

Meeting Agenda



808 SW Third Avenue, Suite 300.
Portland, OR 97204
Phone (503) 287-6825
Fax (503) 415-2304

Meeting: Seaside Meeting
Project No.: 15012A
Meeting Date: September 16, 2014
Meeting Time: 7 p.m.
Location: Seaside City Hall
Expected Attendees: Seaside Planning Commission; Don Hanson

Seaside UGB Expansion

- Draft Recommendation
 - Expand UGB to include the southeast hills area
 - R-1. 61.3 acres x 5 du/ac = 306 units
 - R-2. 59.8 acres x 10 du/ac = 598 units
 - R-3. 33.5 acres x 20 du/ac = 670 units
 - Total 154.6 acres 1574 units
 - Placeholders
 - RR. 5.3 acres x 30 du/ac = 159 units
 - Institutional. 19.5 acres
 - Industrial. 16.1 acres
 - School Expansion Set Aside. 26 acres
- Next Steps
 - September 16th PC Draft Recommendations
 - Summary Report
 - September 19th DLCD (State) Notice (35 day requirement)
 - October 28th PC Recommendation
 - November 10th CC Decision
 - November 24th CC Decision

SEASIDE UGB EXPANSION

1. LAND NEED ANALYSIS
2. GEOGRAPHIC
CONSTRAINTS
3. STUDY AREAS
4. SITE EVALUATIONS
5. PREFERRED AREAS
6. ACCESS & DEVELOPABLE
LAND
7. COMPREHENSIVE PLAN-
PROPOSED LAND USE
DESIGNATION



LAND NEED ANALYSIS

VII. RECONCILIATION OF VACANT LAND AND NEED

The last step of the analysis is to compare the long-term demand for industrial and commercial land from the land need forecast with the existing supply of industrial and commercial acreage as identified through the Buildable Lands Inventory (BLI). 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.

In this section we compared the existing supply of buildable industrial and commercial acreage over the planning period for all three potential growth scenarios. The end result is a deficit of 34.4 acres in the Baseline Growth Scenario and a net shortage of land in both the Medium and High Growth Scenarios (39.2 and 46.6 acres, respectively):

Figure 30
Reconciliation of Buildable Employment Land and Need, Seaside, Oregon

Scenario	Demand	Supply	Supply Shortage
Baseline Growth Scenario			
Commercial	14.1	15.0	0.9
Industrial	17.3	1.2	(16.1)
Industrial	29.5	16.2	(13.3)
Total	30.9	16.2	(14.7)
Medium Growth Scenario			
Commercial	15.8	15.0	(0.8)
Industrial	18.8	1.2	(17.6)
Industrial	20.9	-	(20.9)
Total	55.4	16.2	(39.2)
High Growth Scenario			
Commercial	17.6	15.0	(2.6)
Industrial	21.5	1.2	(20.3)
Industrial	23.4	-	(23.4)
Total	62.5	16.2	(46.3)

1. Demand is a demand distribution of 20% support 25% to commercial and 75% to industrial

- The City has a shortage of commercial demand in two of three scenarios, ranging from 0.8 acres to 2.6 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, industrial 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, development on commercial land is possible.

With the assumptions of this analysis, Seaside has a slight shortage of 20-year employment land supply in all growth scenarios.

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 burnout 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 is as follows:

FIGURE 19: ESTIMATED TOTAL NEW LAND NEED (2032)

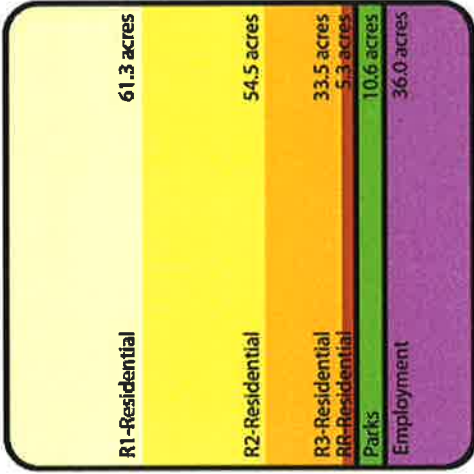
Category of Land	Gross Acreage Land Need
Residential:	154.6
Parks:	10.6
Schools:	50
Total New 20-Year Land Need:	215.2

Source: Johnson Real LLC

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

LAND NEED ANALYSIS SUMMARY

Land Use Type	Gross Acreage Needed
R1 - Residential	61.3
R2 - Residential	54.5
R3 - Residential	33.5
RR - Residential	5.3
subtotal residential	154.6
Parks	10.6
Industrial (baseline growth scenario)	16.1
Institutional (baseline growth scenario)	19.5
subtotal industrial & institutional	35.6
Total land need	200.8



GEOGRAPHIC CONSTRAINTS



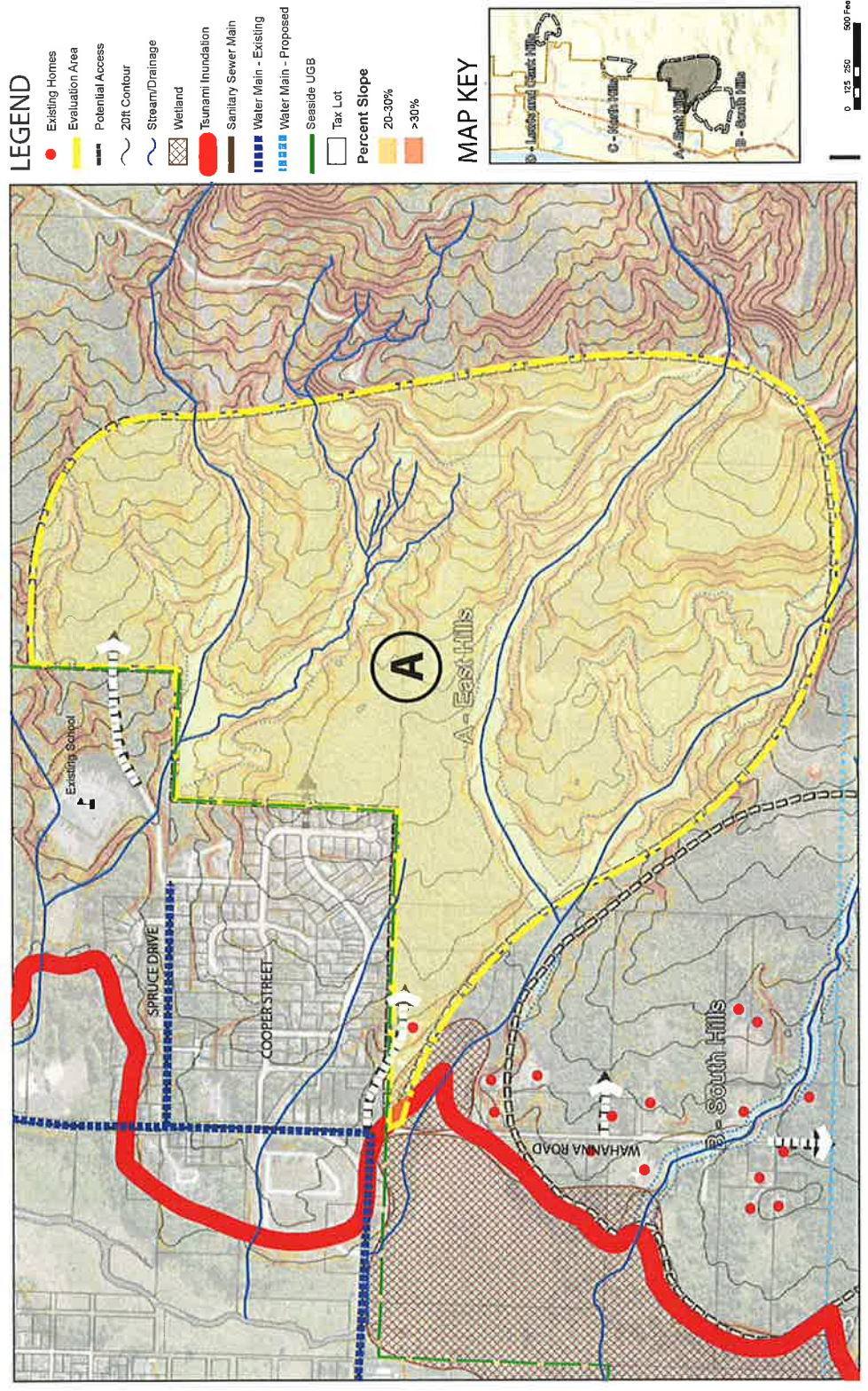
CONNECTIONS



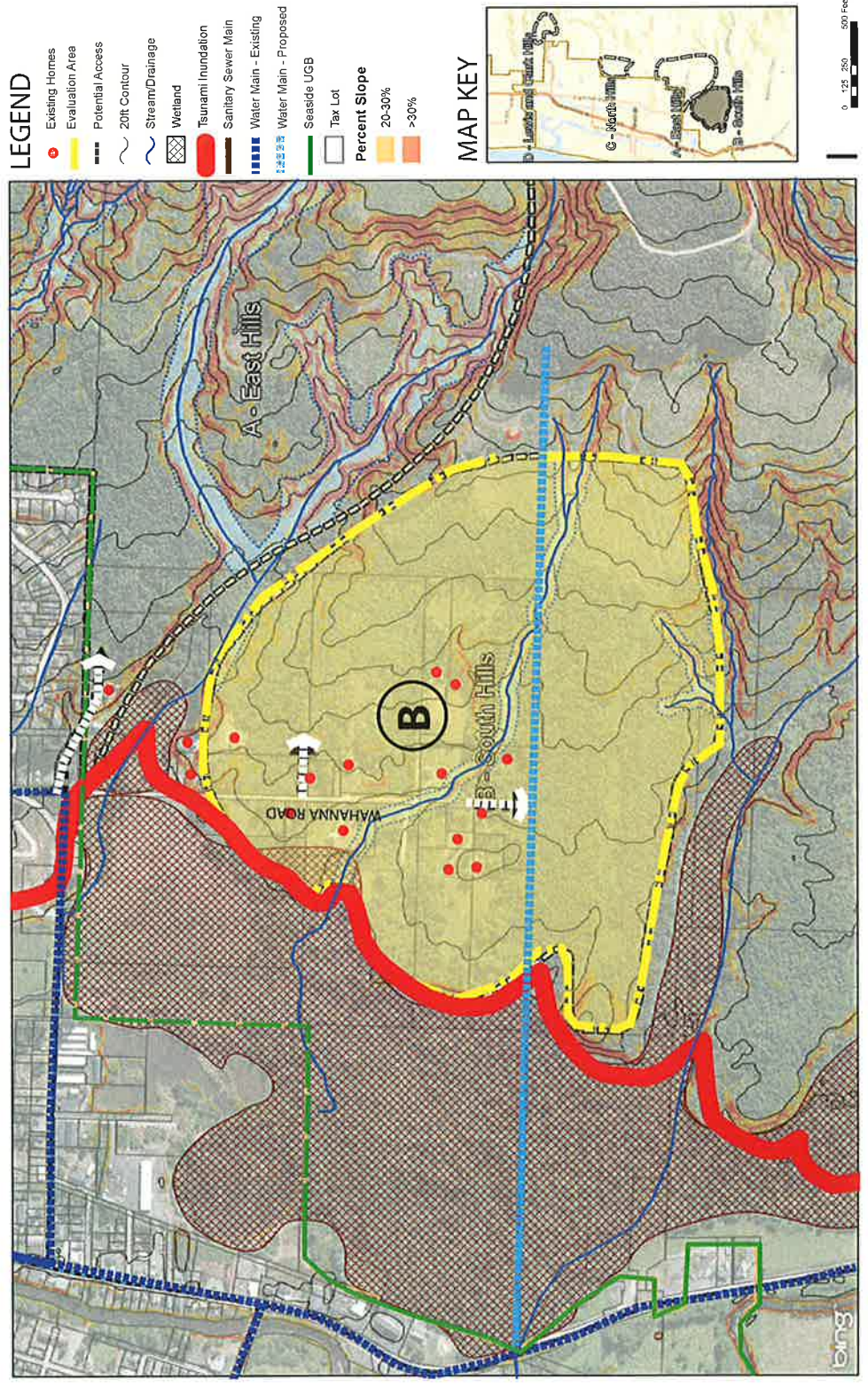
INITIAL STUDY AREAS



EAST HILLS SITE EVALUATION



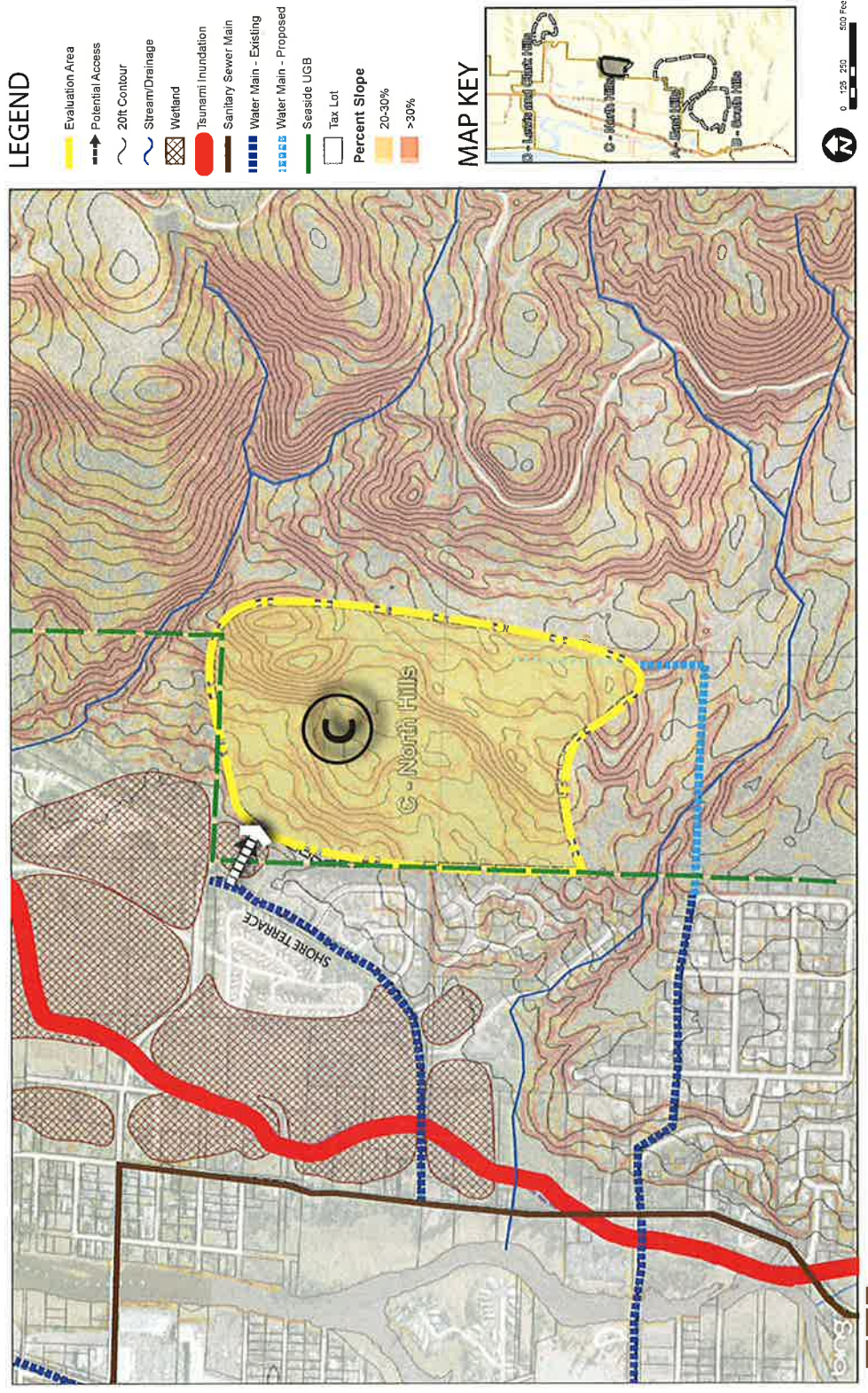
SOUTH HILLS SITE EVALUATION



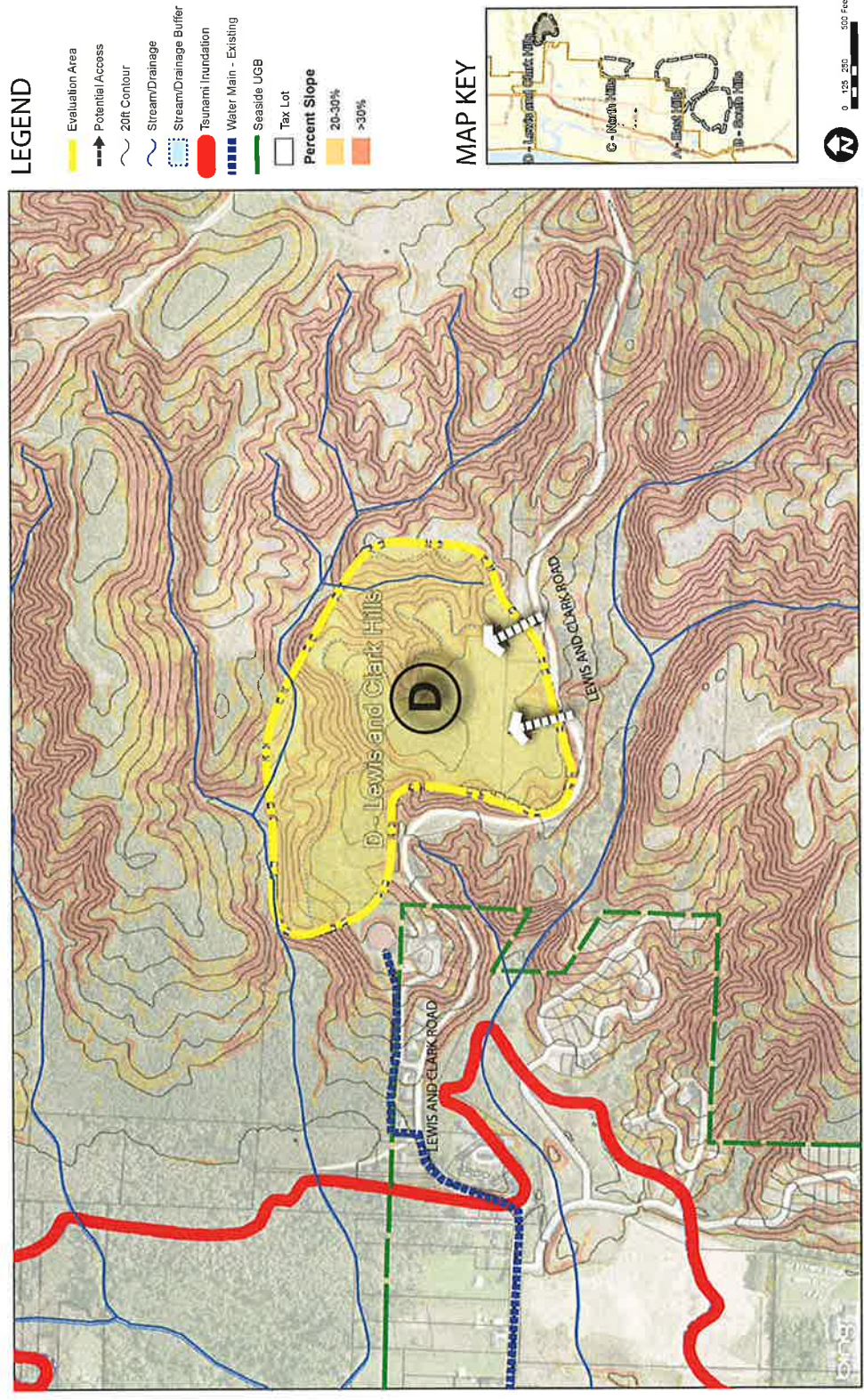
- LEGEND**
- Existing Homes
 - Evaluation Area
 - Potential Access
 - 20ft Contour
 - Stream/Drainage
 - Wetland
 - Tsunami Inundation
 - Sanitary Sewer Main
 - Water Main - Existing
 - Water Main - Proposed
 - Seaside UGB
 - Tax Lot
 - Percent Slope
 - 20-30%
 - >30%



NORTH HILLS SITE EVALUATION



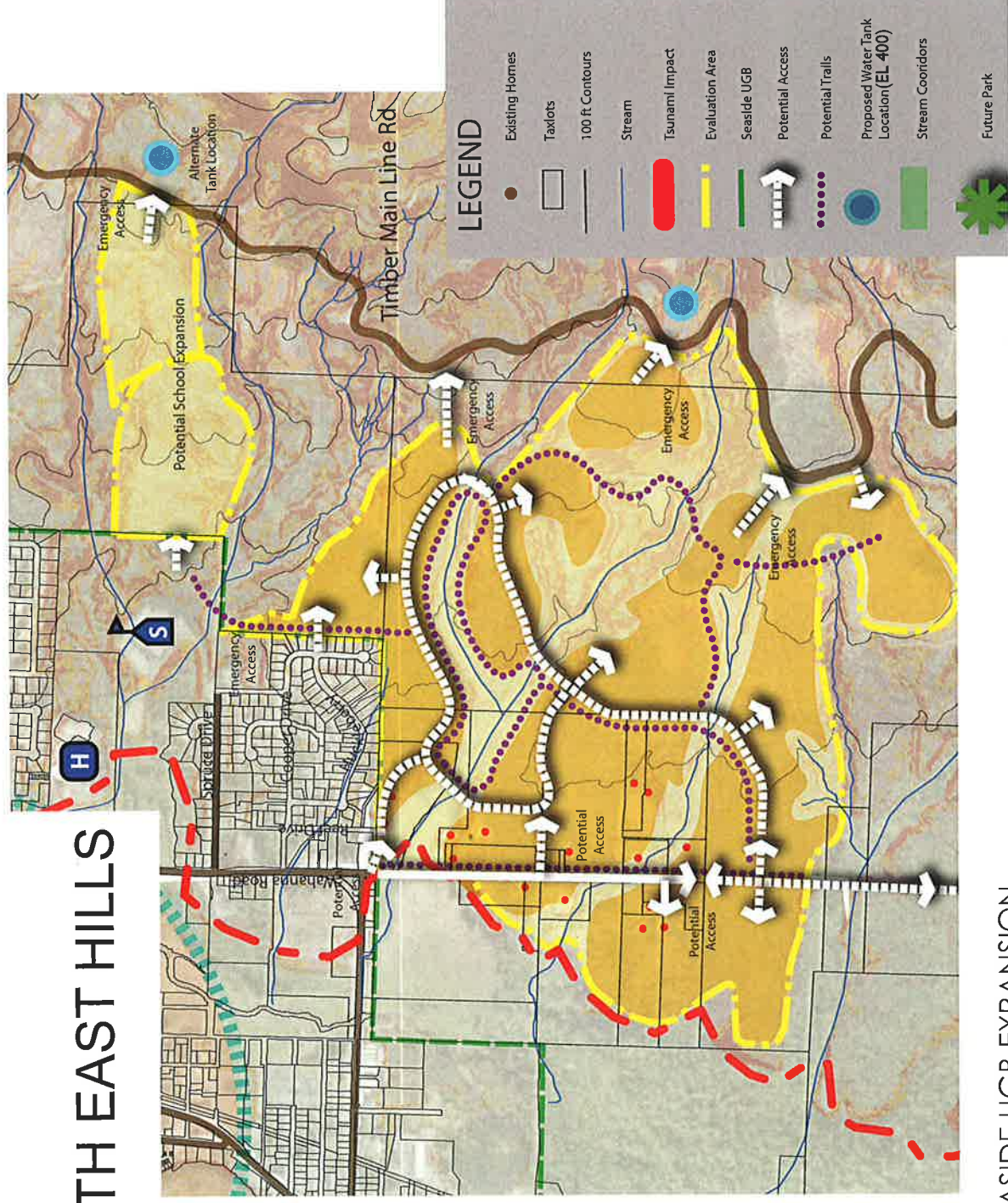
LEWIS & CLARK SITE EVALUATION



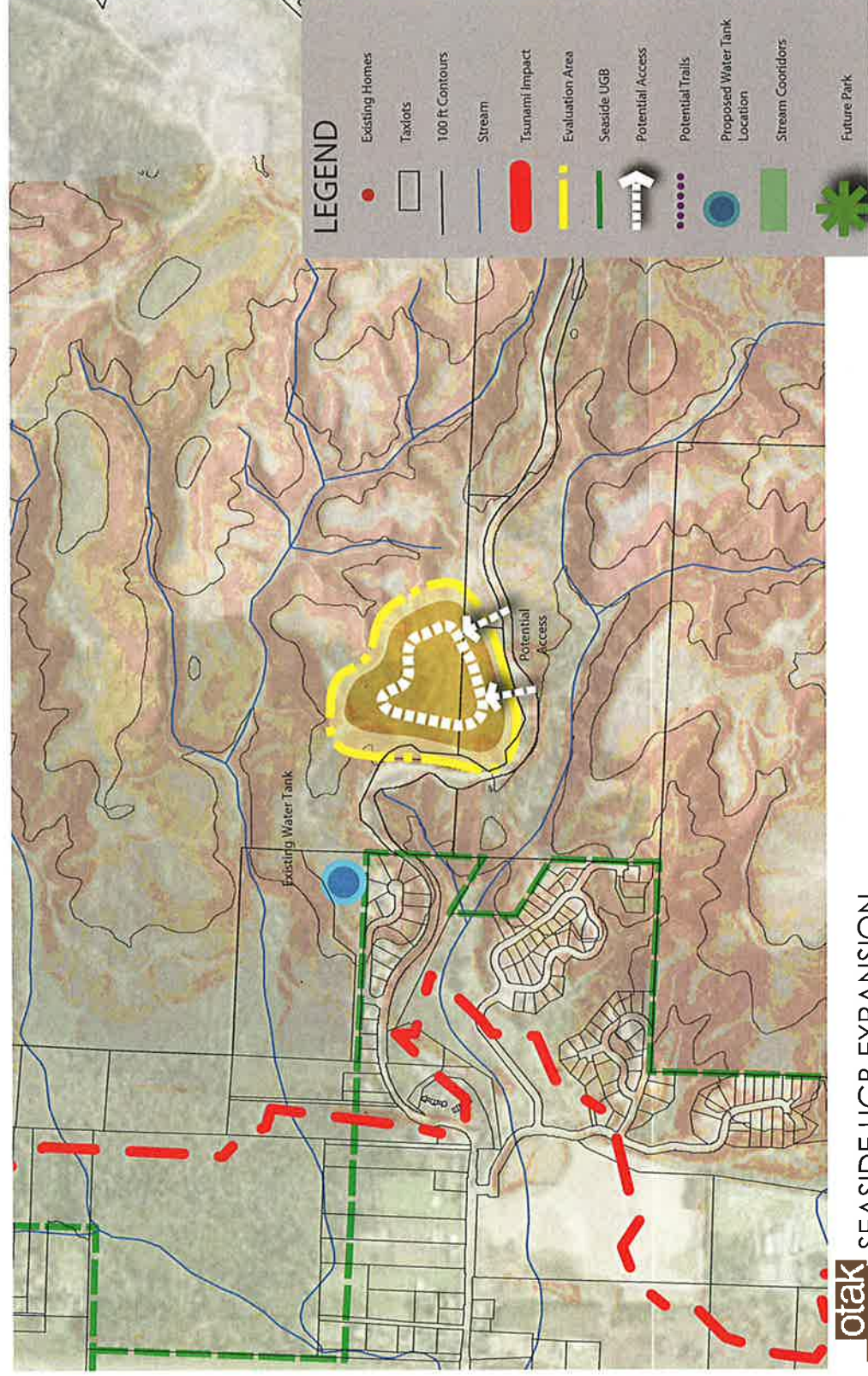
PROPOSED PREFERRED GROWTH AREAS



SOUTH EAST HILLS

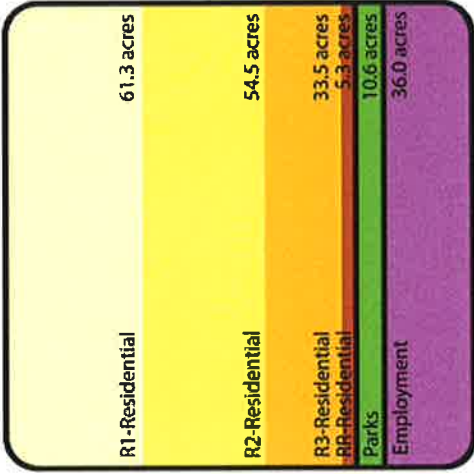


LEWIS AND CLARK HILLS



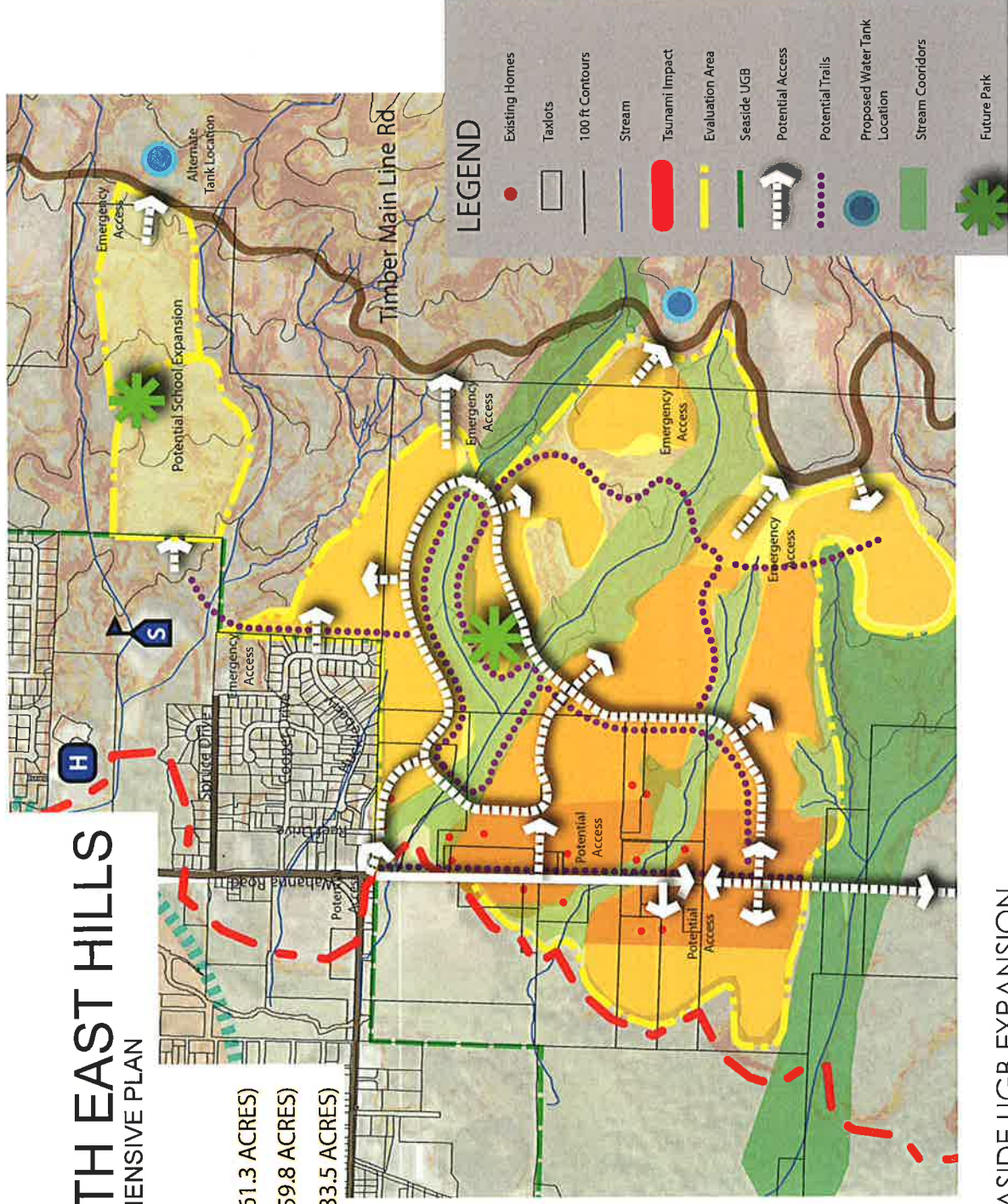
LAND NEED
ANALYSIS
SUMMARY

Land Use Type	Gross Acreage Needed
R1 - Residential	61.3
R2 - Residential	54.5
R3 - Residential	33.5
RR - Residential	5.3
subtotal residential	154.6
Parks	10.6
Industrial (baseline growth scenario)	16.1
Institutional (baseline growth scenario)	19.5
subtotal industrial & institutional	35.6
Total land need	200.8



SOUTH EAST HILLS COMPREHENSIVE PLAN

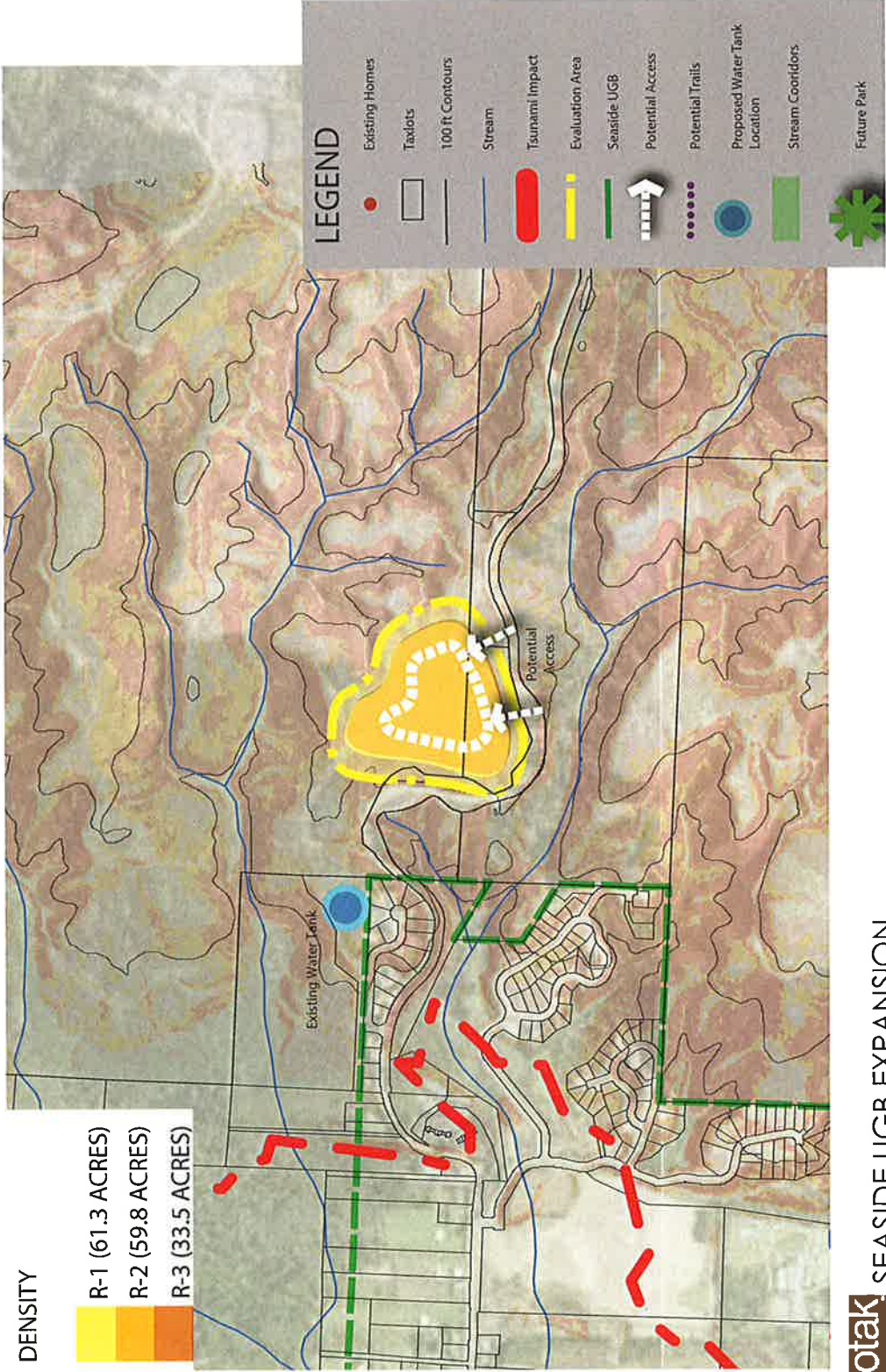
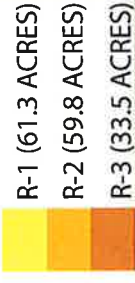
DENSITY



LEWIS AND CLARK HILLS

COMPREHENSIVE PLAN

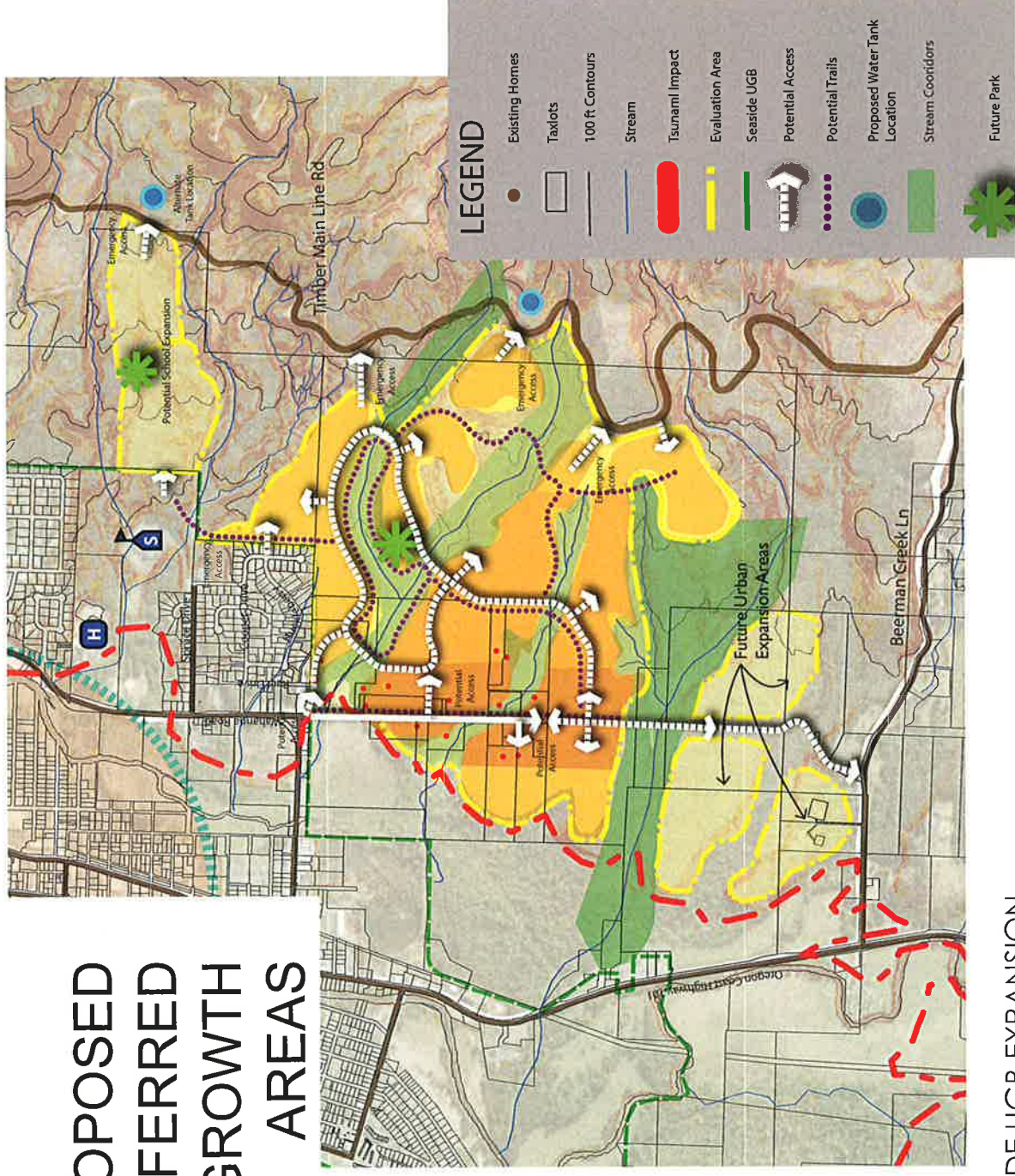
DENSITY



PROPOSED PREFERRED GROWTH AREAS



PROPOSED PREFERRED GROWTH AREAS



PROPOSED PREFERRED GROWTH AREAS

