

## ANTICIPATED HOUSING TRENDS

This section discusses current and anticipated demographic and market trends which are expected to impact the nature of housing demand and development in the future. These are macro-level trends which generally apply on a regional or nationwide scale, but the potential impact for Seaside is discussed in each case. The impacts of these trends are factored into the projection of housing need and residential land need detailed in following sections of this report.

The major demographic trends discussed here are:

- Migration to urban environments
- Diminishing household sizes
- Baby Boom generation transitions
- Millennial generation preferences
- Immigration
- Workforce housing

### A. The Second Home Market

In Seaside, as in many coastal communities in Oregon, the second home or vacation home industry is a key factor in the local housing market. In Seaside, the estimated vacancy rate was 36% in 2010, whereas in many non-vacation communities in Oregon, the typical vacant rate may currently be closer to 5%. The Census estimates that of the vacant housing stock in Seaside, more the 76% are "Seasonal, Recreational, or Occasional Use Units." Therefore this segment of the market has a strong impact on housing development, availability and pricing in Seaside.

The most comprehensive data on second home sales comes from the National Association of Realtors.<sup>2</sup> Traditionally second home sales (vacation and investment) have accounted for 30% percent of total home transactions including existing homes, new homes and condo sales. Beginning in 2003, the percentage of sales coming from second homes has increased significantly. By 2006, approximately 36% of home sales were second homes. This is a reflection of an overheated housing market in which a smaller share of sales was for primary residences, and a greater share for speculative investment.

Since the recent recession and housing "bust", the share of second home sales has fallen. By 2011, the most recent year reported, second home sales were 27% of all sales, which is still somewhat lower than the historical average.

Figure 9 shows the reported reasons for purchasing a vacation home from the 2011 NAR survey.

**FIGURE 9: PROFILE OF VACATION HOME OWNERSHIP**

Reasons for Purchasing	Vacation Home Owners
Personal/family retreat	84%
Diversifying investments	25%
Primary residence after retirement	34%
Income from renting property	27%
Tax benefits	9%
For family member/friend/relative	14%
Had extra money to spend	11%
Other reasons	3%

Source: National Association of Realtors

<sup>2</sup> National Association of Realtors, "Investment and Vacation Home Buyers Survey"

The market now includes many buyers who are buying distressed properties (39% of second home sales). Nationally, the median sales price for vacation properties has fallen roughly 25% from the peak in 2005.

As might be expected, second home purchases tend to be older and higher income than the general population. The median buyer age is 49 years for vacation properties, compared to 37 for primary residences. Their median income is \$99,500, compared to \$69,600 for buyers of primary residences. 36% of vacation home buyers pay cash. (National statistics from NAR, 2011.)

**Implications for Seaside:** Second homes will continue to play an important part in Seaside. One challenge faced by many resort towns is a disconnect between local housing costs and the local workforce, as some share of the housing stock is targeted for higher-income second home buyers from outside the area. At the same time, some of the existing housing which may have traditionally housed local households may also be purchased by such buyers, or investors wishing to use it as a vacation rental.

In Seaside, once one accounts for the housing needs of current residents that the remaining housing stock tends to be some of the more expensive in the city. This means that projections of future housing needs must reflect the needs of future residents, but also the needs of future second home buyers. This second group demands a different housing profile in terms of pricing and unit type. (This is reflected in the analysis summarized in the following section.)

It may be tempting to downplay the needs of the second home market as external, and secondary to the community of year-round residents. However, the dynamics of a resort community market dictate that if housing supply does not sufficiently address the external demand, those buyers will continue to buy what housing is available, driving up home prices and reducing supply available for primary residents.

While the recent recession has impacted the entire housing market, there is no reason to conclude that long term second home trends on the Oregon Coast will not continue in the coming decades. The Portland Metropolitan area and other Willamette Valley communities continue to grow, and Washington County in particular continues to attract relatively high-paying employment. In addition, the large Baby Boom generation has reached or is reaching the age when second-home buying is more common. Demand from older and well-to-do households in the Metro area for vacation housing will continue to be a driving factor for coastal housing markets.

## **B. Diminishing Household Sizes**

There is a clear long-term trend in the United States of falling household (and family) sizes. In 1900, the average household size in the US was 4.6 persons. By 1950, it was 3.4 persons, and in 2010 it was 2.58 persons (US Census). This is a rate of decline of -0.5% per year since 1900. However, in recent decades the trend has slowed considerably. Since 1980, the rate of decline has been -0.2%.

Nationally, a continued slow decline of household size is expected over coming decades. Younger baby boomers will transition to empty nest status as kids leave the households. Older boomers will transition to single-person households as spouses pass away, if not in the coming decade than the following decade. (As discussed in more detail below, the size of the baby boom generation causes them to have an outsized effect on demographic trends.)

At the same time, the trend for younger generations to delay having children and having fewer children than previous generations will continue. However, the rate of decline will continue to slow and the average household size is likely to reach a stable level eventually, as it cannot realistically approach a size of 1.0 person per household.

**Implications for Seaside:** As with many communities on the Oregon coast, the population of the city of Seaside tends to be older and have fewer families than the general population. The coast attracts retirees from Oregon and beyond. The current average household size is 15% smaller than the statewide average, and this trend is expected to continue.

Given the size of the retiring Baby Boom generation over the coming 20-years, it is anticipated that the average household size in Seaside will continue to fall as one- and two-person households continue to move to the area in

a greater proportion than larger households. The projections of future households in the following section reflect a household size which will continue to decline to 2.08 over the next 20 years, reflecting the national average rate of decline since 1980 (-0.2%).

### **C. Baby Boom Generation Transitions**

Due to its sheer size, the baby boom generation has dominated US demographic trends since its appearance between 1946 and 1965. (Exact definitions of generational periods vary, but this is the generally accepted definition of the baby boom generation.) There are an estimated 78 million boomers, making them approximately 26% of the US population. In 2013, this generation is roughly 48 to 67 years old.

Demographers often split the baby boom generation into an older and younger cohort when discussing their needs and preferences.<sup>3</sup> The prospects of these two cohorts are likely to be very different given the severity of the recent economic downturn.

The older cohort, aged 58 to 67, is closer to retirement, with less time to repair household finances if it is needed. Many in this generation have not saved adequately for retirement, and the recent expectation of using rising home equity as a backstop has been frustrated by the housing downturn. This situation may limit some opportunities in retirement.

Still, many in this older cohort were already near to retirement when the recession hit, and had built sufficient nest eggs and pension benefits to retire as planned. This cohort was able to take advantage of generally rising income growth and national prosperity over their careers. As incomes have stagnated over the last decade, they were still in their peak earning years. Many have access to pension and health benefits in retirement that are no longer offered to most workers.

The younger cohort (aged 48-57) is larger, representing about 2/3 of the generation. This cohort is still entering the prime of its earning years, many with children still at home. Though job and income prospects may be diminished, there is still the opportunity to retrench for retirement.

Economically, this younger boomer cohort has more in common with younger generations, in that it has experienced wage stagnation over the last decade. They did not necessarily share in the constant income growth and generous retirement benefits sometimes associated with older boomers.

In terms of housing, the baby boom generation is more likely to own their homes, having decades to enter the ownership market and build equity. They are more likely to have greater equity in their homes, providing some cushion from the recent downturn. Nevertheless, many in this generation are still locked in underwater mortgages, and face the same dilemma as younger generations in being unable or unwilling to sell for a loss. For those entering retirement, the lack of mobility may be a source of frustration and inconvenience, but is not damaging in the sense that they are not compelled to move for job opportunities. For younger boomers, the lack of mobility may hurt job prospects.

The older boomers also have the advantage of selling their current homes as “move up” housing to the younger boomers following them, though the prices received are likely to be greatly diminished. Younger boomers are once again in a tougher position, as their homes are most appropriate as move-up housing for the following generation: Generation X. The problem is that Generation X is much smaller, tends to be less prosperous, and shares the younger generations’ preference for an urban environment, rather than the suburbs where many younger boomers have located.

What are the anticipated housing preferences of empty nesters and retirees? Two studies by RCLCO present somewhat different conclusions on this matter. A 2009 survey found that 75% of retiring boomers said they want

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<sup>3</sup> Most of this discussion draws from the following reports:

McIlwain, John. “Housing in America: The Next Decade.” ULI, 2010.

“State of the Nation’s Housing 2011.” Joint Center for Housing Studies of Harvard University, 2011.

to live in mixed-age, mixed-use communities, which implies a more urban environment. However, this mixed environment can be found in smaller town centers as well.

A 2010 survey asked a sample of affluent households of a variety of ages what housing choices they anticipated making upon coming empty-nesters and/or retirees. 65% of respondents stated that they prefer to age in place. An additional 14% anticipated moving to a different single-family home in the same market. 7% stated the preference to move to a condominium either in the central city, suburb, or smaller town.<sup>4</sup>

These findings suggest caution with the oft-stated belief that older households will increasingly want to live in multi-family housing in dense environments. While some segment of the population will make this choice, this trend can be overstated.

Since baby boomers are likely to remain healthier and more active for longer than the previous generation, as well as face problems with underwater mortgages, they are likely to delay downsizing and seeking out senior-focused facilities for some time.

**Implications for Seaside:** The baby boom generation's share of Seaside's population (29%) is somewhat higher than that of the state (27%), and the nation (27%). As a city with a relatively older population, and coastal retirement destination, Seaside should see the impacts of this generation's lifestyle transitions to a somewhat greater degree.

Over the coming 20 years, the baby boom generation will remain healthier and more independent for longer than their parents, meaning that the transition to retirement communities will be postponed or never undertaken. The youngest in this generation will just be reaching retirement age in about 20 years. In terms of future housing types, this means that the housing mix should not shift significantly from current preferences towards retirement-home living, though some additional housing of that type is likely as well.

A subset of the baby boom generation will be interested in opportunities to live in well-planned and safe mixed-use communities in the future. The demand from older households for multi-family housing opportunities in town centers should be significant enough to be addressed by the market, but should not be overstated. Also, older seniors may prefer or require single-level housing.

#### **D. Millennial Generation Preferences**

As the baby boom generation moves through mid-life and into retirement, the millennial generation is emerging as the dominant demographic group of the future. This generation, sometimes called the Echo Boomers or Generation Y, is actually larger than the baby boom generation at 83 million people. Definitions vary, but members of this generation were born roughly between 1980 and 2000 and are now in their teens to early 30's.

Aside from being large, this generation is in the prime years of defining popular culture as its greatest consumers. In broad strokes, the millennial generation is more technologically savvy, networked, environmentally and socially responsible than previous generations. They value diversity and activity, and therefore gravitate to urban environments more-so than older generations.

This generation grew up in a time of generally rising economic prosperity in the 1980's and 1990's, but they find themselves at a disadvantage in the current economic downturn. Jobs are scarce while average student debt has risen sharply. Incomes for people younger than 35 have fallen over the last decade, meaning that this generation is starting from behind. Many experts expect that over their lifetimes, millennials will make less money and have a more modest quality of life than their parents.

The reported desire of this generation to live in an urban setting seems to be very real:

A 2008 survey by RCLCO found that 77 percent of generation Y reports wanting to live in an urban core, not in the suburbs where they grew up. They want to be close to each other, to

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<sup>4</sup> Ducker, Adam and Bob Gardner. "Anticipating the Upscale Empty-Nester Condo Market Recovery" RCLCO, "The Advisory," 8/11.

services, to places to meet, and to work, and they would rather walk than drive. They say they are willing to live in a smaller space in order to be able to afford this lifestyle.<sup>5</sup>

Given their age and current finances, this currently means that millennial households are much more likely to rent units than own. In fact, the experience of the housing downturn has likely tempered the desire of many in this generation to own a home for the foreseeable future.

Due to the economy, other members of this generation are currently living with their parents, or with many roommates, as evidenced by the falling rate of household formation. After 2008, the rate fell by more than half. Once the economy improves and unemployment drops among the young, this generation is likely to make up for lost time in forming new households and generating new demand for housing. There are indications that this trend is already beginning.

Looking forward at the future housing needs of this large generation raises some questions. While they currently demand rental housing in the urban core, they will be less well-positioned to afford central city housing as they change life-stages and seek ownership opportunities and room for families. In the urban core, where they prefer to live, single-family homes will be scarce and expensive, owned mostly by generation X and boomer households.

Childless millennials will continue to accept smaller multi-family units in order to remain in their preferred neighborhoods, either continuing to rent, or buying condos. But millennials with children will find many urban options either too constrained or too expensive. Like previous generations, they will seek a house with a yard at a price they can afford.

This may create opportunities for smaller cities. The millennial generation may eventually provide a stock of demand for the suburban single family homes vacated by the boomer generation. Similarly, they will value well-planned town centers in suburban locations. Smaller cities with vital mixed-use town centers may be more attractive to young refugees from the urban core.

Millennials are expected to continue the trend of putting off child rearing until they are older, and therefore this trend may be slow to develop. If they move to smaller communities, this generation may be more accepting of living in denser types of housing, such as attached single-family, even with children.

**Implications for Seaside:** It is generally believed that when millennials claim to prefer the urban core, they truly mean the center of a larger city (for instance, central Portland), rather than a suburban, or small town environment. However, the eventual impacts of affordability and life-stage decisions are likely to cause some significant share of this generation to either never move into the urban core, or move back out at some point.

But it is important not to overstate this trend. 24% of Seaside's population falls within the millennial age group. 14% are in their 20's, a group that ostensibly has the independence to relocate if it chooses. Appropriate housing and local jobs are important to keeping these young residents in Seaside.

Seaside's mixed-use city center provides some urban amenities such as dining, shopping and entertainment. Transit options and opportunities to walk and bike will also be attractive. For all of their differences, good schools and a safe environment will appeal to millennial households just as much as preceding generations.

Whether millennials remain in Seaside or relocate there from other areas, a greater share of new housing units can be expected to be attached forms. This generation will need a sufficient stock of multi-family rentals. Townhomes will likely represent a larger share of for-sale starter homes, due to lower cost of construction.

## **E. Immigration**

Immigration is expected to be one of the key drivers of population growth, and therefore housing need over the coming decades. Immigrants and their U.S.-born children and grandchildren constitute one of the fastest growing population segments.

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<sup>5</sup> Mclwain, John. "Housing in America: The Next Decade." ULI, 2010.

While native households are expected to trend towards smaller households, fewer children, and more childless households, the number of families and children among immigrant communities is expected to grow. Demographers credit the growth in immigrant households with slowing the decline in household size.<sup>6</sup>

The result of this rapid growth among immigrants and their children is that minorities are expected to account for most of the net population growth between now and 2050. Latinos and Asians are the key drivers of this trend.

Immigrant households and their children have some key characteristics which impact their housing needs. These households tend to be poorer and larger than average. This means that many immigrants are reliant on rental housing, and often in lower-priced areas. They may stay in rental housing for more of their lifetime than other populations.

In rental and ownership housing, immigrants will need more space to house larger families. For this reason, suburbs and smaller towns will continue to be increasingly attractive to immigrant households. The old pattern of immigrants moving directly to a large central city, and moving outwards in later generations has been reversed, and now many immigrant households move directly to smaller communities.

**Implications for Seaside:** Seaside's foreign-born population is 6% of the total population, down slightly from 6.2% in 2000. This is less than the statewide figure of 10% foreign-born. The median income of foreign-born households tends to be lower than the general median, and household size tends to be larger. However, the immigrant population is not homogeneous and includes households ranging from refugees to highly-skilled recruits to local companies to long-time US residents.

The percentage of the foreign-born population that are Latino (82%) is up from 2000 (73%). The next greatest share are Canadian at 14% of the foreign-born population.

The main impact of these groups in Seaside will be continuing demand for low-to-moderate cost housing options, and some larger housing options, such as two and three bedroom rentals. As long as the policies and land inventory allow for the production of multi-family units, it will be possible to meet the rental need of immigrants and other populations. Demand for for-sale housing will largely be met by older existing housing units, rather than new housing. It is likely that immigrant households and first-generation American households will provide a key source of demand for suburban boomer housing.

## **F. Workforce Housing**

Many communities seek to better align housing opportunities with employment opportunities. There are many benefits to housing the local workforce closer to the community in which the jobs are located, as well as bringing new employment closer to local households. This arrangement helps keep economic activity within the community. It also reduces local commuting, which helps reduce traffic congestion. Residents have more transportation choices and shorter commute periods. Many communities aspire to provide greater workforce housing opportunities for all classes of worker in the community.

Workforce housing generally means offering a full spectrum of housing at different levels of affordability. Depending on the community, there may be a lack of housing for lower-income workers who might have to commute from other communities. Or there may be a lack of higher-end or executive housing, meaning that higher-paid employees leave the community after work, bringing their financial and other resources with them.

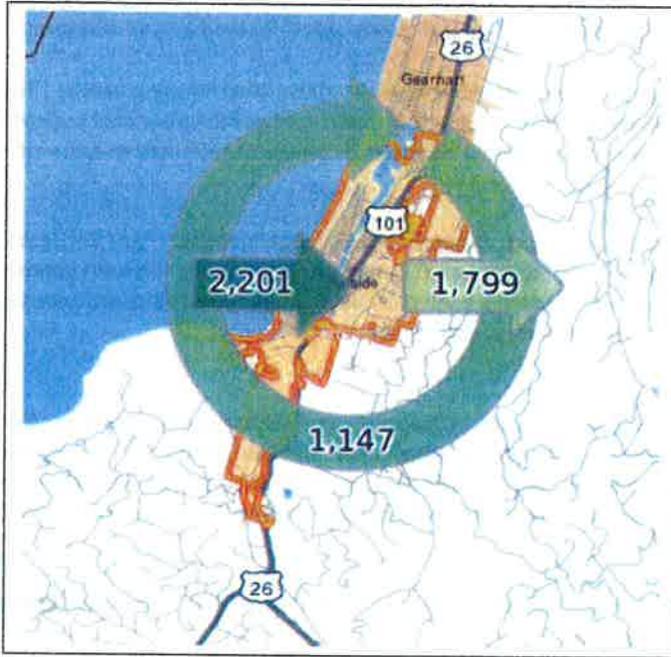
**Implications for Seaside:** Seaside has a significant outflow of workers (Figure 10). As of 2010, the US Census estimated that 39% of local working residents actually worked in Seaside. 61% of Seaside workers commute out of Seaside to their primary job. At the same time, 2,201 workers commute in to Seaside from other cities to work in Seaside jobs.

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<sup>6</sup> "State of the Nation's Housing 2011." Joint Center for Housing Studies of Harvard University, 2011.

In general, a community can work to ensure a full spectrum of housing choices in order to provide opportunities to local workers to live in the community. At the same time, a community should have sufficient employment lands and economic development policies in place to encourage a broad range of employment in the community.

**FIGURE 10: INFLOW AND OUTFLOW OF WORKERS, CITY OF SEASIDE**



**Analysis Selection**

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- ➔ Employed and Live In Selection Area
- ➔ Employed in Selection Area, Live Outside
- ➔ Live in Selection Area, Employed Outside

SOURCE: US Census, 2010 employment data

These are the major demographic trends impacting future housing demand in Seaside, the region and nation. These trends were considered in building assumptions for the household growth projections presented in the following section.

## FUTURE HOUSING NEEDS (2032)

The projected future (20-year) housing profile (Figure 11) in the study area is based on the current housing profile, multiplied by an assumed projected future population growth rate.

The projected future population is based on the most recently adopted population forecast from Clatsop County, which provides a projection to 2030. The projected growth rate between 2012 and 2030 from the County's forecast was carried forward two additional years to achieve the projected 2032 population forecast.

**FIGURE 11: FUTURE HOUSING PROFILE (2032)**

PROJECTED FUTURE HOUSING CONDITIONS (2012 - 2032)		SOURCE
2012 Population (Minus Group Pop.)	6,502	2010 Census, PSU
2030 Population (Projected)	8,037 (From 2007 Clatsop Co. Comp Plan)	Clatsop County
Projected Annual Growth Rate	1.1% (From 2007 Clatsop Co. Comp Plan)	Clatsop County
Total Estimated 2032 Population:	8,215	
- Estimated group housing population:	60 (Projected share from 2010 Census)	
<b>2032 Population (Minus Group Pop.)</b>	<b>8,155</b> (Total 2032 population - group housing pop.)	
<b>Estimated Non-Group 2032 Households:</b>	<b>3,930</b> (2032 Non-Group Population/ Avg. Household Size)	
New Households 2012 to 2032	919	
Avg. Household Size:	2.08 Based on US rate of decline since 1980 (-0.2%)	US Census
<b>Total Housing Units:</b>	<b>6,090</b> (Occupied Units + Vacant Units)	
Occupied Housing Units:	3,930 (= Number of Households)	
Vacant Housing Units:	2,160 (Calculated from Vacancy Rate)	
Projected Vacancy Rate:	35.5% (Current vacancy rate including vacation homes)	Census, Johnson Reid

Sources: Clatsop County Comp Plan (2007), PSU Population Research Center, Census, JOHNSON REID LLC

The model projects growth in the number of non-group households over 20 years of 919 households, with accompanying population growth of 1,653 new residents.

While the projected number of households in 2032 is 3,930, the projected number of housing units is significantly higher at 6,090. This again reflects the prevalence of vacation home units in Seaside, resulting in a vacancy rate of 36%. [This vacancy rate is held constant from the 2010 Census, as allowed under OAR 660-024-0040(8)e.]

### PROJECTION OF FUTURE HOUSING UNIT DEMAND (2032)

The profile of future housing demand was derived using the same methodology used to produce the estimate of current housing need. It includes current and future households, and includes a vacancy rate assumption of 35.5%. **Therefore, these projections represent the total number of housing units needed, occupied and vacant, including vacation home units.**

The analysis considered the propensity of households at specific age and income levels to either rent or own their home, in order to derive the future need for ownership and rent housing units, and the affordable cost level of each. The projected need is for *all* 2032 households and therefore includes the needs of current households.

The price levels presented here use the same assumptions as the assessment of current need regarding the amount of gross income applied to housing costs, from 30% for low income households down to 20% for the highest income households.

The affordable price level for ownership housing assumes 30-year amortization, at an interest rate of 6%, with 15% down payment. Because of the impossibility of predicting variables such as interest rates 20 years into the future, these assumptions were kept constant from the estimation of current housing demand. Income levels and price levels are presented in 2012 dollars.

Figure 12 presents the projected total future housing demand (current and new households, plus vacancy) in 2032.

**FIGURE 12: PROJECTED TOTAL FUTURE HOUSING DEMAND (2032)**

Ownership			
Price Range	# Units	% of Units	Cumulative
\$0k - \$70k	422	12.3%	12.3%
\$70k - \$120k	210	6.1%	18.4%
\$120k - \$170k	215	6.3%	24.7%
\$170k - \$240k	680	19.8%	44.6%
\$240k - \$280k	628	18.3%	62.9%
\$280k - \$370k	327	9.5%	72.4%
\$370k - \$470k	318	9.3%	81.7%
\$470k - \$560k	195	5.7%	87.4%
\$560k - \$640k	144	4.2%	91.6%
\$640k +	287	8.4%	100.0%
<b>Totals:</b>	<b>3,425</b>	<b>% of All:</b>	<b>56.2%</b>

Rental			
Rent	# Units	% of Units	Cumulative
\$0 - \$380	470	17.6%	17.6%
\$380 - \$620	388	14.5%	32.2%
\$620 - \$870	873	32.8%	64.9%
\$870 - \$970	430	16.1%	81.1%
\$970 - \$1590	180	6.8%	87.8%
\$1590 - \$1740	121	4.5%	92.4%
\$1740 - \$2180	130	4.9%	97.2%
\$2180 - \$2620	38	1.4%	98.6%
\$2620 - \$3490	16	0.6%	99.2%
\$3490 +	20	0.8%	100.0%
<b>Totals:</b>	<b>2,664</b>	<b>% of All:</b>	<b>43.8%</b>

<b>All Units</b>	<b>6,090</b>
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Sources: Claritas, Census, JOHNSON REID.

**COMPARISON OF FUTURE HOUSING DEMAND TO CURRENT HOUSING INVENTORY**

The profile of total future housing demand presented above (Figure 12) was compared to the current housing inventory to determine the total future need for *new* housing units by type and price range (Figure 13).

- The results show a need for 1,425 new housing units by 2032.
- Of the new units needed, 61% are projected to be ownership units (including second-home vacation units), while 39% are projected to be rental units. This is because the large segment of vacation home units is mostly ownership in nature (i.e. second homes and condo units). The needed new rental units will serve mostly year-round primary residents.
- Of the new units needed, the largest share (51%) is projected to be single family detached homes, due again to the stronger need for new ownership housing. Of the remainder of units 43% is projected to be some form of attached housing, and 2% are projected to be mobile homes.
- The projected preferences for future unit types are based upon historically permitted units since 2000, cross referenced with the profile of currently available buildable lands, and how that will shape future inventory

(see next section on land need). It is projected that in coming decades a greater share of housing will be attached types, including attached single family. The share of detached homes shown here (51%) is lower than the number of detached homes permitted since 2000 (64%). The share of attached home types is higher, at 44%, compared to 29% of units permitted since 2000.

- Single family attached units (townhomes on individual lots) are projected to meet 6% of future need.
- Duplex through four-plex units are projected to represent over 16% of the total need.
- 22% of all needed units are projected to be multi-family in structures of 5+ attached units.
- 4.2% of new needed units are projected to be mobile home units, which meet the needs of some low-income households for both ownership and rental. A handful of boats, RV and misc. housing types fall into the same category.

**Mobile home units:** Mobile home units are projected to make up a small share of future demand. It is projected here that there will on-going demand for mobile home units (59 units) roughly in keeping with the current share of mobile home units in the community. Mobile home units fill an important niche of low-cost rental and ownership opportunities.

Mobile home parks are allowed in some of Seaside's residential zones, and prohibited in others. While not allowed in the Low Density Residential zone, they are allowed in the Medium Density and High Density zones as conditional uses.

This analysis assumes that mobile home units will be added in roughly the same proportion as seen in the past. There are multiple existing mobile home parks in Seaside with remaining space for additional units. New mobile home parks or subdivisions may be developed in the future, however, in many Oregon communities this is an increasingly unlikely use of large vacant parcels if more profitable single family units are viable. Given Seaside's growth rate, and desirable location on the Oregon Coast, it will increasingly support higher-value forms of housing than mobile homes. For instance, most single-family detached or attached housing types are likely to return more value to the landowner than a new mobile home park.

Manufactured home units on individual lots are allowed in all residential zones and also provide an important source of lower-cost ownership housing. These unit types are included in the "single family detached" category of the following table.

**Affordable Housing (Government Assisted):** This report finds the need for more rental units at the bottom end of the price spectrum (below \$620 in 2012 dollars). This pattern is common in most communities, because those in the lowest income cohorts generally must stretch to pay for housing near the median rent price. While a community has a full spectrum of income ranges, the rental market will naturally set most rents around the going market rate, with some variation for location, unit quality and size.

Because of this effect, truly low-cost housing is generally limited to units which are subsidized through affordable housing programs. These include Housing Authority programs such as Public Housing and Section 8, as well as tax-credit and non-profit projects. The City of Seaside has policies and zoning in place to allow for the development of new affordable units in the city.

**FIGURE 13: PROJECTED FUTURE NEED FOR NEW HOUSING UNITS (2032)**

OWNERSHIP HOUSING										
Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units	% of Units	Cummulative %
\$0k - \$70k	28	4	3	7	38	-5	0	74	8.6%	8.6%
\$70k - \$120k	44	2	-3	1	-10	51	7	93	10.8%	19.4%
\$120k - \$170	78	0	-1	3	-48	13	2	47	5.4%	24.8%
\$170k - \$240	12	0	5	18	117	0	0	152	17.6%	42.4%
\$240k - \$280	190	9	3	9	-48	0	0	162	18.8%	61.2%
\$280k - \$370	111	10	3	10	-24	0	0	109	12.6%	73.8%
\$370k - \$470	44	11	6	13	13	0	0	87	10.1%	83.9%
\$470k - \$560	39	3	0	2	3	0	0	47	5.4%	89.3%
\$560k - \$640	30	1	0	1	1	0	0	33	3.8%	93.1%
\$640k +	56	1	0	1	1	0	0	59	6.9%	100.0%
<b>Totals:</b>	<b>632</b>	<b>40</b>	<b>16</b>	<b>65</b>	<b>43</b>	<b>59</b>	<b>9</b>	<b>863</b>	<b>% All Units: 60.6%</b>	
<b>Percentage:</b>	<b>73.2%</b>	<b>4.7%</b>	<b>1.9%</b>	<b>7.5%</b>	<b>4.9%</b>	<b>6.8%</b>	<b>1.1%</b>	<b>100.0%</b>		

RENTAL HOUSING										
Price Range	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units	% of Units	Cummulative %
\$0 - \$380	116	26	70	51	135	4	0	402	71.6%	71.6%
\$380 - \$620	32	13	34	25	61	4	0	170	30.2%	101.8%
\$620 - \$870	-41	-4	-42	-16	18	-3	0	-88	-15.7%	86.2%
\$870 - \$970	-4	6	16	13	30	-1	0	60	10.6%	96.8%
\$970 - \$1590	-2	2	1	2	11	-1	0	13	2.3%	99.1%
\$1590 - \$174	-3	0	-2	0	5	0	0	0	0.1%	99.2%
\$1740 - \$218	-9	-2	-11	-5	0	-1	0	-27	-4.8%	94.4%
\$2180 - \$262	-2	0	-2	-1	1	0	0	-5	-0.8%	93.6%
\$2620 - \$349	5	1	3	2	5	0	0	16	2.8%	96.4%
\$3490 +	6	1	3	3	7	0	0	20	3.6%	100.0%
<b>Totals:</b>	<b>99</b>	<b>44</b>	<b>69</b>	<b>75</b>	<b>273</b>	<b>1</b>	<b>0</b>	<b>561</b>	<b>% All Units: 39.4%</b>	
<b>Percentage:</b>	<b>17.6%</b>	<b>7.9%</b>	<b>12.4%</b>	<b>13.3%</b>	<b>48.6%</b>	<b>0.2%</b>	<b>0.0%</b>	<b>100.0%</b>		

TOTAL HOUSING UNITS									
	Single Family Detached	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp	Total Units	% of Units
<b>Totals:</b>	<b>730</b>	<b>84</b>	<b>85</b>	<b>140</b>	<b>315</b>	<b>60</b>	<b>9</b>	<b>1,425</b>	<b>100%</b>
<b>Percentage:</b>	<b>51.3%</b>	<b>5.9%</b>	<b>6.0%</b>	<b>9.8%</b>	<b>22.1%</b>	<b>4.2%</b>	<b>0.6%</b>	<b>100.0%</b>	

Sources: Clatsop County Comp Plan (2007), Claritas, Census, JOHNSON REID LLC

# 20-YEAR HOUSING LAND NEEDS ANALYSIS

## INTRODUCTION

This section summarizes the projected need for residential land associated with the household growth projections through 2032.

Residential land needs are determined by comparing the housing unit needs discussed in the previous section, with the remaining area, zoning and achieved density of residentially-zoned land in Seaside. This analysis relies on taxlot data from Clatsop County on current and allowed uses. This data was reviewed and refined by JOHNSON REID LLC and the City of Seaside to reflect new development in the area, and address inaccuracies. One important step addressed environmental constraints including slope, flood and wetland status of vacant properties.

The Buildable Lands Inventory includes vacant and redevelopable parcels in the city. (See Appendix C to this report for greater detail on the buildable lands inventory and methodology.)

## CURRENT RESIDENTIAL LANDS

The City of Seaside has four active zones intended primarily for residential uses, ranging from low density to high density configurations. Within the UGB, there is also land zoned Suburban Residential, which is a low-density residential zone meant to allow existing development patterns until municipal infrastructure can be provided to allow for the urbanization of these lands. (The Residential Commercial zone is increasingly commercial in nature, and is included under the inventory of employment lands. It is not double counted here.)

The Resort Residential zone is a mixed-use zoning, in which residential uses are expected to be the primary use.

**FIGURE 14: RESIDENTIAL COMPREHENSIVE PLAN DESIGNATIONS, CITY OF SEASIDE**

ZONING DESIGNATION		Gross Vacant Buildable Acres	Net Vacant Buildable Acres	Capacity of Vacant Lands (Units)	Density (Units/ Net Acre) <sup>1</sup>
R1	Residential Low Density	47.5	38.0	152	4
R2	Residential Medium Densit	46.1	36.9	240	7
R3	Residential High Density	15.4	12.4	124	10
RR	Resort Residential	0.9	0.7	14	20
SR	Suburban Residential	19.5	15.6	62	4
<b>Totals/Averages:</b>		129.5	103.6	592	5

<sup>1</sup> Density standards based on Seaside Development Code.

Sources: City of Seaside, Johnson Reid LLC

GIS analysis of vacant, partially vacant and redevelopable parcels in Seaside found 104 net acres of developable residential land, which will accommodate an estimated 592 housing units. The low average density achieved is a result of the relative scarcity of remaining land in the higher density zones.

The assumed density (units/net acre) are lower than the maximum densities allowed in the Comprehensive Plan, but more realistic based on current development density and the minimum site standards in the development code. The assumptions used here are permissible under the safe harbor standards of OAR 660-024-0040 8(f) and Table 1.

## FUTURE RESIDENTIAL LAND NEED (2032)

The total future housing need presented in the last section, minus the capacity of existing developable parcels, leaves a need for lands to accommodate new housing units by 2032. There is a total projected need for 1,425 new housing units over the next 20 years (Figure 13). As Figure 14 shows, there is an estimated capacity for over 592 units. Therefore, total 20-year need exceeds the estimated capacity of existing residential lands.

**FIGURE 15: PROJECTED NEW RESIDENTIAL LAND NEED, SEASIDE (2032)**

Comp Plan Designation	TOTAL NEW UNITS NEEDED (2032)								Capacity of Vacant Lands (in Units) <sup>1</sup>	20-year Need - Existing Capacity	Units Per Net Acre	Net Acreage Needed	Gross Acreage Needed
	S.F. Detach	S.F. Attached	Duplex	3- or 4-plex	S.F. Units	Mobile home	Boat, RV, other temp	Total Units					
	730	84	85	140	315	60	9	1,425					
R1	348	0	0	0	0	0	0	348	152	196	4	49.1	61.3
R2	320	84	50	0	0	60	9	523	240	283	7	43.6	54.5
R3	0	0	35	109	247	0	0	392	124	268	10	26.8	33.5
RR	0	0	0	30	68	0	0	99	14	84	20	4.2	5.3
SR	62	0	0	0	0	0	0	62	62	0	4	0.0	0.0
	<b>730</b>	<b>84</b>	<b>85</b>	<b>140</b>	<b>315</b>	<b>60</b>	<b>9</b>	<b>1,425</b>	<b>592</b>	<b>832</b>	<b>6.7</b>	<b>123.7</b>	<b>154.6</b>

<sup>1</sup> From assessment of capacity of available Buildable Lands

Sources: Johnson Reid LLC

As Figure 15 shows, the projected number of future housing units exceeds the capacity of buildable lands by an estimated 832 units. Thus there is a projected need for an additional 155 gross acres to accommodate the additional need for housing by 2032.

The assumed density (units/net acre) are lower than the maximum densities allowed in the Comprehensive Plan, but more realistic based on current development density and the minimum site standards in the development code. The assumptions used here are permissible under the safe harbor standards of OAR 660-024-0040 8(f) and Table 1.

## PARK AND SCHOOL FACILITY NEEDS (2032)

In addition to the projected need for new residential land discussed above, there will be an accompanying need for new park and school facility lands to serve the new households. Methodology drawn from the City of Seaside Parks Master Plan and documentation from the Seaside School District were used to estimate future facilities needs associated with the projected 20-year population and housing growth.

### **Park Land Needs**

The Seaside Parks Master Plan adopted in 2004 identified a shortage of developed park space in the City of Seaside. The Master Plan adopts a target "Level of Service" standard of 3 acres of developed park per 1,000 residents. At the time the Master Plan was completed, the city offered a total of 14.05 acres of developed parks, for a level of service of 2.33 acres per 1,000 residents.

Therefore, as of 2004 there was an identified shortage of park lands, which has since been exacerbated by growing population in the intervening years. Therefore, estimates of future parks needs must account for growth since the Plan was completed, plus the projected 20-year growth presented in this analysis.

The Master Plan was based on a 2003 population estimate of 6,040 people. The 2032 population forecasted in this 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 developed park land.

**School Facilities Land Needs**

The Seaside School District has identified a need for an additional 50 acres of school land needed to relocate a middle school and high school facility above the tsunami line in the eastern hills of Seaside. Because there is no existing vacant acreage that meets this criteria, there is an identified need for these 50 acres outside of the current Seaside UGB.

**TOTAL RESIDENTIAL AND PUBLIC FACILITY LAND NEEDS (2032)**

Based on the findings of projected land need presented above, this analysis concludes a total 20-year land need for residential, schools and park land need as follows:

**FIGURE 19: ESTIMATED TOTAL NEW LAND NEED (2032)**

Category of Land	Gross Acreage Land Need
Residential:	154.6
Parks:	10.6
Schools:	50
<b>Total New 20-Year Land Need:</b>	<b>215.2</b>

Source: Johnson Reid LLC

***There is a total projected land need for an additional 215.2 gross acres to satisfy residential land needs and supporting uses.***

# **GOAL 10 HOUSING EXHIBITS**

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## APPENDIX C: BUILDABLE LANDS INVENTORY

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### INTRODUCTION & METHODOLOGY

The Buildable Lands Inventory (BLI) used in this analysis is based on tax account data from Clatsop County. The data was provided in Geographic Information Systems (GIS) compatible format, providing information on land use, parcel size and other relevant data categories on the taxlot level.

The tax account data was used to identify vacant and redevelopable parcels in Seaside and its UGB. The identified candidate parcels were then further screened and refined by JOHNSON REID, and City of Seaside, based on the methodology described below.

In keeping with State requirements, the BLI includes an assessment of vacant buildable lands and redevelopable parcels. The BLI for employment land and residential land differ somewhat, as described below. This analysis applied the “safe harbor” assumptions allowed under state rules to determine the infill potential of developed parcels (OAR 660-024-0050).

The Buildable Lands Inventory relied on the following data sources:

- Clatsop County Geographic Information System (GIS) data
- Assessment of environmental constraints – otak
- National Wetland Inventory
- Columbia River Estuary Study Taskforce (CREST) wetlands inventory
- Google Earth
- City staff input
- Site visits

### METHODOLOGY

#### Identification of Vacant Parcels

JOHNSON REID used the most recent available tax account data from Clatsop County to identify which parcels were developed or undeveloped, and identify those existing uses. The County supplied taxlot data in GIS format. Johnson Reid applied the following steps to further refine the Build Lands Inventory:

- 1) From the County’s “accts” shapefile, isolate the taxlots within the boundary of the City of Seaside and the Seaside UGB. The Accounts shapefile contains data on the individual property tax accounts associated with each taxlot in the county.
- 2) Using the Property Class field (PROPERTY\_C) identify vacant parcels by code number. The property class code number identifies the current land use or vacancy of a parcel, the zoned use, and the highest and best use. Vacant parcels were identified by a zero in the third digit of the property class code.
- 3) Using additional GIS data, as well as Google Earth surveying, and site visits, the vacant parcels were further refined to remove public lands such as parks and beaches and some infrastructure right-of-way. Irregular small parcels which cannot physically accommodate development were removed.
- 4) The remaining vacant parcels were characterized as either prospective employment lands or residential lands based on city zoning.

### **Identification of Redevelopable Parcels**

In order to identify those developed parcels which might accommodate additional development, JOHNSON REID applied the so-called “safe harbor” provisions of the Oregon Administrative Rules, which provide smaller cities a systematic means to estimate the development capacity of larger parcels with a limited amount of existing development:

**OAR 660-024-0050**

#### **Land Inventory and Response to Deficiency**

...

(2) As safe harbors, a local government, except a city with a population over 25,000 or a metropolitan service district described in ORS 197.015(13), may use the following assumptions to inventory the capacity of buildable lands to accommodate housing needs:

- (a) The infill potential of developed residential lots or parcels of one-half acre or more may be determined by subtracting one-quarter acre (10,890 square feet) for the existing dwelling and assuming that the remainder is buildable land;
- (b) Existing lots of less than one-half acre that are currently occupied by a residence may be assumed to be fully developed.

(3) As safe harbors when inventorying land to accommodate industrial and other employment needs, a local government may assume that a lot or parcel is vacant if it is:

- (a) Equal to or larger than one-half acre, if the lot or parcel does not contain a permanent building; or
- (b) Equal to or larger than five acres, if less than one-half acre of the lot or parcel is occupied by a permanent building.

Source: Oregon Administrative Rules, 660-024

Using GIS data, the above criteria were applied to the developed parcels in Seaside and the Seaside UGB in order to identify those developed parcels which are prospective candidates for infill development or redevelopment.

### **Identification of Environmental Constraints**

The Buildable Lands Inventory also included a screen of available lands based on environmental constraints. While this is a standard step in completing a BLI, it is especially important in Seaside, because there are significant floodway and wetland constraints on much of the low-lying land, and slope and creek constraints in the surrounding foothills.

To this end, the preliminary inventory of buildable parcels identified through the steps outlined above, was further screened based on data on environmental constraints from the National Wetland Inventory, the Columbia River Estuary Study Taskforce (CREST) wetlands inventory, floodway and floodplain GIS layers, and data on land slope and creek system from an analysis by otak planning completed in the Spring of 2012. Where environmental constraints hampered constraints on one portion of a parcel, but sufficient buildable land remained, the parcel was identified as partially buildable.

In addition, lands owned by the North Coast Land Conservancy were removed from the buildable inventory. The NCLC owns a large amount of land within Seaside’s UGB, including large vacant parcels. In addition to the fact that many of these parcels are environmentally sensitive, the stated mission of the NCLC is to “conserve and protect land in perpetuity.”

The Buildable Lands Inventory of Employment and Residential Lands was prepared following the preceding steps by JOHNSON REID LLC, and reviewed by City Staff and Technical Advisory Committee. The findings are presented below with additional discussion.

## EMPLOYMENT - BUILDABLE LANDS INVENTORY

The methodology as described above finds an existing buildable employment lands inventory as follows:

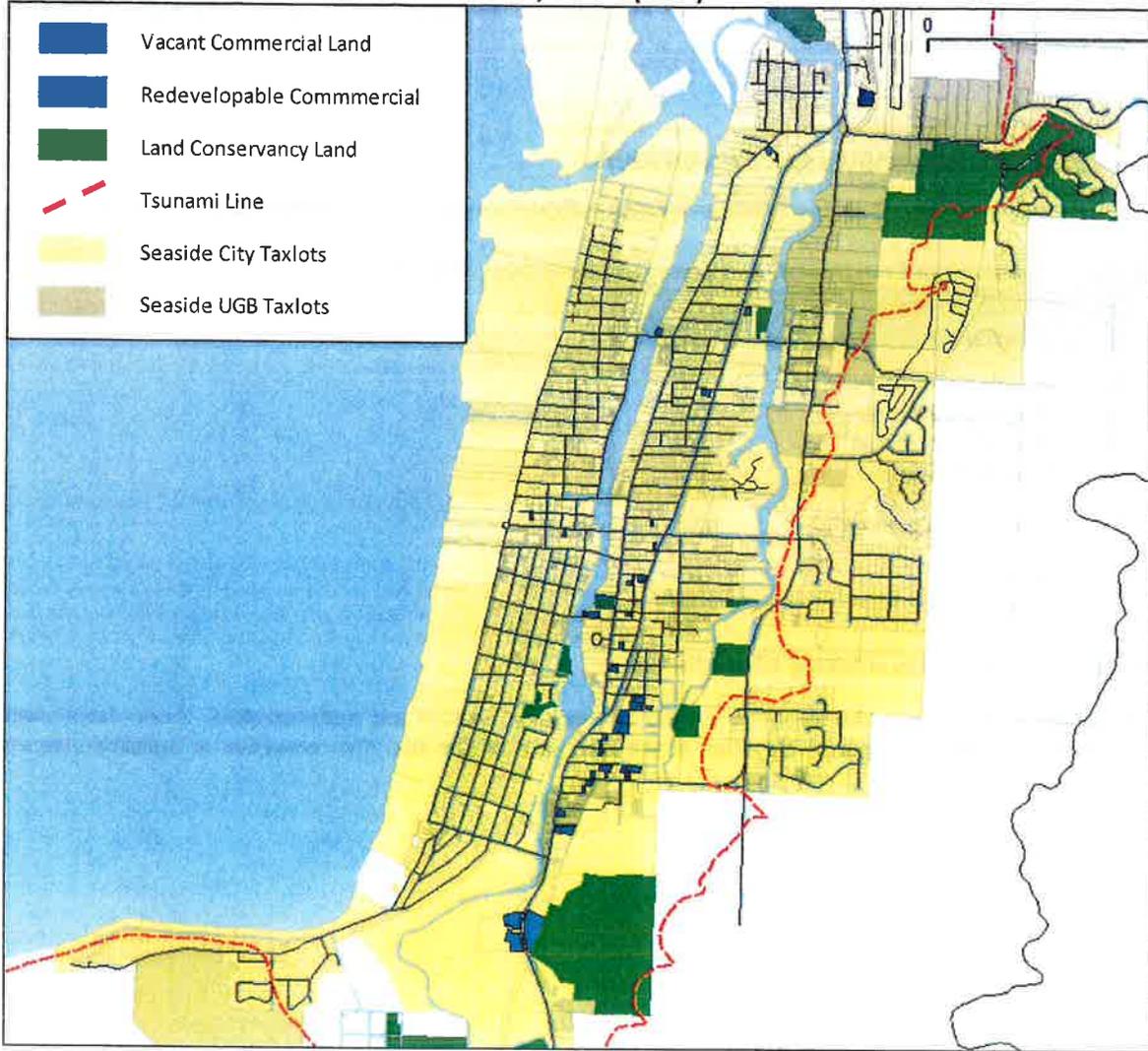
**FIGURE 1: SUMMARY OF EMPLOYMENT BUILDABLE LAND INVENTORY, SEASIDE**

Zoning Designation		Gross Acres
C1	Neighborhood Commercial	0.2
C2	Resort Commercial	0.2
C3	General Commercial	13.2
C4	Central Commercial	0.2
RC	Residential-Commercial	1.2
M1	Industrial	1.2
Total:		16.2

Source: Clatsop County, City of Seaside, Johnson Reid LLC

The following map shows the identified parcels by category: vacant and redevelopable. There was a single redevelopable commercial parcel identified at the north end of the city. The remainder of buildable sites are vacant.

**FIGURE 2: EMPLOYMENT BUILDABLE LANDS INVENTORY, SEASIDE (2013)**



Source: Clatsop County, City of Seaside, Johnson Reid LLC

### RESIDENTIAL - BUILDABLE LANDS INVENTORY

The methodology as described above finds an existing buildable residential lands inventory as follows:

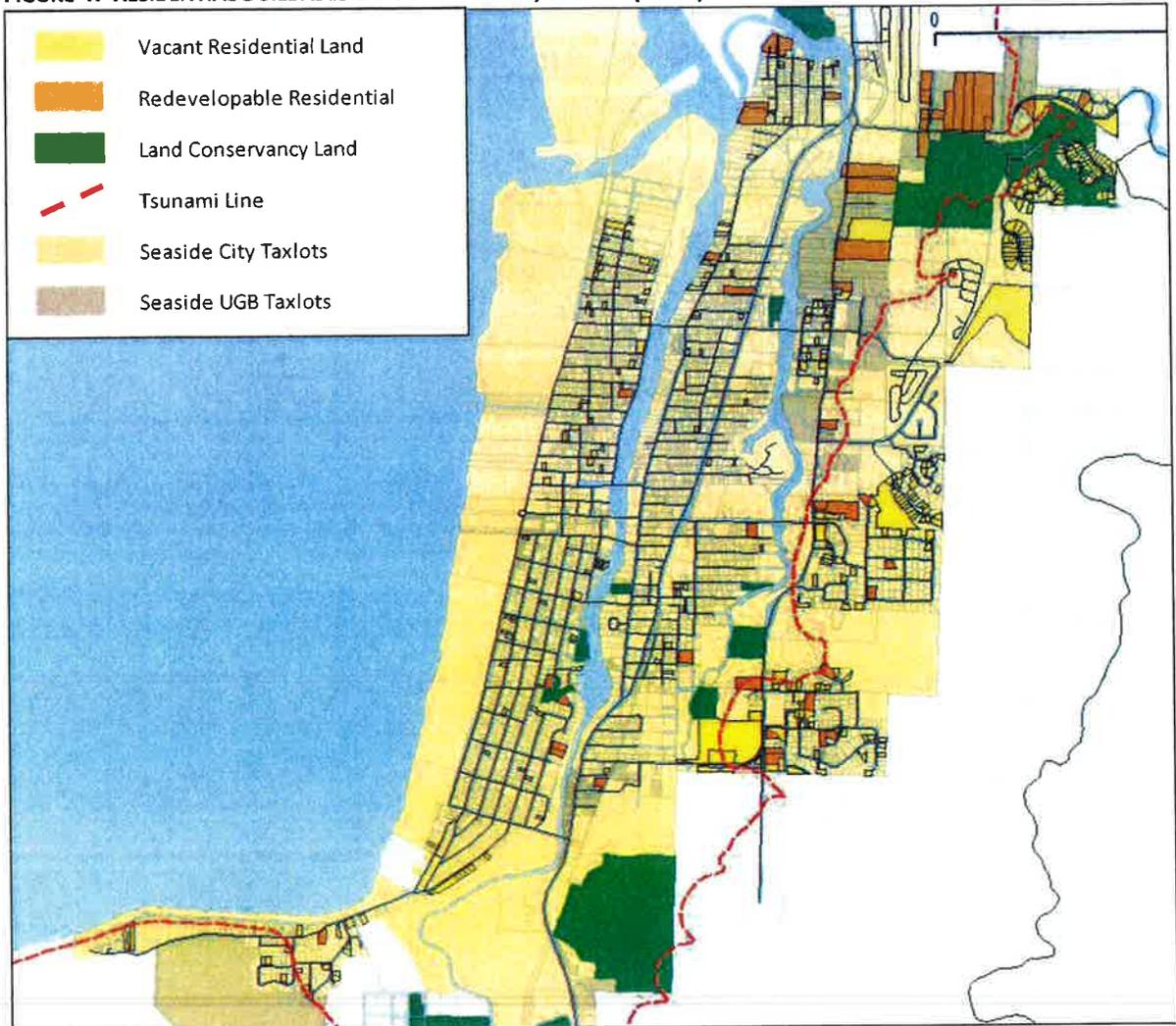
**FIGURE 3: SUMMARY OF RESIDENTIAL BUILDABLE LAND INVENTORY, SEASIDE**

Zoning Designation		Gross Acres
R1	Low Density Residential	47.5
R2	Medium Density Residential	46.1
R3	High Density Residential	15.4
RR	Resort Residential	0.9
SR	Suburban Residential	19.5
Total:		129.5

Source: Clatsop County, City of Seaside, Johnson Reid LLC

The following map shows the identified parcels by category: vacant, and redevelopable.

**FIGURE 4: RESIDENTIAL BUILDABLE LANDS INVENTORY, SEASIDE (2013)**



Source: Clatsop County, City of Seaside, Johnson Reid LLC



# Memorandum



808 SW 3rd Ave  
Suite 300  
Portland, OR 97204  
Phone (503) 287-OTAK

**To:** Kevin Cupples, Seaside Planning Director  
**From:** Jennifer Mannhard, AICP  
**CC:** Don Hanson  
**Date:** October 11, 2013  
**Subject:** Proposed Seaside Comp Plan Amendments  
**Project No.:** 15012

The following three sections of the Seaside Comprehensive Plan need to be amended to reflect the recent “Economic Opportunities Analysis (EOA) and Employment Land Needs Assessment” and “Housing and Residential Land Needs Assessment” and to reflect updates in the statewide planning goals:

- 2.1 Growth Concepts
- 14.0 Urban Growth Boundary
- 14.1 Urban Growth Policies

## 2.1 GROWTH CONCEPTS

The bulk of this section is still accurate; however, the direction and pattern of new growth needs to be updated as follows to reflect current conditions as follows:

Considering various physical limitations to growth, such as the ocean to the west, Gearhart adjoining the city to the north, the mountains and foothills to the east, **natural resource and ocean hazard constraints in the southerly direction**, and the additional constraint to growth caused by the flood hazard areas of the Necanicum River and Gnawing Creek, future growth will most likely occur **in the upland areas in the south-east and southeast** of the city. Except for the area along Wahanna Road north of Broadway and on the north side of Lewis and Clark Road, the city has annexed most of the area within the Urban Growth Boundary. Most areas within the city have been developed so that growth within the current Urban Growth Boundary is limited.

**~~A dispersed growth pattern in Seaside would provide more orderly and economic provision of public services and facilities; and greater~~**

~~efficiency of land use can be realized than if the city tried to direct growth either to the southwest, southeast, or the northeast.~~

## **14.0 URBAN GROWTH BOUNDARY**

Chapter 14 needs to be updated in its entirety. It currently includes an outdated narrative and quantitative discussion of the basis for the Urban Growth Boundary (UGB) and findings to support its size and location. Replace chapter 14 with the following:

### **A. Basis for Boundary**

Seaside's Urban Growth Boundary (UGB) is based on the analysis and review of growth concepts, natural features, utility systems, and periodic review of employment and residential land needs.

### **B. Findings of the 2013 Employment Land Needs Analysis and Buildable Lands Inventory**

An *Economic Opportunity Analysis and Employment Land Needs Assessment (EOA)* was prepared in January 2013 (revised and dated October 2013) for the City of Seaside to fulfill the requirements of statewide Planning Goal 9.

The results of the Employment Land Needs Analysis highlight projections of net new demand within Seaside for commercial and industrial land between 2012 and 2032. Detailed findings by use type and growth scenario are included in the EOA technical appendix. Over the next twenty years, net new demand for commercial and industrial land is expected to range from 53.5 to 70.5 net buildable acres, contingent upon Seaside's realized growth pattern.

These projections reflect the net developable land, required for building and impervious surface space requirements. Roads, right-of-ways, parks and public facilities, among other things necessary to serve projected land development, are also included by applying a typical 20 percent increase to the net-buildable land need for growth and availability of infrastructure in potential expansion areas.

The Buildable Lands Inventory identified 15 acres of buildable commercial land and 1.2 acres of buildable industrial land.

Table 1 summarizes the long-term demand for industrial and commercial land as identified in the Employment Land Needs Analysis and the existing supply of commercial and industrial acreage as identified through the Buildable Lands Inventory. The purpose of the reconciliation is (1) to assess whether the City of Seaside has an adequate supply of suitable employment land to satisfy economic expansion demands over the next 20 years, and (2) to serve as a basis for determining Urban Growth Boundary (UGB) expansion or other policy measures to increase the available employment land supply.

The results show a shortage of existing buildable industrial and commercial acreage over the planning period for all three potential growth scenarios. The deficit is 37.3 acres in the Baseline Growth Scenario and a net shortage of 43.4 acres in the Medium and 54.3 acres in the High Growth Scenarios.

- The City has a shortage of commercial land, including land for overnight lodging, in the three scenarios, ranging from 1.7 acres to 10.5 acres depending on the realized path of growth.
- The City currently has negligible industrial land available for development, resulting in across the board shortages ranging from 16.1 to 20.3 acres.
- Further, institutional uses will generate an additional 19.5 to 23.4 acres of land need. These uses will typically locate on high value industrial land, but not exclusively and development on commercial land is possible.

**Table 1: Reconciliation of Buildable Employment Land and Need, Seaside, Oregon**  
 (EOA, Figure 30, page 27 – Johnson Reid, 2013)

Scenario	Demand	Supply	Surplus/ Shortage
<b><u>Baseline Growth Scenario</u></b>			
Commercial <sup>1,2</sup>	16.7	15.0	(1.7)
Industrial <sup>1</sup>	17.3	1.2	(16.1)
Institutional <sup>3</sup>	19.5	-	(19.5)
<b>Total</b>	<b>53.5</b>	<b>16.2</b>	<b>(37.3)</b>
<b><u>Medium Growth Scenario</u></b>			
Commercial <sup>1,2</sup>	19.9	15.0	(4.9)
Industrial <sup>1</sup>	18.8	1.2	(17.6)
Institutional <sup>3</sup>	20.9	-	(20.9)
<b>Total</b>	<b>59.6</b>	<b>16.2</b>	<b>(43.4)</b>
<b><u>High Growth Scenario</u></b>			
Commercial <sup>1,2</sup>	25.5	15.0	(10.5)
Industrial <sup>1</sup>	21.5	1.2	(20.3)
Institutional <sup>3</sup>	23.4	-	(23.4)
<b>Total</b>	<b>70.5</b>	<b>16.2</b>	<b>(54.3)</b>

1/ Assumes a demand distribution of Office support 25% to commercial and 75% to Industrial

2/ Commercial includes overnight lodging

3/ Institutional includes Hospitals, Clinics, Assisted Living, etc. for employment not otherwise categorized; Schools are included in the Residential Land Needs Analysis

### **C. Findings of the 2013 Residential Land Needs Analysis and Buildable Lands Inventory**

A *Housing and Residential Land Needs Assessment* was prepared in January 2013 for the City of Seaside to fulfill the requirements of statewide Planning Goal 10. The analysis outlines a forecast of housing need and supporting uses within the City of Seaside UGB. Housing need and resulting land need are forecast to 2032 consistent with 20-year need assessment requirements of periodic review.

The model projects growth in the number of non-group households over 20 years of 919 households, with accompanying population growth of 1,653 new residents. While the projected number of households in 2032 is 3,930, the projected number of housing units is significantly higher at 6,090. This again reflects the prevalence of vacation home units in Seaside, resulting in a vacancy rate of 36%.

The profile of future housing demand was derived using the same methodology used to produce the estimate of current housing need. It includes current and future households, and includes a vacancy rate assumption of 35.5%. *Therefore, these projections represent the total number of housing units needed, occupied and vacant, including vacation home units.*

#### **Future Housing Need**

The profile of total future housing demand was compared to the current housing inventory to determine the total future need for *new* housing units by type and price range. The future housing need is summarized in Table 2.

- The results show a need for 1,425 new housing units by 2032.
- Of the new units needed, 61% are projected to be ownership units (including second-home vacation units), while 39% are projected to be non-transient rental units. This is because the large segment of vacation home units is mostly ownership in nature (i.e. second homes and condo units). The needed new rental units will serve mostly year-round primary residents.
- Of the new units needed, 51% is projected to be single family detached homes, due again to the stronger need for new ownership housing. Of the remainder of units, 43% is projected to be some form of attached housing and 4.2% are projected to be mobile home units in mobile home parks. Manufactured home units built on single-family lots are counted as a form of "single family detached" housing in this analysis.
- The projected preferences for future unit types are based upon historically permitted units since 2000, cross referenced with the profile of currently available buildable lands, and how that will shape future inventory (see next section on land need). It is projected that in coming decades a greater share of housing will be attached types, including attached single family. The share of detached homes shown here (51%) is lower than the number of detached homes permitted since 2000 (64%). The share of attached home types is higher, at 44%, compared to 29% of units permitted since 2000.

- Single-family attached units (townhomes on individual lots) are projected to meet 6% of future need.
- Duplex through four-plex units are projected to represent over 16% of the total need.
- 22% of all needed units are projected to be multi-family in structures of 5+ attached units.
- 4.2% of new needed units are projected to be mobile home units, which meet the needs of some low-income households for both ownership and rental. A handful of RV and misc. housing types fall into the same category.

**Table 2: Projected Future Need for NEW Housing Units (2032)**  
 (Housing and Residential Land Needs Assessment, Figure 13, page 21 – Johnson Reid, 2013)

TOTAL HOUSING UNITS								
	Single Family	Single Family Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	RV, other temp	Total Units
Total	730	84	85	140	315	60	9	1,425
Percentage	51.3%	5.9%	6.0%	9.8%	22.1%	4.2%	0.6%	100.0%

Sources: Clatsop County Comprehensive Plan (2007), Claritas, Census, Johnson Reid LLC

**Future Housing Land Need**

Residential land needs were determined by comparing the housing unit needs discussed in the previous section, with the remaining area, zoning, and achieved density of residentially-zoned land in Seaside. This analysis relied on tax lot data from Clatsop County on current and allowed uses. The data was reviewed and refined by JOHNSON REID LLC and the City of Seaside to reflect new development in the area, to identify inaccuracies, and to address environmental constraints including slope, flood, and wetland status of vacant properties.

The Buildable Lands Inventory includes vacant and redevelopable parcels in the city. (See Appendix C of the *Housing and Residential Land Needs Assessment* report for greater detail on the buildable lands inventory and methodology.) GIS analysis of vacant, partially vacant and redevelopable parcels in Seaside found 104 net acres of developable residential land, which will accommodate an estimated 592 housing units.

The total projected need for 1,425 new housing units over the next 20 years (Table 2), minus the estimated capacity of existing developable parcels of over 592 units, leaves a need for lands to accommodate 832 new housing units by 2032. Table 3 summarizes the total residential land need.

**Table 3: Projected NEW Residential Land Need, Seaside (2032)**  
(Housing and Residential Land Needs Assessment, Figure 15, page 23 – Johnson Reid, 2013)

Comp Plan Designation	TOTAL NEW UNITS NEEDED (2032)								Capacity of Vacant Land (in Units)	20-year Need Excluding Capacity	Units/Net Acre	Net Acreage Needed	Gross Acreage Needed
	Single Attached	Double Attached	3-4 Unit PUD	5-10 Unit PUD	Mobile Home	Accessory Dwelling Unit	Other	Total Units					
R1	348	0	0	0	0	0	0	348	152	196	4	49.1	61.3
R2	320	84	50	0	0	60	9	523	240	283	7	43.6	54.5
R3	0	0	35	109	247	0	0	392	124	268	10	26.8	33.5
RR	0	0	0	30	68	0	0	99	14	85	20	4.3	5.3
SR	62	0	0	0	0	0	0	62	62	0	4	0.0	0.0
	<b>730</b>	<b>84</b>	<b>85</b>	<b>140</b>	<b>315</b>	<b>60</b>	<b>9</b>	<b>1,425</b>	<b>592</b>	<b>833</b>	<b>6.7</b>	<b>123.7</b>	<b>154.7</b>

<sup>1</sup> From assessment of capacity of available Buildable Lands  
Sources: Johnson Reid LLC

**Future Park and School Facility Land Need**

In addition to the projected need for new residential land discussed above, there will be an accompanying need for new park and school facility lands to serve the new households. Methodology drawn from the City of Seaside Parks Master Plan and documentation from the Seaside School District Master Plan were used to estimate future needs associated with the projected 20-year population and housing growth.

The Seaside Parks Master Plan, adopted in 2004, specifies a target “Level of Service” standard of 3 acres of developed park per 1,000 residents. To meet this level of service of 3 acres for the projected 20-year population growth, 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 developed park land.

The Seaside School District has identified a need for an additional 50 acres of school land needed to relocate a middle school and high school facilities above the projected tsunami inundation line in the eastern hills of Seaside. Because there is no existing vacant acreage that meets this criterion, there is an identified need for these 50 acres outside of the current Seaside UGB.

**Total Residential and Public Facility Land Needs**

There is a total projected land need for an additional 195.2 gross acres to satisfy residential land needs and supporting uses.

**D. Total New Land Need**

Table 4 summarizes the total 20-year land need for employment, residential, schools and park land as presented in sections B and C above.

**Table 4: Estimated Total New Land Need (2032)**

Employment	34.7
Residential	154.6
Parks	10.6
Schools	50
<b>Total New 20-Year Land Need</b>	<b>249.9</b>

*Sources: Johnson Reid LLC - Housing and Residential Land Needs Assessment, Figure 19 and EOA, Figure 30 – January 2013*

## **Chapter 14.1 URBAN GROWTH POLICIES**

Most of the Urban Growth Policies are still valid. As discussed, the “Additional Urban Growth Areas” policy needs to be updated to the following to reflect the current statewide planning goals.

### **9. Additional Urban Growth Areas:**

The following factors will be considered before changes are made in the Urban Growth Boundary:

- a. **Land Need: Establishment and change of urban growth boundaries shall be based on the following:**
  - (1) **Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and**
  - (2) **Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of these needs.**
- b. **Boundary Location: The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:**

- (1.) Efficient accommodation of identified land needs;
- (2.) Orderly and economic provision of public facilities and services;
- (3.) Comparative environmental, energy, economic, and social consequences; and
- (4.) Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

# MEMORANDUM

**TO: Kevin Cupples, City of Seaside Planning Director**  
**FROM: Patrick Wingard, DLCD North Coast Regional Representative**  
**DATE: November 8, 2013**  
**SUBJECT: Proposed Plan Amendments: Goal 9 Economic Opportunities Analysis & Employment Land Needs Assessment; Goal 10 Housing and Residential Land Needs Assessment; Buildable Lands Inventory;**

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We appreciate having the opportunity to review and comment on the city's proposed Goal 9 and Goal 10 comprehensive plan amendments.

The Housing Needs Assessment (HNA) is well-documented. The discussion and planning for future vacation homes is particularly helpful. We don't see any methodological flaws in these analyses.

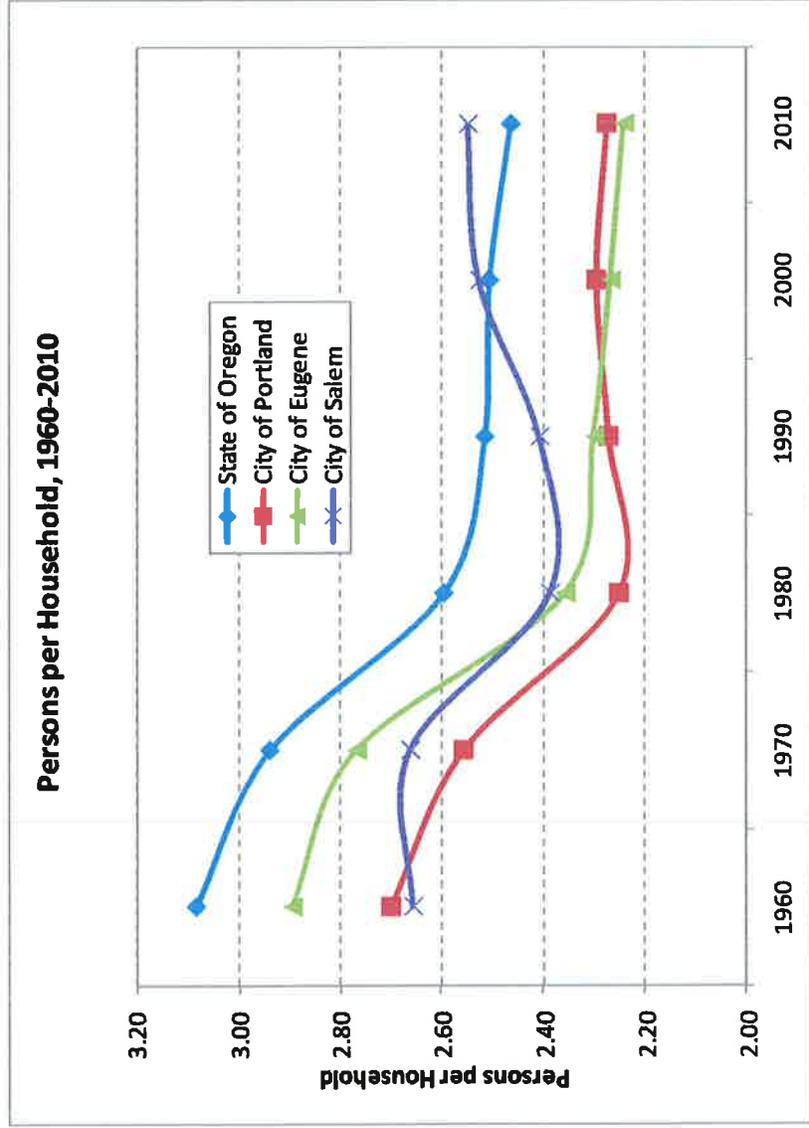
We advise the city to not to adopt its HNA and Buildable Lands Inventory (BLI) for housing until it concurrently adopts any urban growth boundary amendment/s and other "efficiency measures" within the city as part of a complete package. While the DLCD v. McMinnville decision from 2001 applies directly only to cities with population greater than 25,000 that are subject to ORS 197.296, the city should avoid potentially making itself the subject of a new appeal based upon Goal 14 and OAR Division 24, which do apply to the City of Seaside. Notably also the DLCD vs. McMinnville decision leaves open the question of whether adoption of an EOA must be accompanied by measures to address the land deficiencies (if any) that are found. So as not to tempt new litigation, we advise the city to also combine adoption of the EOA with any necessary implementation measures of its findings.

In reviewing the proposal, we noted a statement that Seaside's development code allows manufactured home parks as conditional uses in the medium and high density residential zones. State law requires that manufactured home parks be permitted uses, subject to clear and objective standards, in any zoning district that allows 6-12 dwelling units per acre (most likely the medium density residential zoning district). Conditional use requirements are almost always not clear and objective. The city should be aware that, since it is addressing housing issues as part of this proposal, that it should also address and implement clear and objective standards for "needed housing" within the community. We would be happy to assist you in developing code amendments to bring these provisions of your code into compliance with state law.

In the past, the need to expand higher density affordable housing options in the city has been discussed. We recognize that the risk of a Cascadia Subduction Zone earthquake and tsunami and its potential impact on the city challenges and complicates the city's ability to achieve this objective. Since the land that is being considered for addition to the UGB is generally hilly and likely better suited for low-density higher-cost development, we hope to be able to work with the city to explore ways that land that would



# Household Size





Dear Kevin,

Here are the questions and concerns I have regarding the housing need analysis and the EOA:

1) What is the evidence that 2032 household size should be based on the 30-year lookback of national trends (-0.2% per year decrease from current size)? A 30-year lookback seems inappropriate since the rate of HH size decrease has leveled off in recent years...the 20-year national trend lookback is only -0.08%. Also, local data is available - why isn't Seaside's actual experience more relevant than national data? Seaside's HH size is much lower than the national size, and as HH size decreases, the rate of reduction also decreases. The 10-year Seaside lookback is only -0.05%...it seems to me that this is the most relevant trend and should be used in lieu of the 30-year national trend which is 4x faster. It appears to me that use of the 30-year national trend inflates the UGB expansion for housing by about 30%, beyond what would happen using the 10-year Seaside trend. See also the attached Oregon household size chart prepared by PSU - household size is rising in some parts of Oregon.

2) School - 50 acres are said to be needed to relocate the school above the tsunami line. If that happened, wouldn't the land the school is on now become available for development? It appears that land below the tsunami line is considered buildable. Also - can you provide the part of the school master plan or other adopted document that shows that the school must be relocated? It also seems important to condition the UGB expansion for this on the actual moving of the school...if it doesn't happen, then the land shouldn't be made available for any other purpose.

3) Employment forecast - the actual Seaside job growth from 2002-2011 was only 0.7% AAGR. Safe Harbor (Region 1 forecast) is 1.4% AAGR. Instead of using the 1.4% AAGR overall safe harbor rate, the EOA claims a "baseline" of 1.68%, then offers a "medium" forecast of 1.78% and a "high" of 1.96%. In reality, even the safe harbor of 1.4% would be double Seaside's actual historical rate and therefore seems to itself be a "high" estimate. What evidence shows why it would be reasonable to exceed the 1.4% safe harbor rate - especially given that Seaside's actual job growth has been significantly less than Region 1 overall (0.7% vs. 1.1% from 2002-2011)?

4) Commercial land need - It is a violation of OAR 660-024-0040(1) to base land need on a population forecast that is different than the official Clatsop county coordinated forecast. The medium and high scenarios on page 23 of the EOA exceed the 1.3% AAGR household growth rate derived by applying the coordinated forecast and the 30-year national trend -0.2% AAGR for household size. All three scenarios exceed the 1.2% AAGR household growth rate derived by applying the coordinated forecast and the 10-year Seaside -.05% AAGR for household size.

5) Specialized Uses land need - While it does appear that 65% of the "health care & social assistance" jobs would need land in this category (because they were not assigned office land) that is only 439 jobs x 65% = 285 jobs ("baseline" forecast). Why would 285 office jobs need so much land (19.5 acres)? Is school demand assumed to be part of this? The EOA does include schools in the specialized uses category, but 50 acres was already added for this purpose - so that would be double counting if schools are included..



6) Can you please explain the re-shuffling of land need in the commercial and industrial categories between Tables 26 and 30? I'm unclear as to why medical clinics, assisted living, schools, lodging, or retail uses would need any industrial land. For example, how did the industrial land need increase from 7.7 acres in Table 26 to 17.3 acres in Table 30?

Thanks in advance for any information you can provide. I'd be happy to take these questions up directly with Johnson Reid if that would be easier for you.

Mia

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Mia Nelson  
Willamette Valley Advocate  
1000 Friends of Oregon  
P.O. Box 51252  
Eugene, OR 97405  
(541) 520-3763



## CITY OF SEASIDE STAFF REPORT

**To:** Seaside Planning Commission  
**From:** Planning Director, Kevin Cupples  
**Date:** November 19, 2011  
**Applicant:** Loren & Tami Williams; 2022 Forest Dr.; Seaside, OR 97138  
**Owner:** Lewis Hanson & Co., P.O. Box 766 Albany, OR 97321  
**Location:** 1221 S Jackson Street; property located on the SE corner of Jackson Street and Ave. M; T6 R10 21DA TL: 8700, 8800, 8900, & 9000.  
**Subject:** Conditional Use 12-050CU Childcare, Pre-School & Mini-Storage

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### **REQUEST:**

The applicant is requesting a conditional use that will allow the establishment of a child daycare center within an existing building (formerly used by Western Oregon Waste). The use is similar to other service type uses permitted in the zone and the preschool would be conditionally permitted. The remaining buildings will be utilized as storage and warehouse space. The applicant is also proposing the development of additional mini-storage units within five years. The subject property is located on the SE corner of Jackson St. & Avenue M (T6, R10, 21DA Tax Lots 8700, 8800, 8900, & 9000). The property is currently zoned General Commercial (C-3).

The project would remodel the existing building property former utilized by Western Oregon Waste (WOW). The subject property was previously approved for residential development that would have created two - 9 unit apartment buildings.

### **DECISION CRITERIA, FINDINGS, AND CONCLUSIONS:**

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. These statements may be adopted by the Planning Commission to support their conclusions along with conditions which are necessary to ensure compliance with the Seaside Zoning Ordinance. Although each of the findings or justification statements specifically apply to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

**DECISION CRITERIA # 1: Pursuant to Section 6.031 of the Seaside Zoning Ordinance, all conditional use requests must comply with the specific standards in the zone and other applicable supplementary provisions in Article 4. In permitting a new conditional use or alteration of an existing conditional use; the Planning Commission may impose additional conditions considered necessary to**

**protect the best interests of the surrounding area of the city as a whole. These conditions may include the following:**

- 1. Increasing the required lot size or yard dimension.**
- 2. Limiting the height of buildings.**
- 3. Controlling the location and number of vehicle access points.**
- 4. Increasing the street width.**
- 5. Increasing the number of required off-street parking spaces.**
- 6. Limiting the number, size, location and lighting of signs.**
- 7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.**
- 8. Designating sites for open space.**

**FINDINGS & JUSTIFICATION STATEMENTS:**

1. The applicant's submitted justification, site plan, and development rendering is adopted by reference. The applicant's plan calls for the following:
  - The use will be a mix of warehouse/storage and the establishment of a new child daycare center.
  - A contained playground area will be provided behind the former WOW office building and it will be fenced off from the neighboring wetland area. The existing buildings will provide screening from the neighboring residential development north of Avenue M.
  - The use will incorporate a pre-school element that will be similar to other uses conditionally allowed in the zone (e.g. Schools).
  - The daycare would incorporate the existing office and the bay to south of the building utilizing a space approximately 3,500 square feet and employ up to five employees.
  - The buildings will need to be remodeled to comply with current code prior to occupancy.
  - The only new buildings proposed for future development will be mini-storage units developed north of the existing warehouse space.
  - Consistent and professional use of the property will provide added security for the overall site. Security lighting and cameras will be installed; however, no lighting will be directed towards the neighboring property.
  - Future development of the storage units will also provide landscaping and it will further screen the site from the neighboring residential property to the north.
  - The site will provide eight full size parking spaces, including one van accessible space

2. Staff has reviewed the site with the City Engineer and we have identified a number of issues that will need to be addressed in the development plans prior to any construction. These would include but are not be limited to the following:
  - Provide an engineered drainage plan that indicates how the existing and proposed drainage facilities will accommodate storm water runoff from the parking lots and roof drains. The plan would also need to address water quality measures, maintenance, or outfall modifications necessary to accommodate drainage from the development.
  - Provide detailed designs for street and sidewalk improvements associated with the abutting portion of Jackson street and the intersection of Avenue M at the northwest corner of the property. This would include information about the installation of sidewalks where required under City Ordinance, handicapped access at abutting intersections, catch basins, and cross sections & design information about any new portions of street that will be extended along South Jackson.
3. Staff has identified a number of potential compatibility issues that are not fully addressed by the applicant and these could be addressed by the Commission through the imposition of conditions. The issues are identified as follows:
  - The property north of the development is zoned R-2 and developed with a variety of residential uses. Exterior building and site lighting can create glare that impacts adjacent streets and neighboring residential uses.
  - The adjacent streets used to access the development (the intersection of Avenue M, S Jackson) have very narrow right-of-ways (30' in width) and sidewalk development within the right-of ways could further constrain any future widening of the narrow streets. Public sidewalks may need to be developed on the applicant's property and granted public easements in order to provide adequate pedestrian and vehicular access to the site.
  - The parking lot along the northern portion of lot 2 is across the street from residential uses along the north side of Avenue M. The lights from vehicles parking in the lot will shine directly across the street and impact the residential uses. It will also create a visual impact to residential uses in the neighboring R-2 zone. These impacts could be reduced by the installation of a wooden site obscuring fence not less than 5' in height. The height of the fence would need to be reduced in the visual clearance areas to avoid creating a hazard at the intersection.
  - Bike racks (short & long term), garbage, and recycling facilities are not addressed on the applicant's submitted plans. These facilities are necessary for the proposed use of the property.
  - Future landscaping and any measures to reduce the potential visual impacts from future mini-warehouse development is not documented in the applicant's request. Timing for this these improvements is also not specified.

4. The site is located within the 100 year floodplain and portions of the remodeled daycare facility and the new mini-storage are located within the floodway. The applicant will be required to address the City's floodplain requirements for the daycare and any "No Rise" certification as part of their redevelopment plans.
5. The building is located within the tsunami inundation zone and childcare facilities with an occupancy greater than 50 may be prohibited or subject to additional regulated in accordance with State Statute (ORS 455.446 & 455.447).

**CONCLUSION TO CRITERIA #1:**

The proposed daycare remodel and mini-storage development will satisfy the applicable development standards and be compatible with the surrounding area provided the following conditions are attached to the approval.

**Condition 1:** The applicant must provide an engineered drainage plan that indicates how the existing and proposed drainage facilities will accommodate storm water runoff from the parking lots and roof drains prior to developing the new mini-storage. The plan would also need to address water quality measures, maintenance, or outfall modifications necessary to accommodate drainage from the development. The plan must be approved by the Public Works Director and it may incorporate new drainage facilities within the public right of way in an effort to accommodate the volume of run-off. The final design must prevent water from ponding on site and within the adjacent public right-of-ways.

**Condition 2:** The applicant must provide detailed designs for sidewalk and street intersections improvements associated with the development. This would include information about the installation of sidewalks where required under City Ordinance, handicapped access at abutting intersections, catch basins, and cross sections & design information about any new portions of street that will be extended along South Jackson. The plan must be approved by the Public Works Director and it may recognize some of the private sidewalks as public facilities through the establishment of appropriate easements.

In lieu of full development of these facilities, the plan could establish phased timing that would coincide with the development of the property on the west side of S Jackson. Such a delay could include establishing a reasonable amount of dedicated funds along with a mechanism to complete the improvements in a timely manner that is acceptable to the Public Works Director.

**Condition 3:** .The applicant must provide a detailed exterior lighting plan. The plan must documents that all exterior lighting fixtures will be designed so that glare will not adversely impact the neighboring property owners, public streets, or the riparian area adjacent to the buildings. All exterior lighting must be shielded, screened, or otherwise provided with cut-offs in order to prevent glare or direct lighting that will adversely impact the adjacent street or the neighboring properties in accordance with the City's Outdoor Lighting Ordinance.

**Condition 4:** The applicant must install a wooden site obscuring fence not less than 5' in height along the northern portion of the vehicle parking area. This fence must wrap

to the south so that vehicle lights will not impact the neighboring residential zone. This fence may be extended in the future to provide a buffer between the property and any future development of mini-storage. The height of the fence would need to be reduced in the visual clearance areas to avoid creating a hazard at the street intersection.

**Condition 5:** Bike racks, garbage, and recycling facilities appropriately scaled for the proposed use must be incorporated into the proposed development plans.

**Condition 6:** Future plans for the mini-storage development will require a detailed site development plan review by the Planning Commission during a regularly scheduled meeting and payment of an additional fee that will cover the additional costs of notice and review by staff and the Planning Commission. This review will evaluate the proposed landscaping and any measures necessary to reduce the potential visual impacts from the proposed mini-warehouse development.

**Condition 7:** Minor modifications to the applicant's proposed plan must be reviewed and approved by the Planning Director. These could be required in order to comply with other code issues applicable to the request or reduce impacts to the neighboring property. Any major changes or conflicts over a proposed modification will be reviewed with the Planning Commission prior to any final approval.

#### **REVIEW CRITERIA #2: Section 6.250 SIMILAR USE**

**The Similar Use process is intended to only allow those uses or activities that are similar to uses or activities specifically listed in the zone. This process is not intended as a means of bypassing the text amendment process when such process is appropriate nor is it intended to allow uses or activities that are not compatible with the Purpose of the zone. A similar use must comply with the following:**

- 1. The proposed use or activity is similar in nature to a specific use or activity listed in the zone.**
- 2. The impact of the proposed use or activity is not greater than what would likely be created by the specific use for which the proposed use or activity is similar.**
- 3. The proposed use is consistent with the Purpose statement of the zone.**

**The reviewing body may impose conditions deemed necessary to assure the use or activity complies with the purpose of the zone and is compatible with adjacent uses and activities.**

#### **FINDINGS & JUSTIFICATION STATEMENTS:**

6. Childcare facilities are not specifically mentioned in the C-3 zone; however, they could be considered a permitted service type business under 3.082, 7 which states:

Service type store or business such as a barber or beauty shop, clothes cleaning, shoe repair, small appliance and engine repair, and telegraph offices.

7. Schools are a conditionally permitted use in the C-3 zones and the Commission has authorized preschools previously within the zone under that listing (3.083, 4).

8. Childcare and Day Nurseries would not create greater impacts than other uses that are common in the zone and they conform to the purpose statement found in the C-3 and other commercial zones in Seaside.

**CONCLUSION TO CRITERIA #2:**

The characteristics of the proposed use is similar to other uses permitted and conditional in the C-3 zone.

**REVIEW CRITERIA #3: Section 6.071 NURSERY SCHOOLS**

**Nursery schools shall provide and maintain at least 100 square feet of outdoor play area per child. A sight-obscuring fence, at least four feet but not more than six feet high, shall separate the play area from abutting lots and from a street.**

8. The applicant has provided a secured outdoor play area that would provide approximately 100 square feet at least 16 children in a pre-school.

9. Any additional area may be available but if it cannot be provided, an administrative variance would be needed in the future if the number of children in the pre-school would exceed the square footage provided on site.

**CONCLUSION TO CRITERIA #3:**

The applicant has provided a secure outdoor play on the subject property..

**FINAL STAFF RECOMMENDATION**

Conditionally approve the proposed childcare, preschool, and future mini-storage use at 1221 S Jackson. This decision can be supported by the Commission adopting the findings, justification statements, and conclusions in this report subject to the previously stated conditions.

Although they are not conditions of approval, the following is a list of reminders to applicant.

- The conditional use will become void one (1) year from the date of decision unless the permit is not utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance such as erosion control provisions and any other applicable City of Seaside Ordinances.

*The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.*

Attachments:

Applicant's Submittal



**City of Seaside, Planning Department**

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

**Land Use Application**

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT <b>Loren and Tami Williams</b>	ADDRESS <b>2022 Forest Dr., Seaside, OR</b>	ZIP CODE <b>97138</b>
STREET ADDRESS OR LOCATION OF PROPERTY <b>1221 S. Jackson (Old WOW Truck Shop behind Coast Hardware)</b>		

ZONE <b>C3</b>	OVERLAY ZONES	TOWNSHIP <b>6</b>	RANGE <b>10</b>	SECTION <b>21DA</b>	TAX LOT <b>8700,8800,8900,9000</b>
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**PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):**

Applicant proposes to use the site as a re-use of many of the existing buildings as Storage/Warehouse units, within five years build some additional small storage units and immediately convert the larger unoccupied building as the new "Miss Tami's" child daycare center which currently operates out of the applicants home and is in dire need of expansion due to overwhelming demand in our Seaside community.

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.)

IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

<b>OWNER:</b>	<b>APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):</b>
PRINT NAME OF PROPERTY OWNER <b>Lewis Hanson &amp; CO.</b>	PRINT NAME OF APPLICANT/REPRESENTATIVE <b>Loren and Tami Williams</b>
ADDRESS <b>PO Box 766, Albany, OR 97321</b>	ADDRESS <b>2022 Forest Dr., Seaside, OR 97138</b>
PHONE / FAX / EMAIL <b>541-928-2500 hands@callatg.com</b>	PHONE / FAX / EMAIL <b>503-861-9894</b>
SIGNATURE OF PROPERTY OWNER <i>[Signature]</i>	SIGNATURE OF APPLICANT/REPRESENTATIVE <i>[Signature]</i>

**CHECK TYPE OF PERMIT REQUESTED:**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> <b>CONDITIONAL USE</b> | <input type="checkbox"/> <b>NON CONFORMING</b>           | <input type="checkbox"/> <b>SUBDIVISION</b>     | <input type="checkbox"/> <b>ZONING CODE AMENDMENT</b> |
| <input type="checkbox"/> <b>LANDSCAPE/ACCESS REVIEW</b>    | <input type="checkbox"/> <b>PLANNED DEVELOPMENT</b>      | <input type="checkbox"/> <b>TEMPORARY USE</b>   | <input type="checkbox"/> <b>ZONING MAP AMENDMENT</b>  |
| <input type="checkbox"/> <b>MAJOR PARTITION</b>            | <input type="checkbox"/> <b>PROPERTY LINE ADJUSTMENT</b> | <input type="checkbox"/> <b>VACATION RENTAL</b> | <input type="checkbox"/> <b>APPEAL</b>                |
| <input type="checkbox"/> <b>MINOR PARTITION</b>            | <input type="checkbox"/> <b>SETBACK REDUCTION</b>        | <input type="checkbox"/> <b>VARIANCE</b>        | <input type="checkbox"/>                              |

<b>PLANNING DEPARTMENT USE:</b>	
DATE ACCEPTED AS COMPLETE	BY
CASE NUMBER (S)	<b>13-050 CU</b>
HEARING DATE	P.C. ACTION

<b>OFFICE USE:</b>	
FEE	RECEIPT
<b>675</b>	
DATE FILED	BY

## CONDITIONAL USE - ARTICLE 6

### TYPE 2 - PLANNING COMMISSION DECISION

**FEE: \$ 675.00**

In certain districts, conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, or special characteristics of the area in which they are to be located, conditional uses require special considerations so they may be properly located with respect to the Comprehensive Plan and to the objectives of this Ordinance.

The Planning Commission shall have the authority to approve, approve with conditions, or disapprove Conditional Use Permits in accordance with the provisions in Article 6 of the Seaside Zoning Ordinance.

In addition to those standards and requirements expressly specified by the Ordinance, the Planning Commission may impose conditions, which are necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location and lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

The Planning Commission will make a determination concerning a conditional use based on the applicant's justification of the following statements:

**1. What is the proposed use in the zone?**

The proposed use will be a mix of warehouse/storage and in a separate building a new Child Daycare Center with contained playground. This use will incorporate a pre-school element which is like a use allowed in the currently allowed conditional use in this zone (ie Schools).

**2. How will the development conform to the general development standards in Ordinance and the specific standards in the zone?**

This proposal has very little "New" development other than the future building of 12 more small storage units. However it does propose to build out an existing 3,500 square foot vacant building into a small business which could employ five new full time employees and provide a much needed service to the Seaside Community. Development Standards will be adhered to per City Ordinance and all existing buildings meet the existing zone requirements upon completion of rehabilitation.

**3. How will the development meet any of the applicable standards in Article 6?**

The development will be similar as a school in that it will provide some pre-school facilities, it will have a contained outdoor play area to the East of the main structure, protected by the South wall of the warehouses. This area will be out of sight from all neighboring properties and secluded from any noise generation which could affect any neighboring properties. The proposed development will have little to no adverse affect to the surrounding areas, except cleaning and improving a local eyesore.

**4. Describe any additional measures (if any) the applicant will take in order to protect the interests of the surrounding area or the city as a whole.**

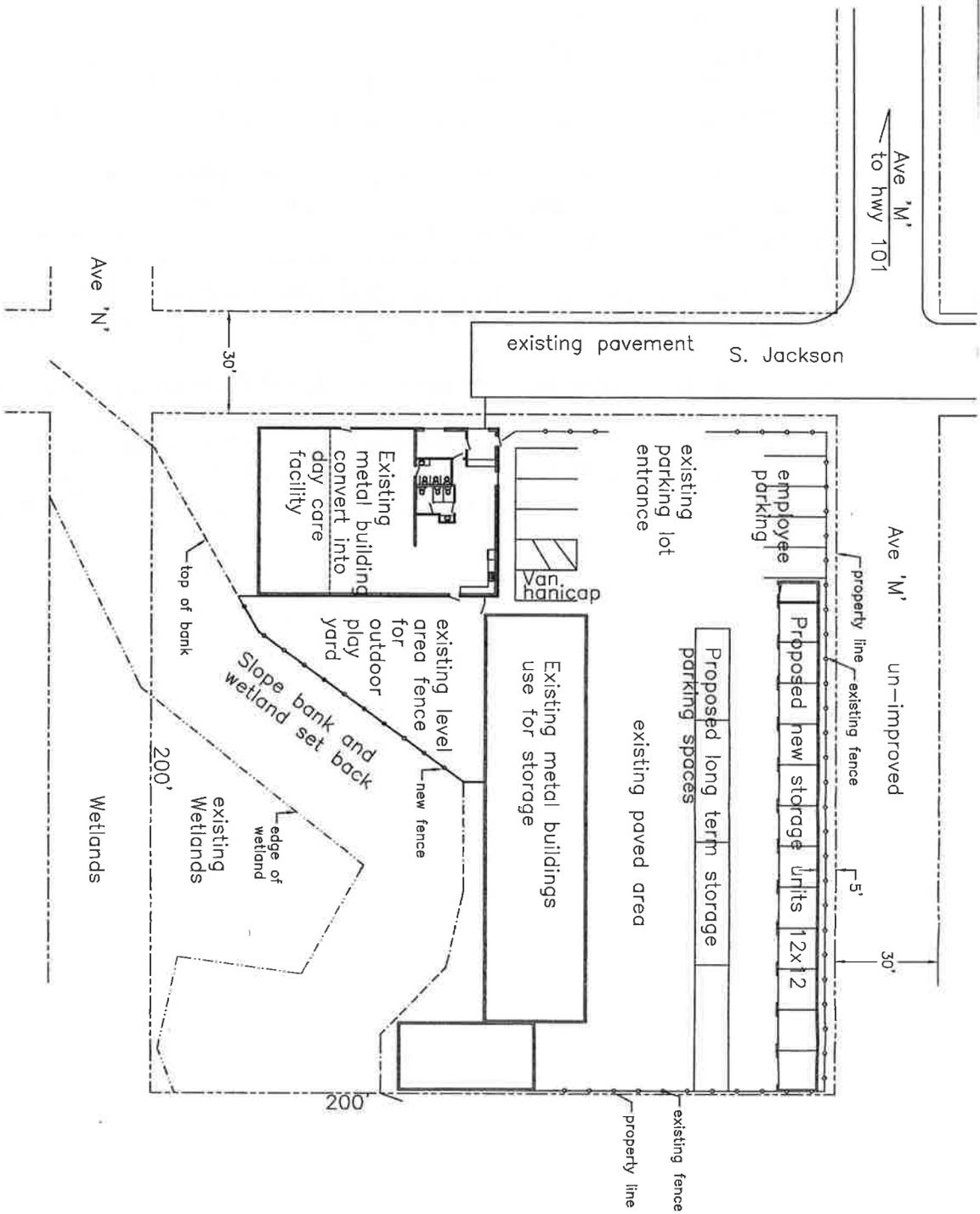
Since the Applicant will control the whole South side of Jackson Street this area will now be maintained and operated in a professional manner, security lighting and cameras will be installed to insure that this property is safe and protected.

Future landscaping and development of the additional 12 storage units will further contain this site from the neighbors to the North.

No exterior lightng will be directed towards our neighboring residential properties. Plenty of on site parking exists.

**5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building (include floor plans), and other information need to determine conformance with the development standards in the ordinance (e.g. setbacks, parking spaces, fences, accesses, landscaping, neighboring buildings, or uses, etc.)**

**ATTACH EXTRA SHEETS IF NEEDED**



existing zoning C-3  
 Old WOW office and truck property  
 proposed storage  
 and day care facility  
 Tax Lots 8700, 8800, 8900, 9000  
 Tax Map 6-10-21DA



Loren Williams  
 1221 S Jackson  
 Seaside, Oregon 97138  
 Ph 503-440-7655

Scale 1"=30'