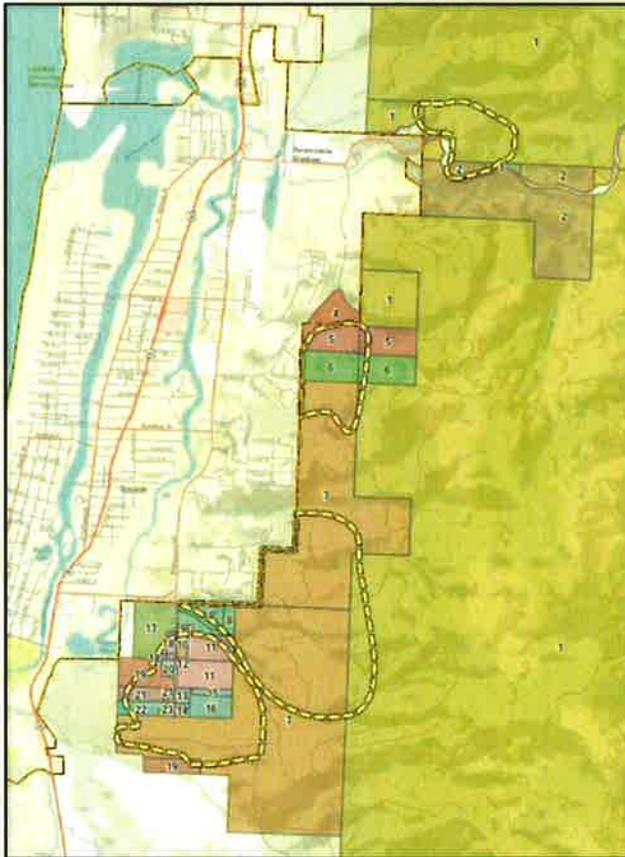


(4) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB: When UGBs are amended, care is taken to minimize, or eliminate conflicts with ongoing farm and forestry operations. Clatsop County’s tax lot maps show the distribution of property owners within and nearby the four study areas. Beyond these study areas there are only seven (7) land owners whose commercial activities might be affected. They are:



Ownerships

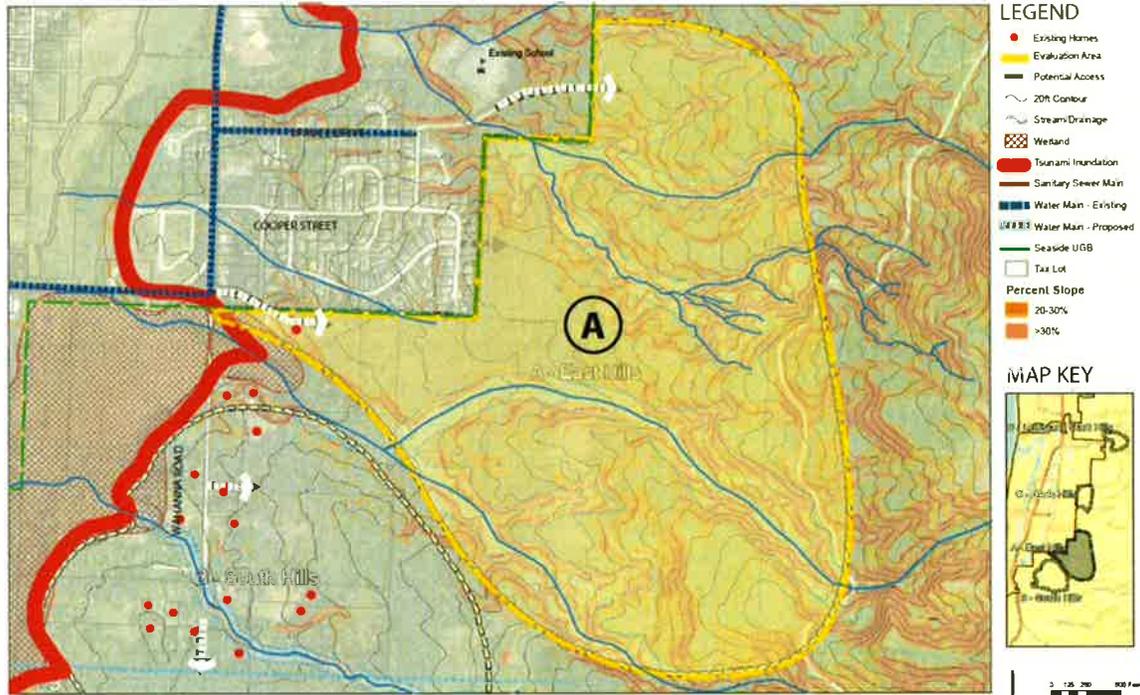
Map No.	Owner
1	Lewis & Clark Oregon Timber LLC
2	City of Gearhart
3	Clatsop county
5	PDP LLC
6	Diane Dillard
7	Weyerhaeuser Real Estate Development Co.
19	Marjorie Stevens

Map: Property Owners in Four Study Areas

Of the four study areas the South Hills (Site A) is adjacent to one (1) primary owner - Lewis and Clark LLC, who has expressed support for future development, plus one smaller AF parcel owned by Marjorie Stevens. The East Hills (Site B) is adjacent to one (1) primary owner - Lewis and Clark LLC, the same who has expressed support for future development. The North Hills Site C lands are adjacent to three owners. Two of which own land on both sides of the study boundary so would be able to control the nearby lands, minimizing conflict. The Lewis and Clark Hills (Site D) has three adjacent owners, with Lewis and Clark LLC in the majority – who is supportive of future development. Based on the ownership pattern in the area, the East Hills are alone in certainty of compatibility with nearby activities. The South Hills area is proximate to some land owners residing on rural residential, non-resource lands that have expressed some concern about growth. The other sites however are all bordered by very few owners and thus it is unlikely that any site would be encumbered by concerns over compatibility with nearby forestry uses.

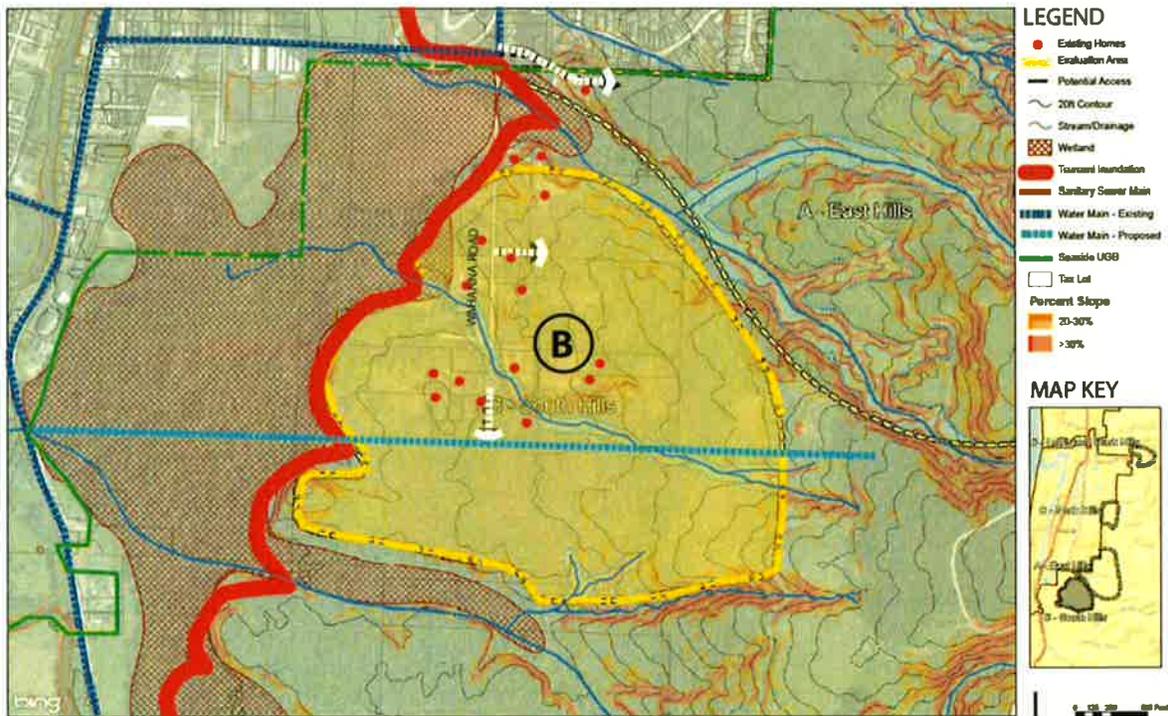
Site by Site Summary: With the overall analysis considered, each site is evaluated below based on the above locational factors.

Site A – East Hills



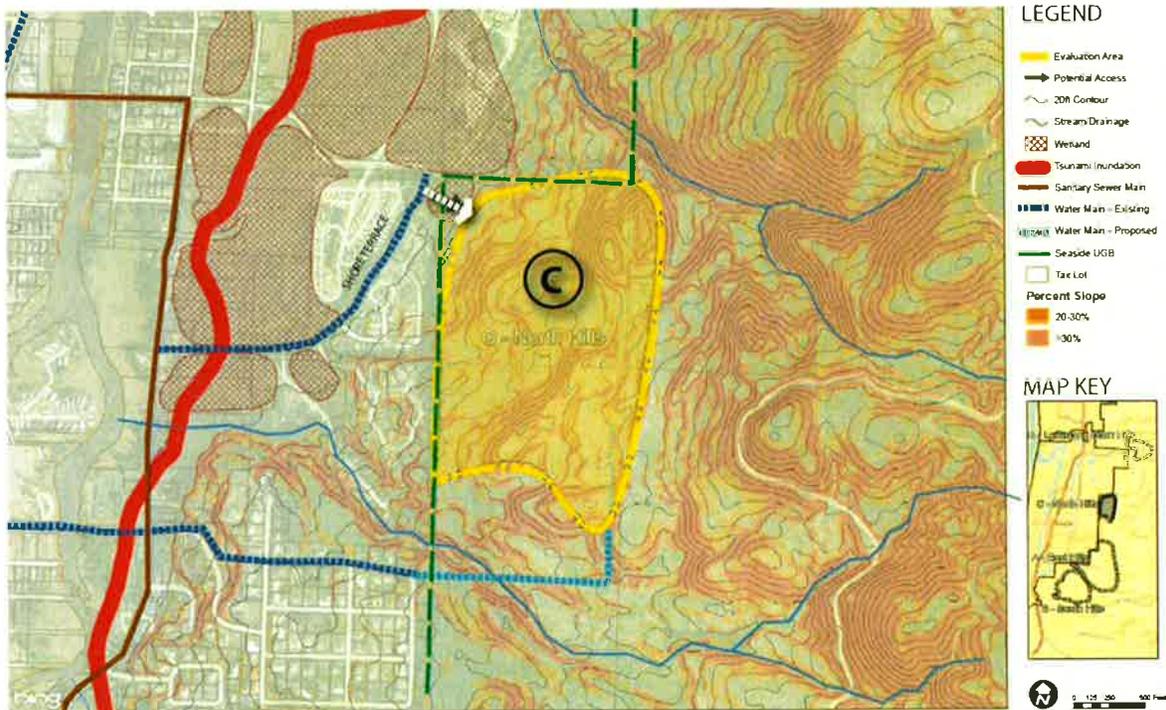
Site/Factor	A – East Hills
Efficient Accommodation	<ul style="list-style-type: none"> • Largest area (265acres) allows for the widest range of potential housing types • Second best in terms of units per gross acre.
Orderly, efficient provision of services	<ul style="list-style-type: none"> • Multiple roadway access locations • Gravity sewer capable • Situated for service by future water tank to supply fresh water and fire suppression • Located above and near Tsunami gathering spot on Huckleberry
Environment, energy, economic and social	<ul style="list-style-type: none"> • Gravity sewer minimizes need pumping • Southwest exposure provides optimal solar access • Multiple connections to roadway and trail network reduces trip length and supports walking an biking • Elevation above tsunami zone preserves life safety • Continues with recent city growth direction
Compatibility	<ul style="list-style-type: none"> • Adjacent forest owner, Lewis & Clark LLC and Weyerhaeuser Real Estate Dev. Co. are supportive of urban development within the site.

Site B – South Hills



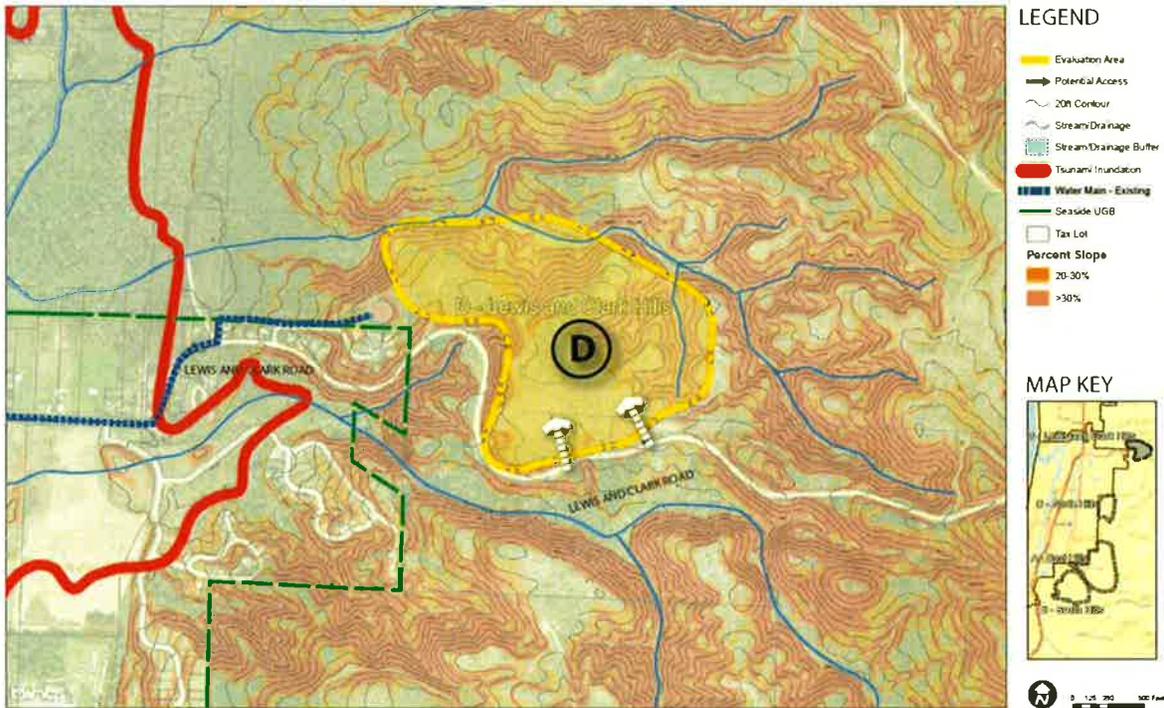
Site/Factor	B – South Hills
Efficient Accommodation	<ul style="list-style-type: none"> • Second largest gross area, with the most usable land (141 net acres) allows for the widest range of potential uses • The only site to accommodate both jobs and housing • Highest yield in terms of potential units per gross acre.
Orderly, efficient provision of services	<ul style="list-style-type: none"> • Multiple roadway access locations • Gravity sewer capable • Uniquely situated for service by new reservoir to supply fresh water and fire suppression • Located above and near Tsunami gathering spot on Huckleberry
Environment, energy, economic and social	<ul style="list-style-type: none"> • Gravity sewer minimizes need pumping • West exposure provides adequate solar access • Multiple connections to roadway and trail network reduces trip length and supports walking and biking • Elevation above tsunami zone preserves life • Continues with recent city growth direction toward SW
Compatibility	<ul style="list-style-type: none"> • Adjacent forest owner, Lewis & Clark LLC is supportive of urban development within the site.

Site C - North Hills



Site/Factor	C – North Hills
Efficient Accommodation	<ul style="list-style-type: none"> • Smaller site (69.3 acres) may provide some mixed housing types, but the range would be relatively narrow • Can accommodate housing, but not likely suitable for jobs. • Lowest yield in terms of potential units per gross acre (2.2 units)
Orderly, efficient provision of services	<ul style="list-style-type: none"> • Two access routes supply the site • Gravity sewer capable • Hookup to existing infrastructure and future water tank to supply fresh water • Located above Skyline Drive Tsunami gathering location • Steep terrain may require additional infrastructure expense • Most constrained acres per unit (0.28)
Environment, energy, economic and social	<ul style="list-style-type: none"> • Gravity sewer minimizes need pumping • West and Northwest exposure provides minimal solar access • Limited connections to roadway and trail network could lengthen trip length and limit walking and biking • Elevation above tsunami zone preserves life
Compatibility	<ul style="list-style-type: none"> • Three different adjacent forest owners are supportive. • Recently logged, minimal conflict

Site D Lewis and Clark Hills



Site/Factor	D – Lewis & Clark Hills
Efficient Accommodation	<ul style="list-style-type: none"> • Smallest site (57.4 acres) may provide some mixed housing types, but the range would be relatively narrow • Can accommodate housing, but not likely suitable for jobs. • Second lowest yield in terms of potential units per gross acre (2.5 units)
Orderly, efficient provision of services	<ul style="list-style-type: none"> • Access locations would be outside of UGB • Gravity sewer capable • Hookup to existing infrastructure to supply fresh water for homes and fire suppression • Contains Tsunami gathering location on Royal View. • 58% of land environmentally constrained
Environment, energy, economic and social	<ul style="list-style-type: none"> • Gravity sewer minimizes need pumping • Large portion of site with southern exposure for solar access • Limited connections to roadway and trail network could lengthen trip length and limit walking and biking • Elevation above tsunami zone preserves life • 58% of land environmentally constrained
Compatibility	<ul style="list-style-type: none"> • Two different adjacent forest owners could require additional coordination. Lewis & Clark and City of Gearhart

Site/Factor	A – East Hills	B – South Hills	C – North Hills	D – Lewis & Clark Hills
Efficient Accommodation	Good	Best	Good	Good
Orderly, efficient provision of services	Better	Best	Good	Good
Environment, energy, economic	Good	Best	Fair	Fair
Compatibility	Best	Best	Good	Good

Refinement of Study Areas

The four site study areas were reviewed in detail with the Seaside Planning Director and Public Works Director. The study areas were also presented and discussed with both the Seaside Planning Commission and City Council at briefings/work sessions. The following summarizes direction from those meetings:

- Eliminate the North Hills study area due to site constraints
- Combine the South and East Hills study areas into one Southeast Hills area and continue to evaluate. Also, continue to evaluate the Lewis and Clark Hills site
- Based on advisory committee site visits, public testimony and review, consider three (3) sites for further study (B, C and D).
- Minimize immediate UGB expansion by developing a proposal to use the above mentioned sites to accommodate 14 years of demand.
- Utilize sites in the following order: 1. Site C (Lewis and Clark Hills), 2. Site D (North Hills), 3. Site B, (South Hills)

The following describes potential performance of the combined areas:

- **Land need.** Combining the areas means that there are more than 560 acres of land from which to select locations for future UGB inclusion. With an established land need of roughly 200 acres (detailed below), there is adequate land within the area for identifying the best lands for inclusion.

Table 3 Land Area by Use Type

Land Use Type	Gross Acreage Needed
Residential	150.4
Employment	35.6
Parks	10.6
Total Need	196.6

After selecting the needed 196.6 acres, the remaining lands would stay outside of the UGB with continuation of their Goal 4 and 5 protections through Clatsop County’s comprehensive plan.

- **Access/circulation.** For the South Hills portion of the expansion, primary access could be provided by an extension and improvement of Wahanna Road south of Avenue S. This expansion would also likely entail reconstructing the Avenue S intersection at Wahanna to improve safety. Three emergency vehicle access (EVA) points are in proximity. One is located directly east of Cooper Street and will also serve as a pedestrian link. Two are located uphill and connect to the existing mainline tree farm road.
- **Open space/natural resource areas.** Seaside’s Parks Master Plan was based on a 2003 population estimate of 6,040 people. The 2032 population forecasted in by the Goal 10 analysis is 8,215. To serve a population of 8,215 people at a Level of Service of 3 acres of developed park per 1,000 residents, the City of Seaside would need 24.65 acres of developed parks. Subtracting the current inventory of 14.05 acres of park, this leaves a 20-year need for 10.6 acres of new parks. There is ample room within the area to accommodate some or all of this need.

The Seaside comprehensive plan states that “All rivers and streams with a perennial flow are considered to be sensitive fish habitat areas. The most important species that these rivers and streams support are: Coho and Chinook salmon, Steelhead, sea-run Cutthroat and Rainbow trout.” The combined Southeast Hills area is encumbered by perennial streams. Several options exist for treatment of these resources, two are:

- a. To minimize UGB expansion, the final boundary of the amendment area could exclude these streams to the extent practicable. They would therefore remain as Conservation Forest Lands within Clatsop County’s comprehensive plan and be subject to existing regulations for protection and facilitation of forestry practices.
- b. Stream areas could be included in the UGB amendment with the expectation that they be protected from development by the City of Seaside. The City has a designation of OPR that could be assigned for protection. The Goal 5 safe harbor offers a 50 buffer from the centerline of streams for consideration as non-buildable. An OPR, or similar designation protecting 100 feet from either side should be applied to this geography, or another protection method put in place.

Wetlands are also present in some of the study areas. To the extent feasible, these areas should not be included in the boundary amendment so as to prevent urbanization. If wetlands are included in the boundary amendment the City may need to expand its Goal 5 mapping through site research.

If it is deemed necessary to include lands in the amendment area for which no urban development is desired, the City could apply any of a number of tools, such as code provisions that would preclude any subsequent actions that would allow development on said lands.

- **Provision of infrastructure.** Development of the expansion areas will require extending and widening Wahanna road, improving the Wahanna/ Avenue S intersection, constructing a new water tank and other facility upgrades and also installing a sewer pump station and sewer main lines. The city will prepare a strategy and policy that establishes a “Pay as you go” program for incremental development of the expansion areas. The intent of this policy is to avoid an inordinate burden on the balance of Seaside for the infrastructure costs associated with the new development.

The summary response to the locational factors for the combination of the three expansion areas is summarized in the following table.

Factor	Proposed UGB Amendment Area
Efficient Accommodation	<ul style="list-style-type: none"> • Satisfies complete need for housing, jobs and recreation within one site • Allows for a range of housing types to serve diverse needs of residents • Respectable yield in terms of potential units per gross acre
Orderly, efficient provision of services	<ul style="list-style-type: none"> • Multiple roadway access locations • Gravity sewer capable • Situated for service by new water tank to supply fresh water and fire suppression • Located above and near Tsunami gathering spot on Huckleberry
Environment, energy, economic and social	<ul style="list-style-type: none"> • Gravity sewer minimizes need pumping • South and West exposure provides good solar access • Multiple connections to roadway and trail network reduces trip length and supports walking and biking • Elevation above tsunami zone preserves life • Continues with recent city growth direction toward SW
Compatibility	<ul style="list-style-type: none"> • Adjacent forest owners are supportive of urban development within the site.

Final Site Selection

The UGB expansion study areas have undergone refinement planning. This planning aimed to:

- Identify appropriate lands for the identified housing and job needs
- Designate said lands into residential density categories (high, medium, and low) and employment categories (industrial and institutional)

- Identify a location, or locations of needed park infrastructure to serve the additional community needs
- Develop a strategy for addressing natural habitat areas either through exclusion from the amendment or protection via Seaside’s comprehensive plan and implementing ordinances
- Identify the smallest expansion area that satisfies the need for land and efficient provision of infrastructure based on a 14-year need, or 70 percent of the established 20-year need.

14 and 20 Year Land Need Comparative Table

	Land Use Type	14 Year Need (acres)	20 Year Need (acres)
	Low Density Residential 5 du/ac max	43.0	61.3
	Medium Density Residential 10 du/ac max	34.9	50.3
	High Density Residential 10–20 du/ac max	27.4	38.8
	Subtotal Residential	105.3	150.4
	Institutional	13.6	19.5
	Industrial	11.3	16.1
	Park	7.3	10.5
	TOTAL	137.5	196.5

The series of maps that follow depict the proposed UGB expansion areas along with site planning related to future land uses and key infrastructure locations.

To date, multiple draft proposals for the UGB expansion have been discussed by the City of Seaside’s Planning Commission. Input has spanned a range of topics, with the most prominent being focused on identifying places within and beyond the study areas where growth could occur, and some voicing concern about growth impacting residences in rural (resource) areas. As a result of this public process map revisions were developed to better address the input and comments from Department of Land Conservation and Development (DLCD), results of consultation with 1,000 Friends of Oregon and concerns related to tsunami inundation mapping and overall community character.

Of note, the area south of the Cove Area is absent from the revised maps. The planning team received comment from the public suggesting that there could be capacity gained by expanding the UGB in this area. However, study reveals that the portion of the area within the UGB currently has un-used capacity. Even that growth capacity is of some concern due to the site's limited ingress/egress as only Sunset Blvd is capable of serving traffic to this this area, developing another access point would prove impracticable due to the topography and need to cross lands controlled by the North Coast Land Conservancy for natural habitat.

The maps presented below represent the culmination of this public process.

The UGB and Comprehensive Plan amendments will continue to progress through the public hearing process for adoption by the Seaside City Council, and acknowledgment by the Land Conservation and Development Commission. Clatsop County will also need to approve the UGB expansion. City of Seaside annexations / zoning would occur incrementally as land owners opt to develop their lands.

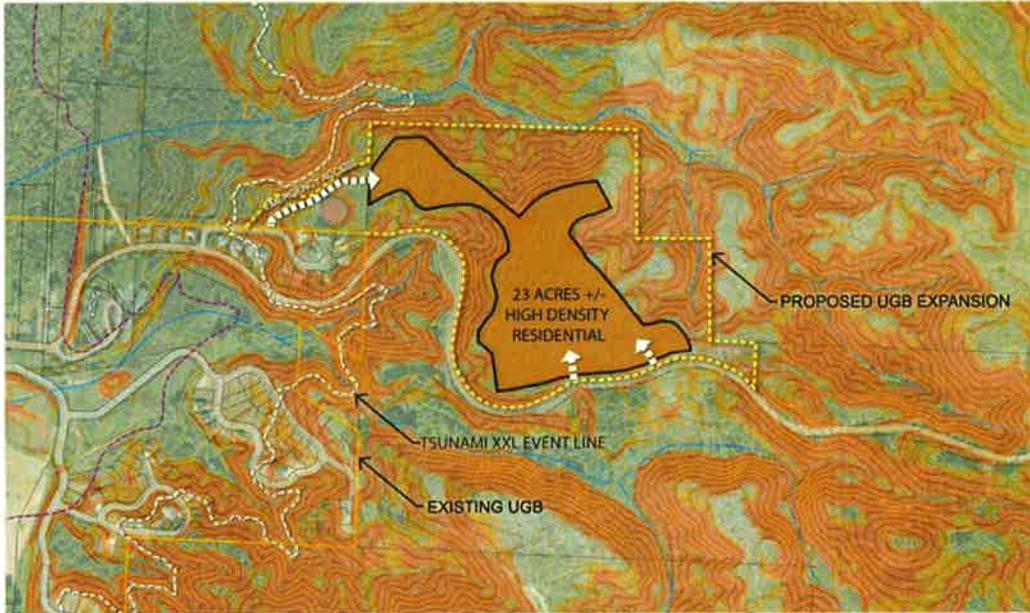
POTENTIAL UGB EXPANSION AREAS SEASIDE, OREGON



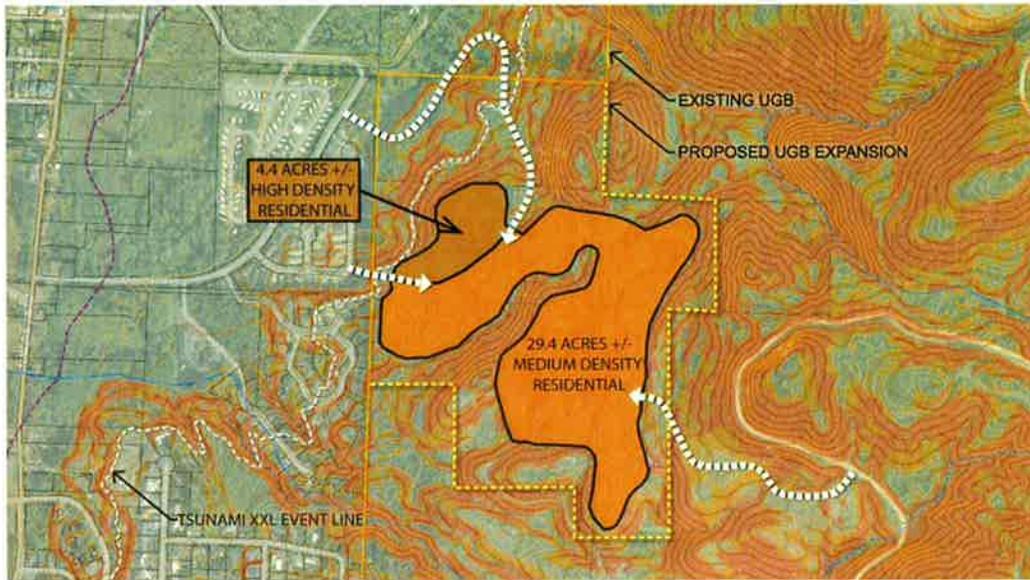
JANUARY 5, 2016



LEWIS & CLARK HILLS



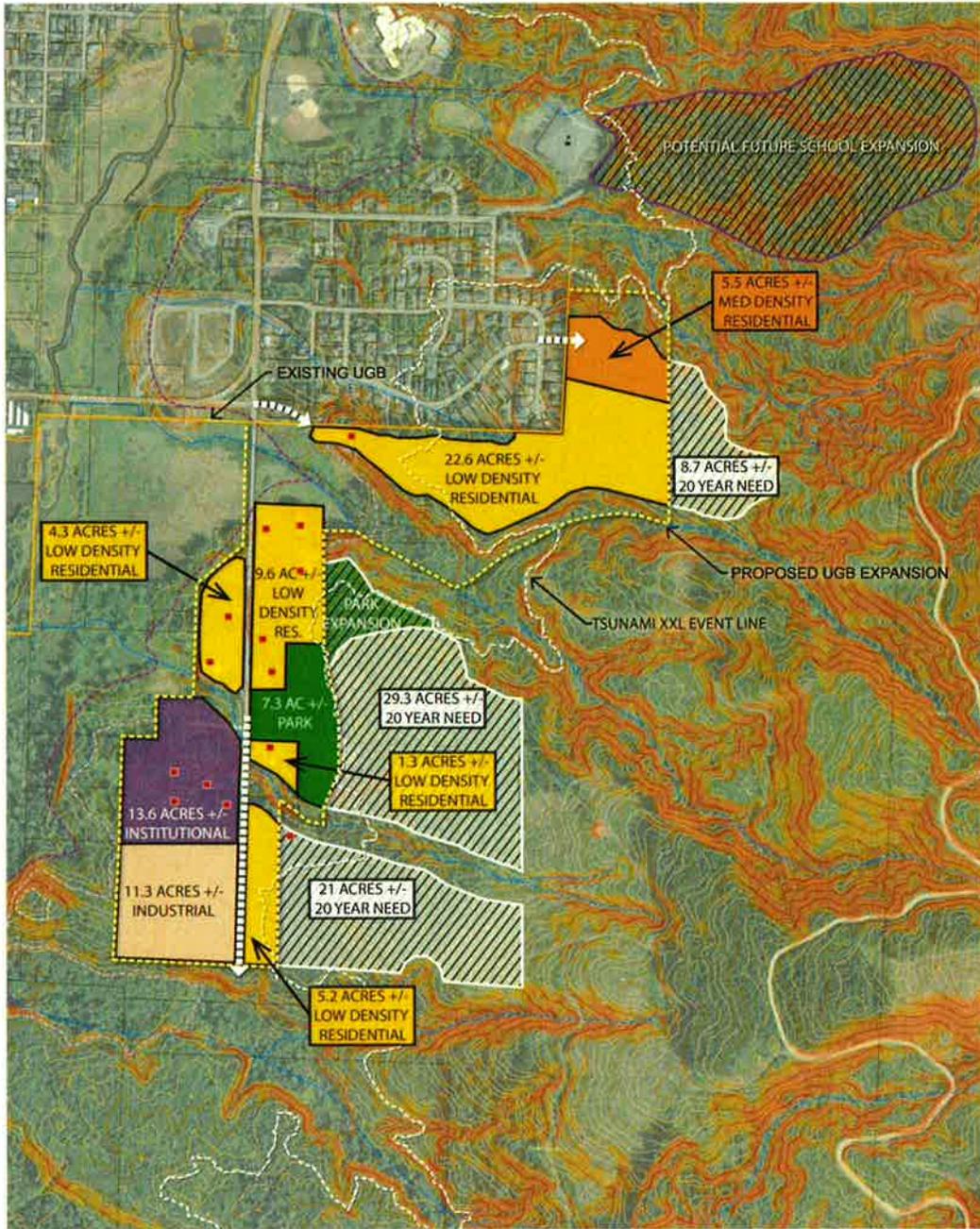
NORTH HILLS



SE HILLS AREA	STREAM/CHANNEL	PERCENT SLOPE	TSUNAMI BALDIZATION (SEPARATE BILL 370)	TSUNAMI XXL EVENT
CONTOUR 5 FT	BEASIDE UGB	20-30%	TSUNAMI LARGE EVENT	PROPOSED UGB LINE
EXISTING HOME	TAX LOT	>30% slope symbol"/> >30%	TSUNAMI MEDIUM EVENT	

JANUARY 5, 2016

SOUTHEAST HILLS



		PERCENT SLOPE		

JANUARY 5, 2016