

APPENDIX C

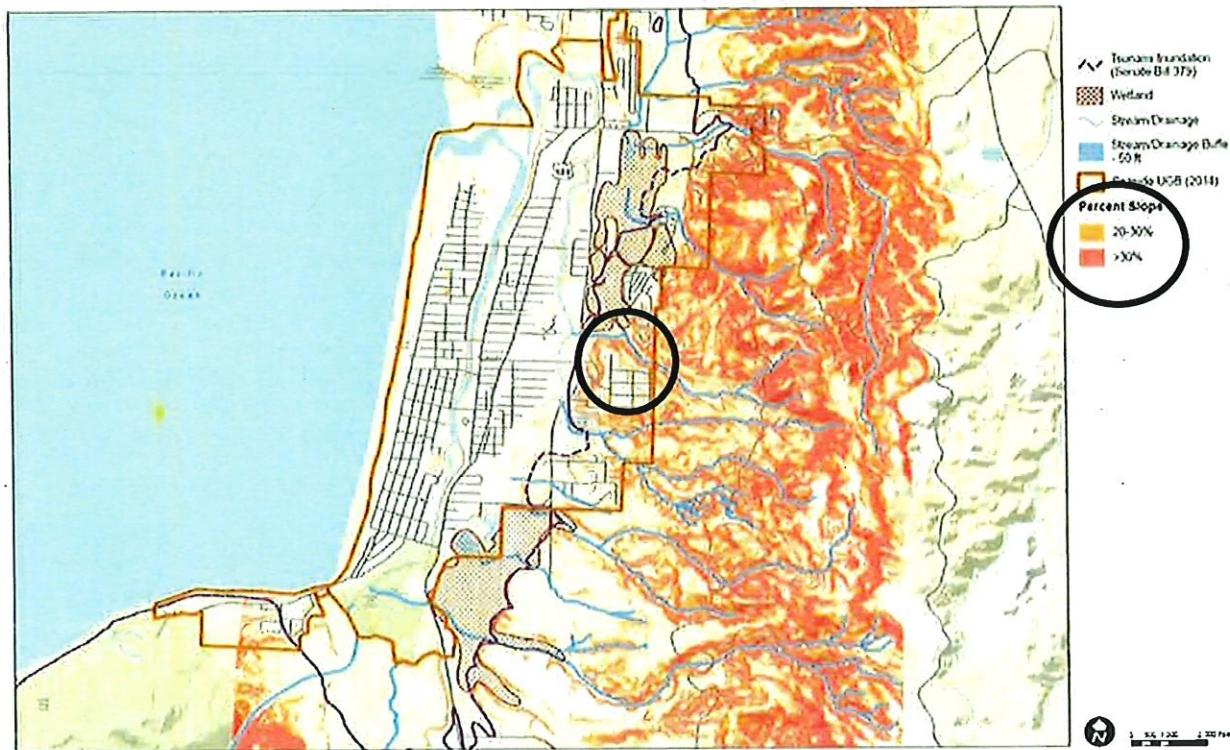
SITE & ZONING

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)



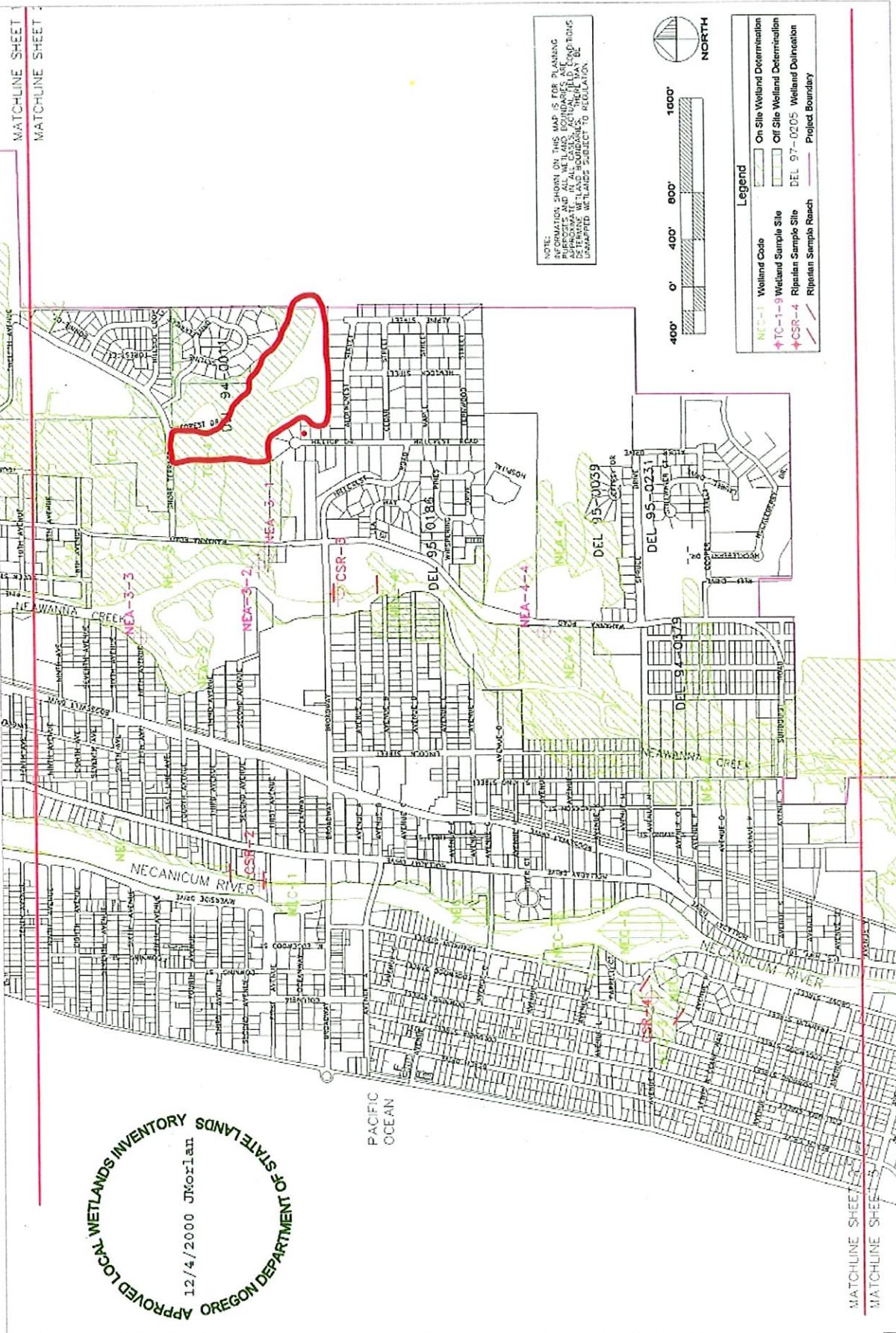
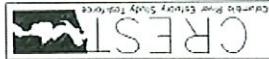
Map: Negative Conditions

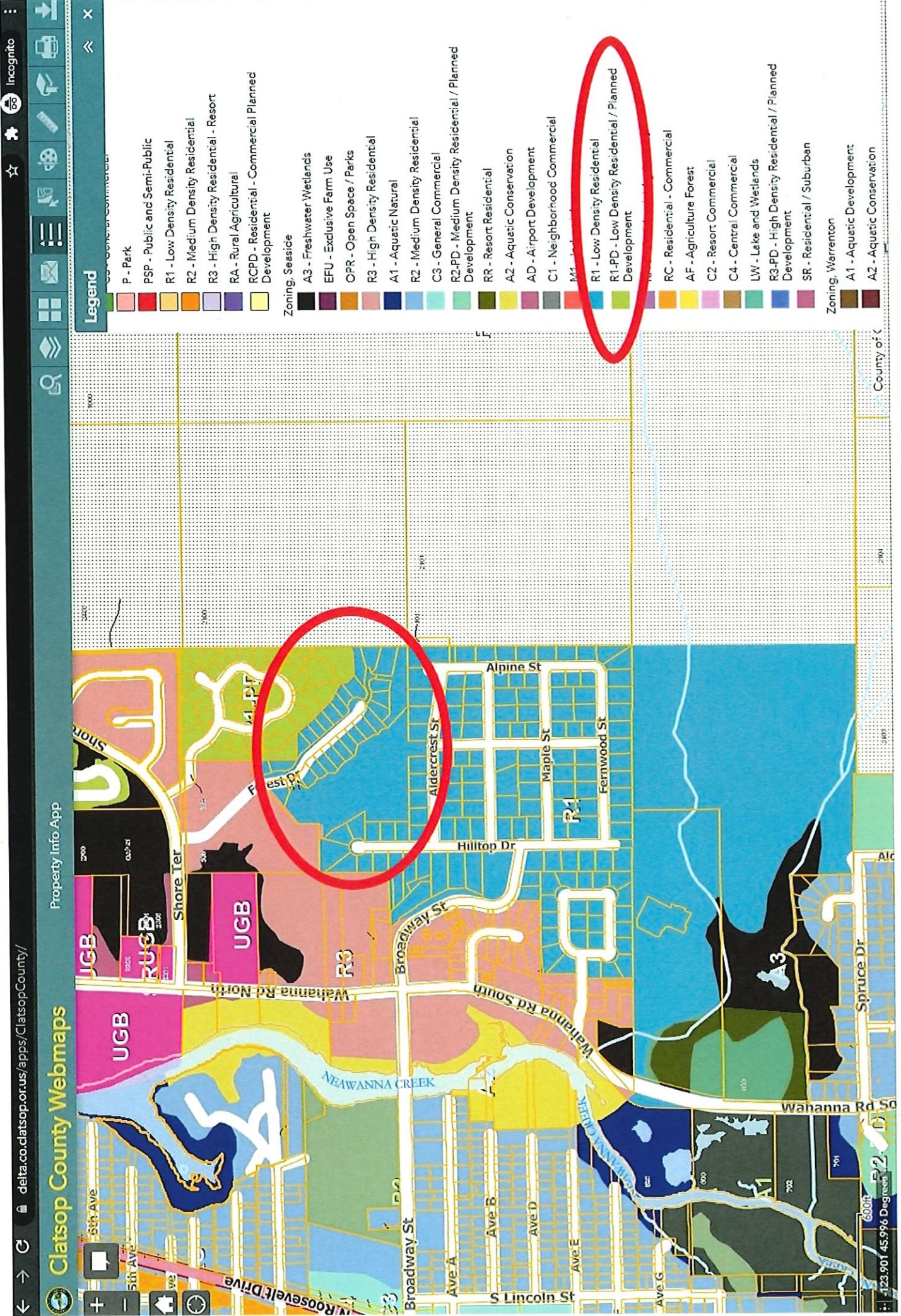
The most pronounced negative condition is the wetland areas identified by the County Comprehensive Plan as Conservation Other Resources and from the Oregon Spatial Data Library, followed closely by topography. The wetlands, combined with the SB379 tsunami inundation line limit the ability of the southern 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.



City of Seaside
Local Wetlands Inventory

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Sunset Hills - Immediately Adjacent Properties									
	A	B	C	D	E	F	G	H	I
	Address	Lot Sq. Ft	House Sq. Ft	Address	Vista Ridge 1				
	Lot #					Lot Sq. Ft	House Sq. Ft	Lot #	
1	Sunset Hills - Immediately Adjacent Properties				Vista Ridge 1				
2	Address	Lot Sq. Ft	House Sq. Ft	Address	Lot Sq. Ft	House Sq. Ft	Lot #	Lot Sq. Ft	House Sq. Ft
3	2150 Aldercrest	14,810	2,400	2008 Forest Dr	13,681		1	14,825	*
4	2130 Aldercrest	13,939	1,706	2022 Forest Dr	7,840	2,076	2	9,779	
5	2110 Aldercrest	11,761	2,337	2048 Forest Dr	9,247	2,000	3	7,387	
6	2080 Aldercrest	11,325	2,200	2066 Forest Dr	9,247	2,550	4	7,736	
7	2060 Aldercrest	11,325	1,672	2082 Forest Dr	9,116	2,056	5	7,888	
8	2020 Aldercrest	11,325	2,540	2106 Forest Dr	8,609	1,698	6	8,585	
9	99 Hilltop	11,761	3,178	2118 Forest Dr	7,840	2,605	7	10,246	*
10	77 Hilltop	10,018	2,641	2134 Forest Dr	9,662		8	10,144	
11	49 Hilltop	10,018	1,598	2152 Forest Dr	9,035		9	14,148	
12	35 Hilltop	10,018	2,500	2168 Forest Dr	8,712	3,194	10	8,987	
13	27 Hilltop	11,761	2,557	2228 Forest Dr	8,164		11	7,310	
14	15 Hilltop	11,761	4,368	2246 Forest Dr	7,843		12	8,802	
15	12 Hilltop	19,602	3,932	2257 Forest Dr	17,201		13	11,607	
16	Average	12,263	2,587	2231 Forest Dr	11,365		14	9,374	
17				2187 Forest Dr	10,776		15	8,868	
18	* Every lot is over 10K sq. ft.			2169 Forest Dr	6,534	3,114	16	7,542	
19				2143 Forest Dr	7,405	3,068	17	7,557	
20				2129 Forest Dr	8,276	3,554	Average	9,458	** 1629
21				2079 Forest Dr	6,788				
22				2079 Forest Dr	6,491				
23				2051 Forest Dr	6,511				
24				2033 Forest Dr	6,969	2,026			
25				1989 Forest Dr	8,797				
26				1975 Forest Dr	8,734	2,254			
27				Average	8,952	2,516			
28									
29									

*Most of the land is unbuildable

**House sq. ft. proposed is ~900 sq. ft. less than both Sunset Hills and Vista Ridge 1