Development (PD): Purpose. It is the intent of the Planned Development Section of this ordinance to encourage appropriate and orderly development of tracts of land that are large enough to 31 allow comprehensive planning and to provide a degree of flexibility in the application of certain regulations which cannot be obtained through traditional lot-by-lot subdivisions. In this manner, environmental amenities may be enhanced by promoting a harmonious variety of uses, the economy of shared service and facilities, compatibility of surrounding areas, and the creation of attractive, healthy, efficient, and stable environments for living, shopping or working. Specifically, it is the purpose of this section to promote and encourage:

- 1. Comprehensive development equal to or better than that resulting from traditional lot by-lot land use development.*
- 2. Compatible mixtures of housing type and design.*
- 3. Compatible mixture of uses.*
- 4. More attractive and usable open space.*
- 5. Advances in technology, architectural design, and functional land use design.*
- 6. Recognition of the problems associated with population density, distribution, and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objective.*
- 7. Flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas. It is not the intention of this section to be a bypass of regular zoning provisions solely to allow increased densities nor is it a means of maximizing densities on parcels of land which have unbuildable or unusable areas.*
- 8. Efficient use of sites characterized by special features of geography, topography, size or shape.*

Residential-Commercial (R-C): Outright Uses Permitted. In the R-C Zone, the following uses and their accessory uses are permitted outright.

- 1. Single family dwelling.*
- 2. Two family dwelling.*
- 3. Retail businesses and services with business hours not to exceed 8:00 AM - 10:00 PM.*
 - A. Drug stores*
 - B. Variety stores*
 - C. Barber shop and beauty shop*
 - D. Clothes cleaning*
 - E. Antique stores*
 - F. Gift shop, flower shops, rock shops, hobby shops*
 - G. Professional offices*
 - H. Repair shops for TV and appliances*
 - I. Similar uses as authorized by the Planning Commission*

4. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

Aquatic Conservation (A-2): Purpose. To provide for aquatic areas which can withstand limited amounts of adjacent development or alteration, consistent with the intent of the overall goals and policies of the Estuary Section of the Comprehensive Plan. Uses and activities within this zone must be non-consumptive, in that the area is to be managed for resource protection. Aquatic Conservation areas shall include water areas of the estuary and salt marshes and tidal flats of lesser biological significance than those in the A-1 Zone, and partially altered areas adjacent to existing development which do not qualify for inclusion in the A-2 Zone.

D. Clatsop County Zoning Ordinance

The land uses in the Area will conform to the zoning designations in the zoning ordinance, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

Residential Agriculture (RA): Purpose. The RA-2 zone is intended to accommodate the immediate foreseeable demand for very low density rural residential development where commitments to such uses have already been made through existing subdivision, partitioning or development, or in selected, small areas having unique scenic quality and other development that will not require more than a very basic level of services (fire protection or community water). In areas contiguous with the SFR or RA-1 or any Urban Growth Boundary area the RA-2 zone is intended to be a transitional zone between the AF, F-80, EFU zones and said residential zone, with conversion of such lands to higher density residential use occurring in an orderly and economical manner.

E. Seaside Transportation System Plan

Goal 3: Mobility. Provide a viable transportation system that meets the needs of local residents, visitors, and the freight industry. The transportation system would allow different users of the network a reliable means of getting from origins to destinations.

Policies:

- *Provide a viable transportation system that accommodates future growth and addresses the regional and local travel needs of residents, businesses, and industries.*
- *Accommodate future and existing transit.*

Goal 4: Connectivity. Provide an interconnected transportation system that provides route choices for users.

Policies:

- *Improve bicycle and pedestrian connectivity by addressing gaps in the current network.*
- *Provide for and support a transit system that serves popular local and regional origins and destinations.*

The Southeast Seaside Urban Renewal Plan is in conformance with the Seaside Transportation System Plan as the Plan has a project that calls for building a new access road for the school. In addition, the Plan has a project that calls for building a bicycle/pedestrian bridge to improve east/west access. The Plan also calls for improved bridge connections throughout the Area.

F. Seaside Park System Master Plan

Goal 1: Provide Adequate Parkland and Facilities For Passive and Active Recreational Use

- *Assure adequate open space and natural areas.*
- *Provide a variety of park amenities that meet the needs of residents of all ages.*
- *Address the year-round recreational needs of residents and the seasonal demand by tourists on the park system.*

Goal 4: Ensure Adequate Access to Parks

- *Ensure residents of all ages have access to parks throughout the City.*

The Southeast Seaside Urban Renewal Plan is in conformance with the Seaside Park System Master Plan because it has a project to improve the Mill Pond Park.

XI. APPENDIX A: LEGAL DESCRIPTION

Urban Renewal Area Seaside, Oregon

A tract of land and road rights-of-way located in the Northeast One-Quarter and the Southeast One-Quarter of Section 21, and in the Southeast One-Quarter, the Southwest One-Quarter, the Northwest One-Quarter, and the Northeast One-Quarter of Section 22, and in the Northeast One-Quarter of Section 28, Township 6 North, Range 10 West, Willamette Meridian, City of Seaside, Clatsop County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of Partition Plat Number 1998-014 (Assessor's Map 6.10.28AC);

1. *Thence along the northerly line of said Partition Plat, Easterly 546 feet, more or less, to the westerly line of Document Number 2013-05572 (Assessor's Map 6.10.28AC);*
2. *Thence along said westerly line and the northerly extension thereof, Northerly 360 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.28AC);*
3. *Thence along said Ordinary High Water Line, Northerly 571 feet, more or less, to the southerly right-of-way line of Avenue U (Assessor's Map 6.10.28AC);*
4. *Thence along said southerly right-of-way line, Westerly 462 feet, more or less, to the southerly extension of the easterly right-of-way line of South Grove Street (Assessor's Map 6.10.28AB);*
5. *Thence along said southerly extension and the easterly right-of-way line thereof, Northeasterly 392 feet, more or less, to the southerly line of Partition Plat Number 2008-017 (Assessor's Map 6.10.28AB);*
6. *Thence along said southerly line and the easterly extension thereof, Easterly 252 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.28AB);*
7. *Thence along said Ordinary High Water Line, Northerly 3,630 feet, more or less, to the southerly right-of-way line of Avenue G (Assessor's Map 6.10.21DA);*
8. *Thence along said southerly right-of-way line, Westerly 418 feet, more or less, to the easterly right-of-way line of Edgewood Street (Assessor's Map 6.10.21AC);*
9. *Thence along said easterly right-of-way line, Northerly 143 feet, more or less, to the northerly line of Lot 10, Block 14 of the Plat of "Hermosa Park" (Assessor's Map 6.10.21AC);*
10. *Thence along said northerly line, and the easterly extension thereof, Easterly 412 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.21AD);*
11. *Thence along said Ordinary High Water Line, Northerly 1,388 feet, more or less, to the northerly right-of-way line of Broadway Street (Assessor's Map 6.10.21AD);*
12. *Thence along said northerly right-of-way line, Westerly 152 feet, more or less, to the easterly line of Document Number 2014-08127 (Assessor's Map 6.10.21AB);*
13. *Thence along said easterly line, Northerly 36 feet, more or less, to the northerly line of said Deed (Assessor's Map 6.10.21AB);*

14. *Thence along said northerly line, Westerly 81 feet, more or less, the easterly line of Deed Book 667, Page 786 (Assessor's Map 6.10.21AB);*
15. *Thence along said easterly line, Northerly 138 feet, more or less, to the intersection of the southerly right-of-way line of Oceanway Street and the westerly right-of-way line of Riverside Drive (Assessor's map 6.10.21AB);*
16. *Thence along said westerly right-of-way line, Northerly 259 feet, more or less, to the southerly right-of-way line of First Avenue (Assessor's Map 6.10.21AB);*
17. *Thence along said southerly right-of-way line, Easterly 257 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.21AA);*
18. *Thence along said Ordinary High Water Line, Northerly 318 feet, more or less, to the northerly line of the Plat of "Rivertide Suites A Condominium Hotel" (Assessor's Map 6.10.21AA);*
19. *Thence along said northerly line, Easterly 242 feet, more or less, to the westerly right-of-way line of Holladay Drive (Assessor's Map 6.10.21AA);*
20. *Thence along said westerly right-of-way line, Southerly 197 feet, more or less, to the westerly extension of the northerly line of Lot 1, Block 4, of the Plat of "First Addition to Ocean Grove" (Assessor's Map 6.10.21AA);*
21. *Thence along said westerly extension and said northerly line, and along the easterly extension thereof, Easterly 775 feet, more or less, to the westerly right-of-way line of US Highway 101 (Assessor's Map 6.10.21AA);*
22. *Thence along said westerly right-of-way line, Southerly 37 feet, more or less, to the southerly line of Block 4 of the Plat of "Hill's Addition to Ocean Grove" (Assessor's Map 6.10.22BB);*
23. *Thence along the southerly line of said Block 4 and the easterly extension thereof, Easterly 1097 feet, more or less, to the northwest corner of Deed Book 673, Page 128 (Assessor's Map 6.10.22BB);*
24. *Thence along the northerly line of said Deed, Easterly 272 feet, more or less, to the westerly Ordinary High Water Line of the Neawanna Creek (Assessor's Map 6.10.22BB);*
25. *Thence leaving said westerly Ordinary High Water Line, Southeasterly 182 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek and the northerly line of Document Number 2013-05870 (Assessor's Map 6.10.22BA);*
26. *Thence along said northerly line and the easterly extension thereof, Easterly 400 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22BA);*
27. *Thence along said westerly right-of-way line, Northerly 14 feet, more or less, to the westerly extension of the northerly line of Document Number 2007-00554 (Assessor's Map 6.10.22BA);*
28. *Thence along said westerly extension and said northerly line, Easterly 723 feet, more or less, to the northerly extension of the west line of the Plat of "Sunset Hills Addition Number One" (Assessor's Map 6.10.22AB);*
29. *Thence along said northerly extension, Northerly 23 feet, more or less, to the southerly line of Document Number 2007-11354 (Assessor's Map 6.10.22AB);*
30. *Thence along said southerly line, Northeasterly 877 feet, more or less, to the westerly line of the Plat of "Sunset View Estates" (Assessor's Map 6.10.22AB);*
31. *Thence along said westerly line, Southerly 255 feet, more or less, to to the southwest corner thereof (Assessor's Map 6.10.22AB);*

32. *Thence along the southerly line of said Plat, Southeasterly 808 feet, more or less, to the west line of the East One-Half of the Northeast One-Quarter of said Section 22 (Assessor's Map 6.10.22AB);*
33. *Thence along said west line, Southerly 1,634 feet, more or less, to the Center-East One-Sixteenth corner of said Section 22 (Assessor's Map 6.10.22);*
34. *Thence along the west line of the Northeast One-Quarter of the Southeast One-Quarter of said Section 22, Southerly 1,299 feet, more or less, to the north line of the Southwest One-Quarter of the Southeast One-Quarter of said Section 22 (Assessor's Map 6.10.22);*
35. *Thence along said north line, Westerly 754 feet, more or less, to the east line of the plat of "Seaside Heights" (Assessor's Map 6.10.22DC);*
36. *Thence along said east line and the east line of the plat of "Still Water Heights No. 3", Southerly 1,300 feet, more or less, to the south line of said Section 22 (Assessor's Map 6.10.22DC);*
37. *Thence along said south line, Westerly 3,205 feet, more or less, to the east line of said Section 28 (Assessor's Map 6.10.28AA);*
38. *Thence along said east line, Southerly 1,334 feet, more or less, to the northerly line of Document Number 2010-00252 (Assessor's Map 6.10.28AA);*
39. *Thence along said northerly line, Westerly 1,094 feet, more or less, to the easterly line of Document Number 2016-03298 (Assessor's Map 6.10.28AC);*
40. *Thence along said easterly line and the southerly lines of said Deed, Southwesterly 835 feet, more or less, to the easterly line of Partition Plat Number 2009-007 (Assessor's Map 6.10.28AC);*
41. *Thence along said easterly line, Southwesterly 817 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 6.10.28AC);*
42. *Thence leaving said easterly right-of-way line, Westerly 122 feet, more or less, to the southeasterly corner of Partition Plat Number 1998-014 (Assessor's Map 6.10.28AC);*
43. *Thence along the southerly line of said Partition Plat, Westerly 720 feet, more or less, to the westerly line of said Partition Plat (Assessor's Map 6.10.28AC);*
44. *Thence along said westerly line, Northerly 515 feet, more or less, to the Point of Beginning (Assessor's Map 6.10.28AC);*

Excepting the following parcel:

Beginning at the northwesterly corner of Lot 20, Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);

101. *Thence along the westerly line of said Lot 20 and the southerly extension thereof, Southerly 654 feet, more or less, to a line parallel with and 50 feet northerly of the northerly right-of-way line of Sundquist Road (Assessor's Map 6.10.22CC);*
102. *Thence along said parallel line and the westerly extension thereof, Westerly 350 feet, more or less, to the westerly right-of-way line of South King Street (Assessor's Map 6.10.21DD);*
103. *Thence along said westerly right-of-way line, Northerly 161 feet, more or less, to the southerly right-of-way line of Avenue R (Assessor's Map 6.10.21DD);*
104. *Thence along said southerly right-of-way line, Westerly 200 feet, more or less, to the southerly extension of the westerly line of Lot 44, Block 11 of the Plat of "Cartwright Park" (Assessor's Map 6.10.21DD);*

105. *Thence along said southerly extension and said westerly line and the northerly extension thereof, Northerly 480 feet, more or less, to the southerly right-of-way line of Avenue P (Assessor's Map 6.10.21DD);*
106. *Thence along said southerly right-of-way line, Westerly 10 feet, more or less, to the southerly extension of the easterly right-of-way line of South Jackson Street (Assessor's Map 6.10.21DD);*
107. *Thence along said southerly extension and said easterly right-of-way line, Northerly 375 feet, more or less, to the southerly right-of-way line of Avenue N (Assessor's Map 6.10.21DD);*
108. *Thence along said southerly right-of-way line, Easterly 230 feet, more or less, to the easterly right-of-way line of South King Street (Assessor's Map 6.10.21CC);*
109. *Thence along said easterly right-of-way line, Northerly 50 feet, more or less, to the northerly line of Lot 1, Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);*
110. *Thence along said northerly line, Easterly 200 feet, more or less, to the southerly extension of the westerly right-of-way line of Lincoln Street (Assessor's Map 6.10.22CC);*
111. *Thence along said southerly extension and said westerly right-of-way line, Northerly 670 feet, more or less, to the northerly right-of-way line of Avenue J (Assessor's Map 6.10.22CB);*
112. *Thence along said northerly right-of-way line, Easterly 130 feet, more or less, to the easterly line of Block 28 of the Plat of "Bradbury's Second Addition" (Assessor's Map 6.10.22CB);*
113. *Thence along said easterly line and the northerly extension thereof, Northerly 380 feet, more or less, to the southerly line of Block 14 of the Plat of "Hill's Second Addition" (Assessor's Map 6.10.22CB);*
114. *Thence along said southerly line, Easterly 122 feet, more or less, to the easterly line of Lot 17 of said Block 14 (Assessor's Map 6.10.22CB);*
115. *Thence along said easterly line, Northerly 80 feet, more or less, to the southerly line of Lot 5 of said Block 14 (Assessor's Map 6.10.22CB);*
116. *Thence along said southerly line and the easterly extension thereof, Easterly 100 feet, more or less, to the easterly line of Lot 6, of said Block 14 (Assessor's Map 6.10.22CB);*
117. *Thence along said easterly line and the northerly extension thereof, Northerly 120 feet, more or less, to the northerly right-of-way line of Avenue G (Assessor's Map 6.10.22CB);*
118. *Thence along said northerly right-of-way line, Westerly 50 feet, more or less, to the westerly line of Lot 15, Block 11 of said Plat (Assessor's Map 6.10.22BC);*
119. *Thence along said westerly line, Northerly 100 feet, more or less, to the southerly line of Lot 6 of said Block 11 (Assessor's Map 6.10.22BC);*
120. *Thence along said southerly line and the easterly extension thereof, Easterly 200 feet, more or less, to the easterly line of Lot 9 of said Block 11 (Assessor's Map 6.10.22BC);*
121. *Thence along said easterly line, Northerly 100 feet, more or less, to the southerly right-of-way line of Avenue F (Assessor's Map 6.10.22BC);*
122. *Thence along said southerly right-of-way line, Easterly 100 feet, more or less, to the southerly extension of the easterly line of Lot 18, Block 10 of said Plat (Assessor's Map 6.10.22BC);*

123. *Thence along said southerly extension and said easterly line and the northerly extension thereof, Northerly 155 feet, more or less, to a line parallel with, and 15.00 feet northerly of the north line of said Lot 18 (Assessor's Map 6.10.22BC);*
124. *Thence along said parallel line and the easterly extension thereof, Easterly 150 feet, more or less, to the westerly line of Lot 15, Block 10 of said Plat (Assessor's Map 6.10.22BC);*
125. *Thence along said westerly line, Northerly 85 feet, more or less, to the southerly right-of-way line of Avenue E (Assessor's Map 6.10.22BC);*
126. *Thence along said southerly right-of-way line, Easterly 250 feet, more or less, to the southerly extension of the easterly line of Lot 26, Block 7 of said Plat (Assessor's Map 6.10.22BC);*
127. *Thence along said southerly extension and said easterly line and the northerly extension thereof, Northerly 520 feet, more or less, to the northerly right-of-way line of Avenue B (Assessor's Map 6.10.22BC);*
128. *Thence along said northerly right-of-way line, Easterly 50 feet, more or less, to the easterly line of Lot 31, Block 3 of said Plat (Assessor's Map 6.10.22BC);*
129. *Thence along said easterly line, Northerly 100 feet, more or less, to the southerly line of Lot 21 of said Block 3 (Assessor's Map 6.10.22BC);*
130. *Thence along said southerly line, and the easterly extension thereof, Easterly 150 feet, more or less, to the easterly line of Lot 23 of said Block 3 (Assessor's Map 6.10.22BC);*
131. *Thence along said easterly line and the northerly extension thereof, Northerly 140 feet, more or less, to the northerly right-of-way line of Avenue A (Assessor's Map 6.10.22BC);*
132. *Thence along said northerly right of way line and the easterly extension thereof, Easterly 131 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek (Assessor's Map 6.10.22BD);*
133. *Thence along said Ordinary High Water Line, Southeasterly 163 feet, more or less, to the westerly extension of the northerly right-of-way line of Lea Way (Assessor's Map 6.10.22BD);*
134. *Thence along said westerly extension, Easterly 418 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22D);*
135. *Thence along said westerly right-of-way line, Southwesterly 354 feet, more or less, to the easterly extension of the northerly right-of-way line of Avenue D (Assessor's Map 6.10.22BD);*
136. *Thence along said easterly extension, Westerly 195 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek (Assessor's Map 6.10.22BD);*
137. *Thence along said Ordinary High Water Line, Southwesterly 355 feet, more or less, to the southerly line of Parcel 2 of Partition Plat Number 1992-022 (Assessor's Map 6.10.22BD);*
138. *Thence along said southerly line, Easterly 130 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22BD);*
139. *Thence along said westerly right-of-way line, Southwesterly 1,605 feet, more or less, the northerly line of Document Number 2017-01369 (Assessor's Map 6.10.22);*
140. *Thence along said northerly line, Westerly 385 feet, more or less, to the westerly line thereof (Assessor's Map 6.10.22);*

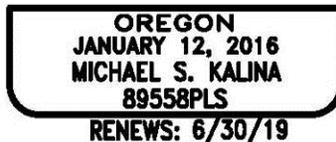
141. *Thence along said westerly line, Southerly 184 feet, more or less, to the north line of the Southwest One-Quarter of the Southwest One-Quarter of said Section 22 (Assessor's Map 6.10.22);*
142. *Thence along said north line, Westerly 304 feet, more or less, to a line parallel with and 63.00 feet westerly of the east line of Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);*
143. *Thence along said parallel line, Southerly 477 feet, more or less, to the northerly line of Lot 20 of said Block 31 (Assessor's Map 6.10.22CC);*
144. *Thence along said northerly line, Westerly 250 feet, more or less, to the Point of Beginning (Assessor's Map 6.10.22CC);*

The above described tract of land contains 529 acres, more or less.

08/21/2017



Michael Kalina



AKS DRAWING FILE: 6171 CITY OF SEASIDE URBAN RENEWAL PLAN





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POVERTY PLANNING LANDSCAPE ARCHITECTURE

CITY OF SEASIDE
URBAN RENEWAL AREA
CITY OF SEASIDE OREGON

EXHIBIT B
MAP OF URBAN
RENEWAL AREA

DESIGN BY:	CC
DRAWN BY:	MR
CHECKED BY:	MR
SCALE:	AS NOTED
DATE:	1/22/2017
 REGISTERED PROFESSIONAL LAND SURVEYOR <i>Michael S. Talma</i> OREGON JANUARY 12, 2014 MICHAEL S. TALMA PROPOSED LICENSE 173719	
JOB NUMBER 6171	
SHEET 01	



AKS
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 FORESTRY PLANNING LANDSCAPE ARCHITECTURE

**CITY OF SEASIDE
 URBAN RENEWAL AREA
 CITY OF SEASIDE OREGON**

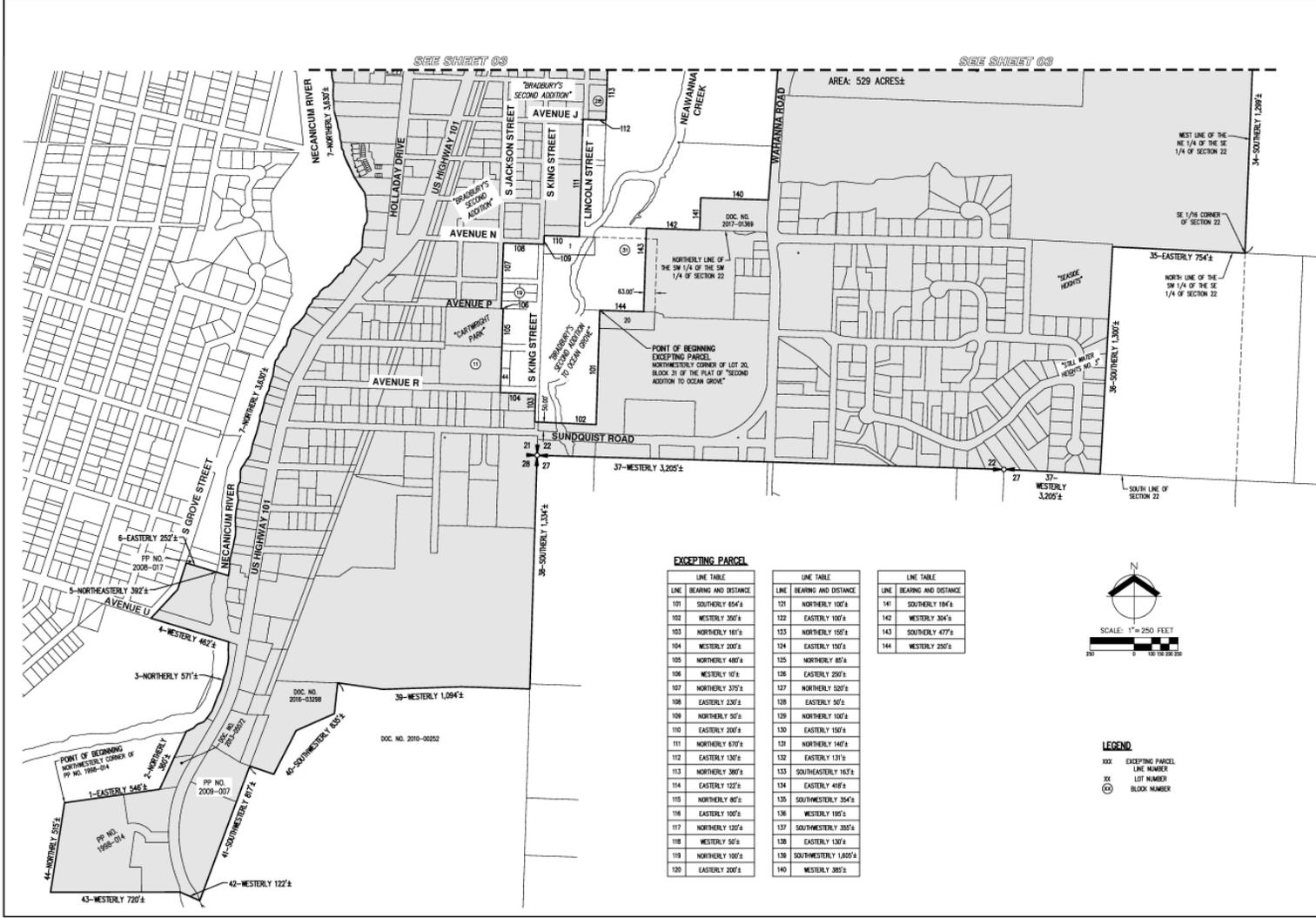
**EXHIBIT B
 MAP OF URBAN
 RENEWAL AREA**

DESIGNER BY: CC
 DRAWN BY: CC
 CHECKED BY: MP
 SCALE: AS NOTED
 DATE: 8/22/2017

REGISTERED PROFESSIONAL LAND SURVEYOR

OSBORNE
 JACOBUS & YALOW
 INCORPORATED
 1900 SW 10TH AVENUE
 PORTLAND, OREGON 97204

JOB NUMBER
6171
 SHEET
02

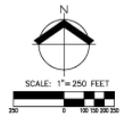


EXCEPTING PARCEL

LINE	BEARING AND DISTANCE
101	SOUTHERLY 654'±
102	WESTERLY 200'±
103	NORTHERLY 161'±
104	WESTERLY 200'±
105	NORTHERLY 480'±
106	WESTERLY 10'±
107	NORTHERLY 375'±
108	EASTERLY 230'±
109	NORTHERLY 50'±
110	EASTERLY 200'±
111	NORTHERLY 670'±
112	EASTERLY 130'±
113	NORTHERLY 380'±
114	EASTERLY 122'±
115	NORTHERLY 80'±
116	EASTERLY 100'±
117	NORTHERLY 120'±
118	WESTERLY 50'±
119	NORTHERLY 100'±
120	EASTERLY 200'±

LINE	BEARING AND DISTANCE
121	NORTHERLY 100'±
122	EASTERLY 100'±
123	NORTHERLY 150'±
124	EASTERLY 150'±
125	NORTHERLY 80'±
126	EASTERLY 250'±
127	NORTHERLY 520'±
128	EASTERLY 50'±
129	NORTHERLY 100'±
130	EASTERLY 150'±
131	NORTHERLY 140'±
132	EASTERLY 131'±
133	SOUTHEASTERLY 163'±
134	EASTERLY 418'±
135	SOUTHWESTERLY 354'±
136	WESTERLY 190'±
137	SOUTHWESTERLY 305'±
138	EASTERLY 130'±
139	SOUTHWESTERLY 1,005'±
140	WESTERLY 380'±

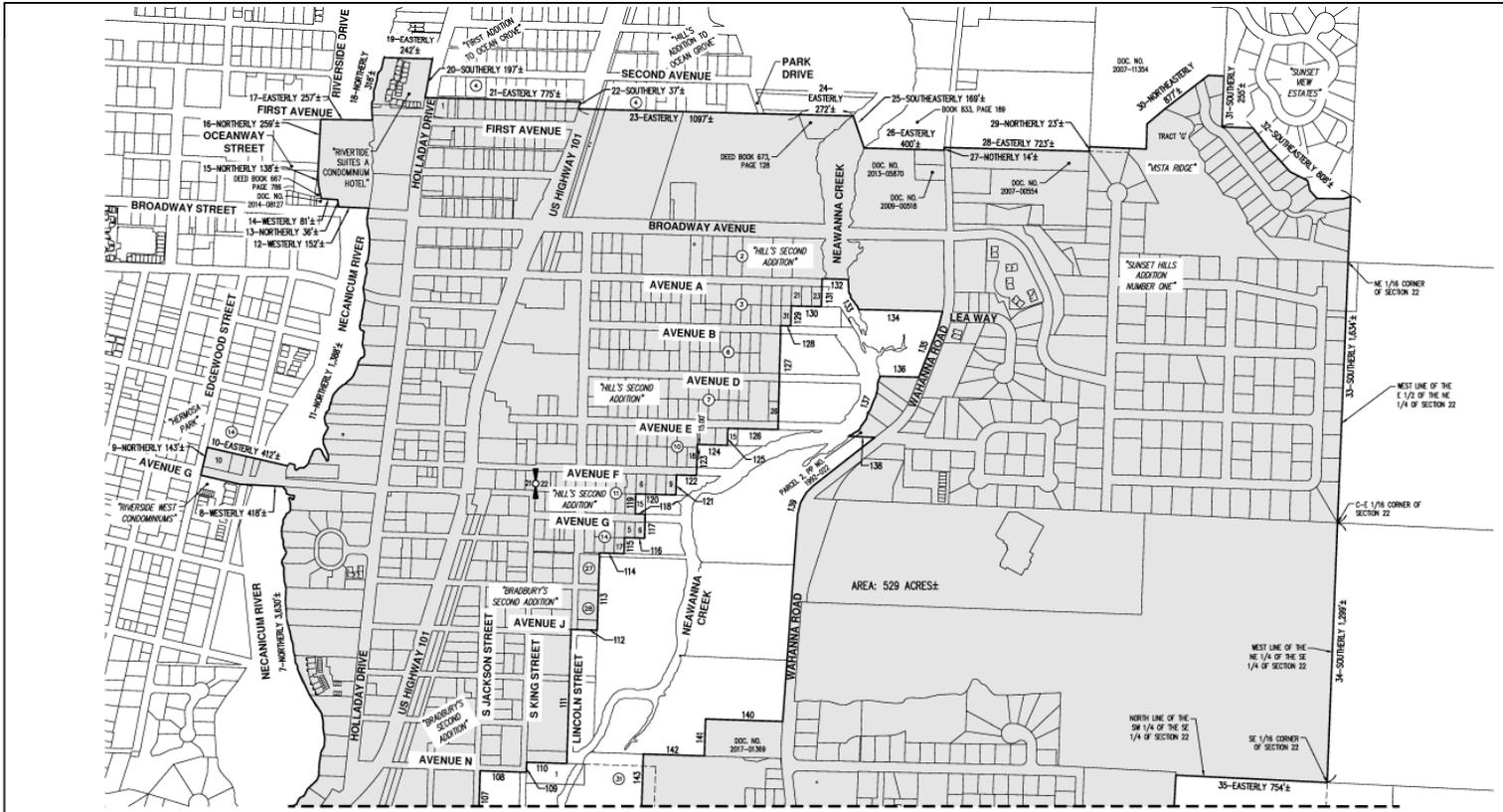
LINE	BEARING AND DISTANCE
141	SOUTHERLY 184'±
142	WESTERLY 304'±
143	SOUTHERLY 477'±
144	WESTERLY 220'±



LEGEND

XXX EXCEPTING PARCEL
 XX LOT NUMBER
 (XX) BLOCK NUMBER

AKS DRAWING FILE: 6171 CITY OF SEASIDE URA-1206-11-0010.DWG



EXCEPTING PARCEL

LINE	BEARING AND DISTANCE
101	SOUTHERLY 654'±
102	WESTERLY 300'±
103	NORTHERLY 187'±
104	WESTERLY 200'±
105	NORTHERLY 480'±
106	WESTERLY 10'±
107	NORTHERLY 375'±
108	EASTERLY 230'±
109	NORTHERLY 50'±
110	EASTERLY 200'±

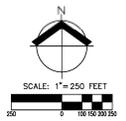
LINE	BEARING AND DISTANCE
111	NORTHERLY 670'±
112	EASTERLY 130'±
113	NORTHERLY 380'±
114	EASTERLY 122'±
115	NORTHERLY 80'±
116	EASTERLY 100'±
117	NORTHERLY 120'±
118	WESTERLY 50'±
119	NORTHERLY 100'±
120	EASTERLY 200'±

LINE	BEARING AND DISTANCE
121	NORTHERLY 100'±
122	EASTERLY 100'±
123	NORTHERLY 150'±
124	EASTERLY 150'±
125	NORTHERLY 80'±
126	EASTERLY 250'±
127	NORTHERLY 520'±
128	EASTERLY 50'±
129	NORTHERLY 100'±
130	EASTERLY 150'±

LINE	BEARING AND DISTANCE
131	NORTHERLY 140'±
132	EASTERLY 130'±
133	SOUTHEASTERLY 185'±
134	EASTERLY 418'±
135	SOUTHWESTERLY 354'±
136	WESTERLY 185'±
137	SOUTHWESTERLY 350'±
138	EASTERLY 120'±
139	SOUTHWESTERLY 1,600'±
140	WESTERLY 385'±

LINE	BEARING AND DISTANCE
141	SOUTHERLY 184'±
142	WESTERLY 304'±
143	SOUTHERLY 477'±
144	WESTERLY 250'±

LEGEND
 XXX EXCEPTING PARCEL
 LN LINE NUMBER
 LOT LOT NUMBER
 @ BLOCK NUMBER



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**CITY OF SEASIDE
 URBAN RENEWAL AREA
 CITY OF SEASIDE
 OREGON**

**EXHIBIT B
 MAP OF URBAN
 RENEWAL AREA**

DESIGNER BY: CC
 DRAWN BY: MW
 CHECKED BY: AS, MW, MS
 DATE: 8/22/2017
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL S. PALMA
 LICENSE #28719

JOB NUMBER
6171
 SHEET
03

AKS DRAWING FILE: 6171_CITY OF SEASIDE URBAN RENEWAL AREA