

APPENDIX C

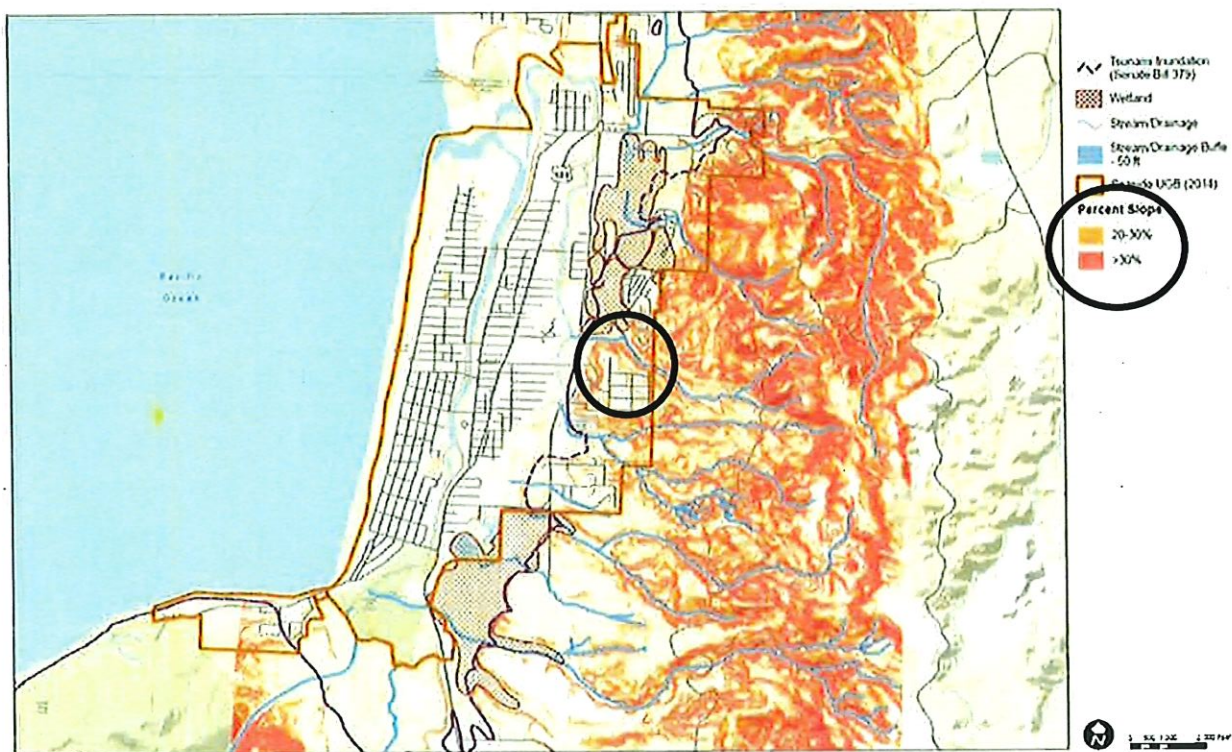
SITE & ZONING

Negative Conditions

These conditions are related to several of the location factors as well. GIS mapping allows them to be examined and combined to find the highest coincidence of conditions that inhibit urbanization. The presence of a negative condition does not preclude development. Rather, this mapping has been done to collectively examine elements that may limit development potential or hinder provision of public infrastructure including safety.

The map below shows the overlapping occurrences of these positive conditions:

- Steep Slopes. Slopes equal to or greater than 25 percent are typically considered unbuildable when determining growth capacity. The map below shows two ranges of slopes, 20-30 percent and slopes greater than 30 percent as an illustration of topography that is easier to read than topographic map layers. The combination of these two ranges was considered in the locational factors evaluation; when a preferred boundary amendment is developed, capacity will be calculated based on the 25 percent standard
- Streams, with 50 foot riparian buffers
- Wetlands from the Oregon Spatial Data Library (includes National Wetland Inventory [NWI] plus a compilation of other local data)
- Tsunami Inundation Area (SB 379 mapping)

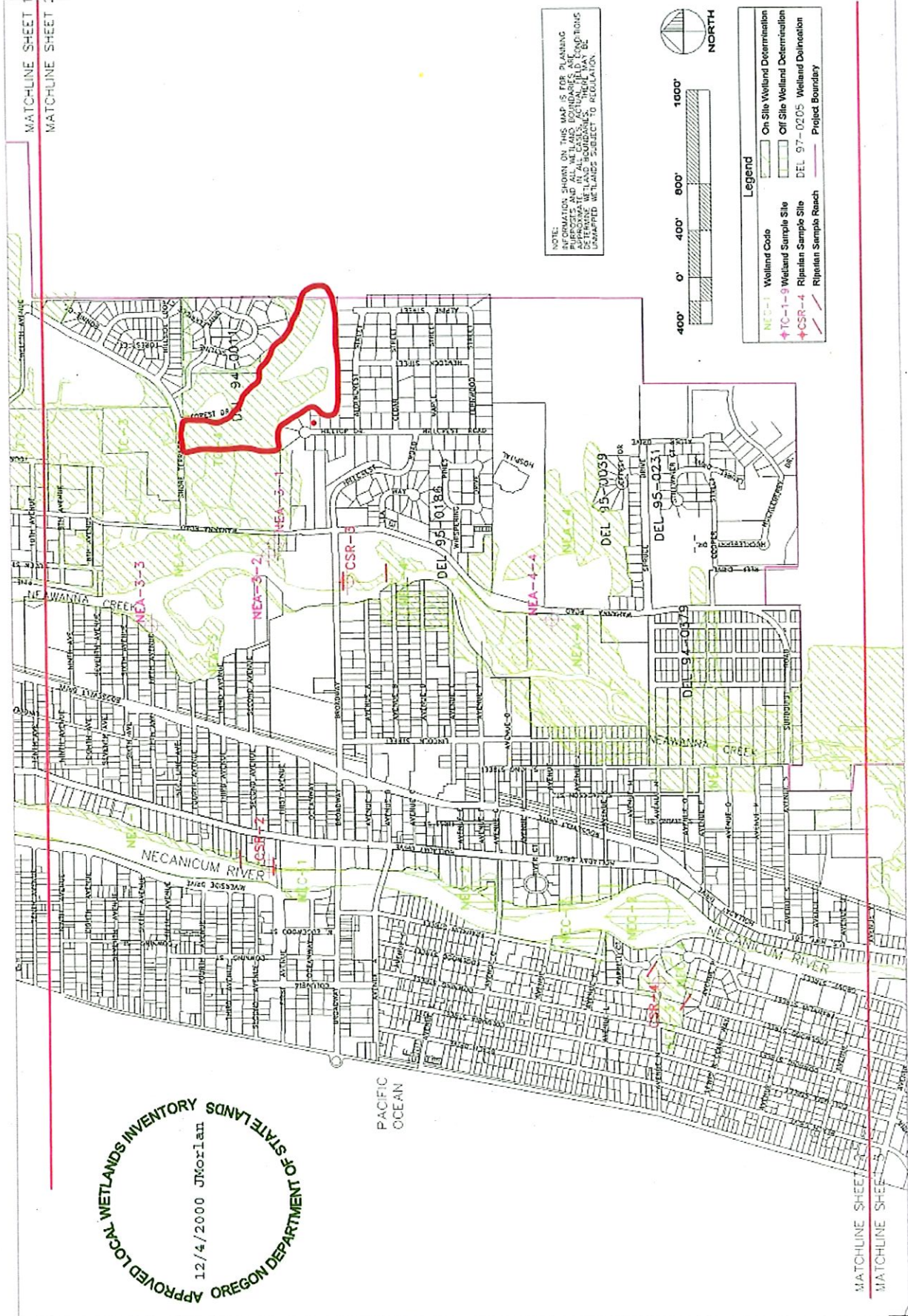


Map: Negative Conditions

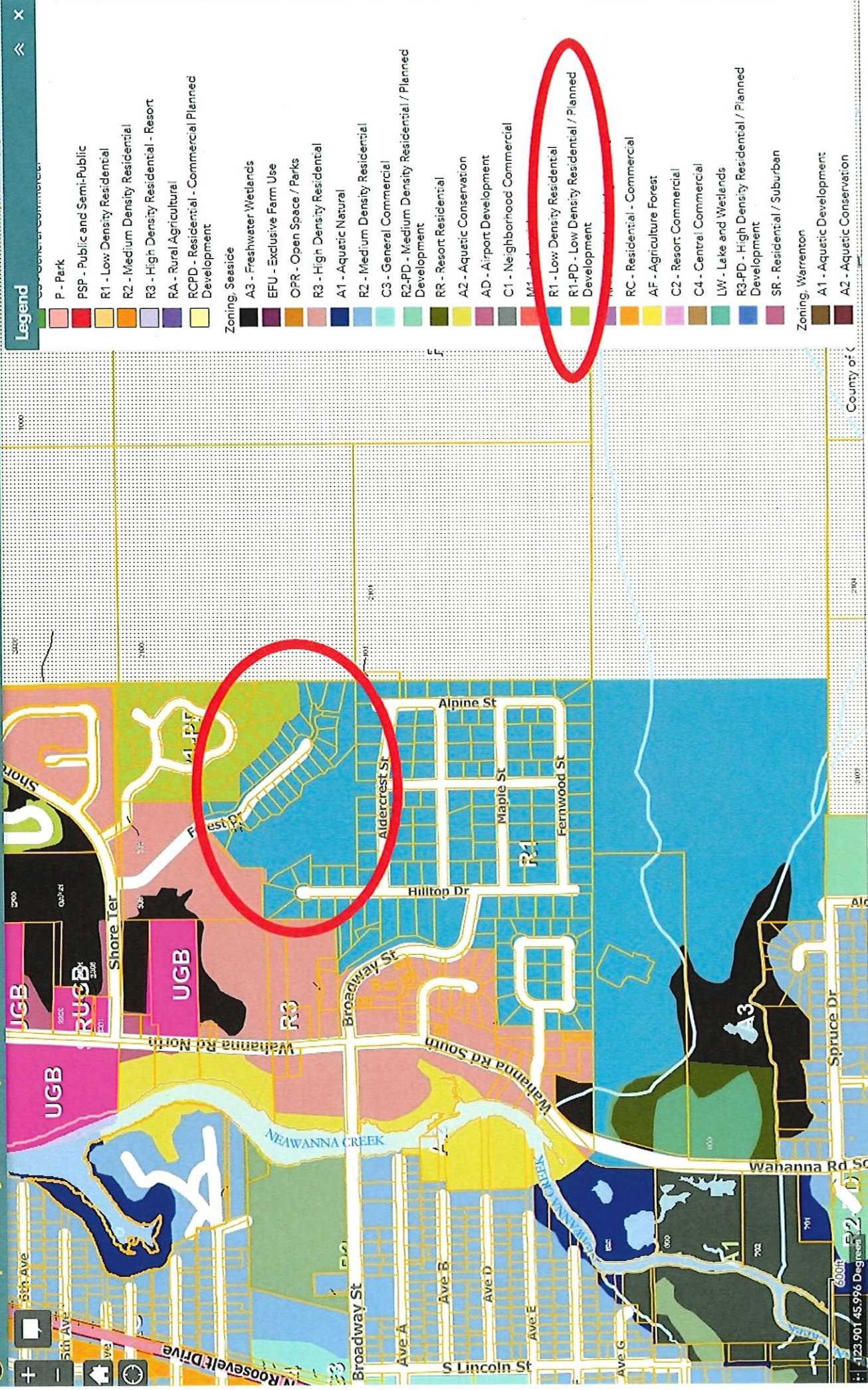
The most pronounced negative condition is the wetland areas identified by the County Comprehensive Plan as Conservation Other Resources and from the Oregon Spatial Data Library, followed closely by topography. The wetlands, combined with the SB379 tsunami inundation line limit the ability of the southern and southeastern most areas in regards to safe and sustainable urbanization. The steep sloping lands to the northeast also limit the ability for urbanization, both in terms of capacity and safety.

Find address





APPROVED LOCAL WETLANDS INVENTORY
 12/4/2000 JMorlan
 OREGON DEPARTMENT OF STATE LANDS



A		B		C		D	E	F	G	H	I	J	K	L	M	N	O
Sunset Hills - Immediately Adjacent Properties																	
Sunset Hills - Immediately Adjacent Properties		Lot Sq. Ft		House Sq. Ft		Address	Vista Ridge 1		Vista Ridge 2								
Address		Lot Sq. Ft		House Sq. Ft			Lot Sq. Ft House Sq. Ft		Lot # Lot Sq. Ft House Sq. Ft								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
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26	27	28	29														