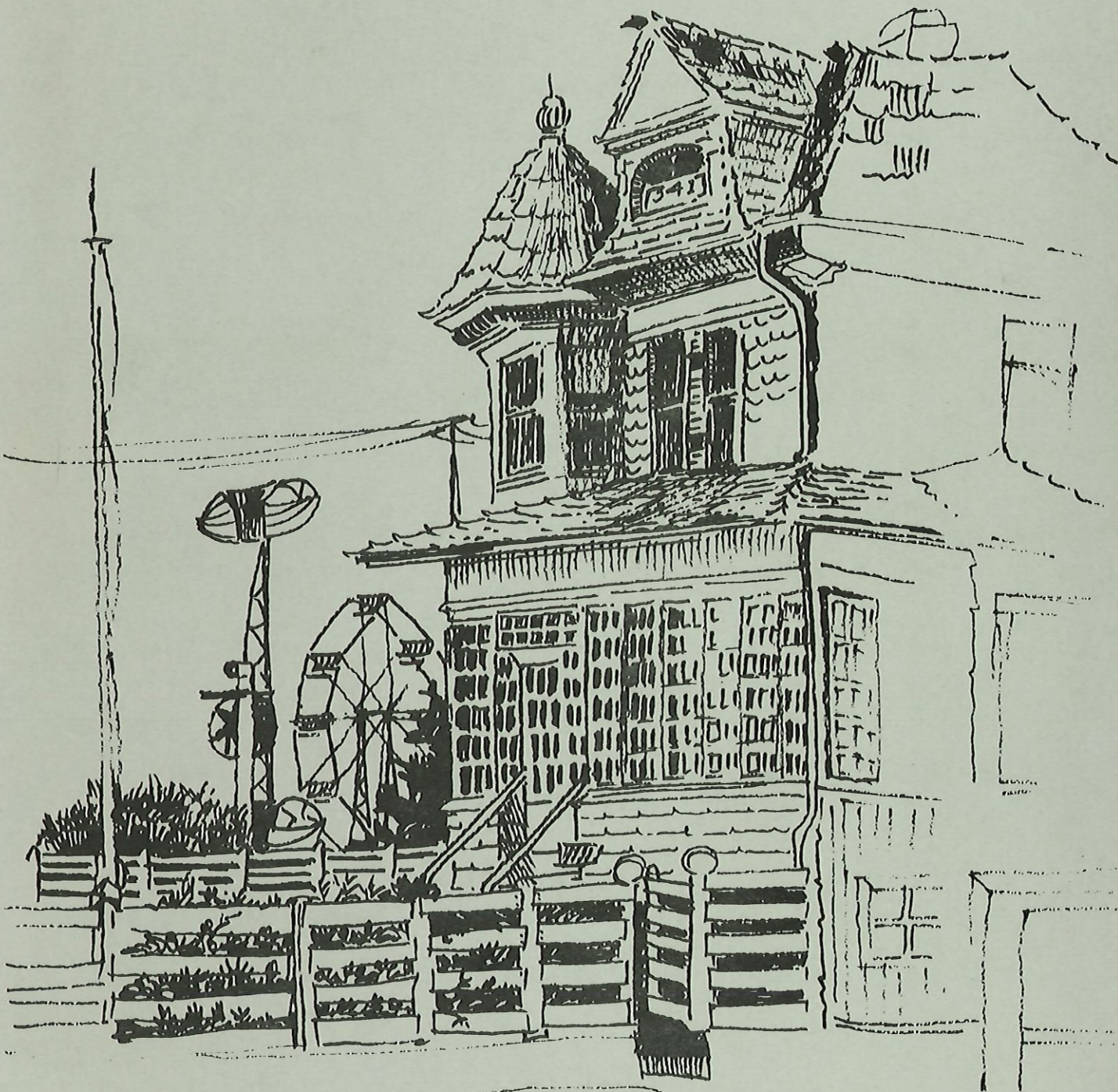


# SEASIDE COMPREHENSIVE PLAN



1977 REVISIONS



## INTRODUCTION

The Seaside Comprehensive Plan, which was adopted by the City Council in November 1976, was reviewed for compliance with LCDC Goals and Guidelines in the early part of 1976. That review determined that the plan, which had just been completed in August of 1975, did not meet full compliance. It was as the result of the review and preparation of a compliance schedule that LCDC approved a planning grant to the City of Seaside to undertake a planning program to update the adopted Comprehensive Plan to comply with all of the 14 goals and guidelines that were then in effect. On August 1, 1976 the City of Seaside retained the firm of Thomas R. Hawkins & Associates as planning consultant to the city.

The work program consisted of twelve elements which are briefly described as follows:

### Element 1. Citizen Participation

Involved an ongoing citizen involvement program which was the responsibility of the city staff and Planning Commission, and a public opinion survey which was also the responsibility of the Planning Commission with the assistance of the consultant. Early in the program, the Planning Commission which serves as the Committee for Citizen Involvement, determined that a formal public opinion survey should not be done but that public involvement would be accomplished through public attendance at regular and special meetings of the Planning Commission.

### Element 2. Agriculture Land

Consisted of mapping agriculture land based on data from the USDA Soil Conservation Service.

### Element 3. Natural Resources

Consisted of an inventory and mapping of existing and potential open-space, fish and wildlife habitats, historic areas and structures and mineral resources. It was found that two mineral resources identified in the adopted plan are well beyond the Seaside planning area.

### Element 4. Air, Water and Land Resources Quality

Involved integrating the Air, Water and Land Resources Quality goal into the plan.

### Element 5. Hazard Areas

Consisted of a quantification of the area within the flood plain, and identification of erosion hazards and unstable soil conditions.

### Element 6. Recreation

An inventory of Existing public and private recreation facilities.



Element 7. Housing

Consisted of a sample housing survey, a windshield housing condition survey, and a survey of vacant buildable land.

Element 8. Public Facilities

Limited to an inventory of school enrollments and projections.

Element 10. Urbanization

A review of the existing and proposed Urban Growth Boundary with the City and Clatsop County.

Element 11. Plan Update and Policy Development

Consisted of the preparation of amendments to update the plan and proposed policy statements for each plan element.

Element 12. Implementation

Included a review and recommended revisions to the existing zoning and subdivision ordinance, and preparation of a Capital Improvements Program and Budget.

the remainder of this report consists of a series of pages consisting of proposed amendments, deletions or additions which when adopted should bring the Seaside Comprehensive Plan into compliance with the fourteen LCDC Goals and Guideleines. Also included are recommended changes to the zoning ordinance and map and the subdivision ordinance so that they will be in conformance with the comprehensive plan as amended.

The Capital Improvement Program and Budget is contained in a seperate report.

The pages of this report have been three hole punched so that they may be inserted in the appropriate places in the existing plan document. When these changes have been finally adopted by the City Council, new pages incorporating the amendments could be printed to match the present format of the Plan.



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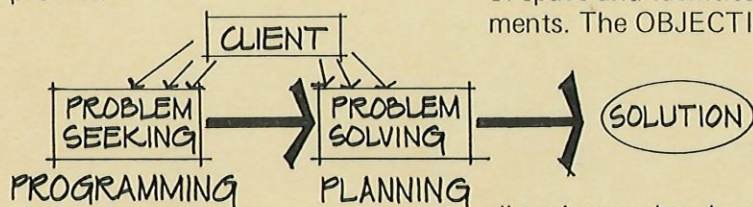
### 6.2 CAPITAL IMPROVEMENT PROGRAM

### 6.3 UPDATING THE PLAN



# 1.0 INTRODUCTION

STR has found that the best approach to community planning is in a two-phase process.



The first phase is called PROGRAMMING or "problem seeking"; the second phase is called PLANNING or "problem solving."

The objective of programming is to develop an understanding of the problems prior to planning. The program document is intended to present relative data in a concise, organized fashion, so that client and the consultant have a clear understanding of the essential elements. Much of the information will simply confirm what the client may already know; however, a major consideration is that the program will give directions to the planners.

The program includes overall project GOALS as a starting point, followed by a detailed collection and analysis of information (FACTS) related to the project. SITE ANALYSIS presents graphic illustrations of

The physical constraints and potentials of the area. The projected NEEDS are statements of space and facilities requirements. The OBJECTIVES give

direction to the planning phase. The PROBLEM STATEMENTS are in a narrative format and summarize the problems that must be overcome in order to achieve the objectives.

The basic content of the program must be reviewed and agreed upon prior to initiating Phase II—PLANNING. However, the program document is a working document to which there will be minor changes as new information becomes available. For example, the current program was based on the assumption that AMAX would be approved.

The planning phase involves translating the identified goals and community needs into plans and policy statements intended to meet community needs.

The process followed in this study lends itself very well to citizen involvement and is, in fact, heavily dependent on good

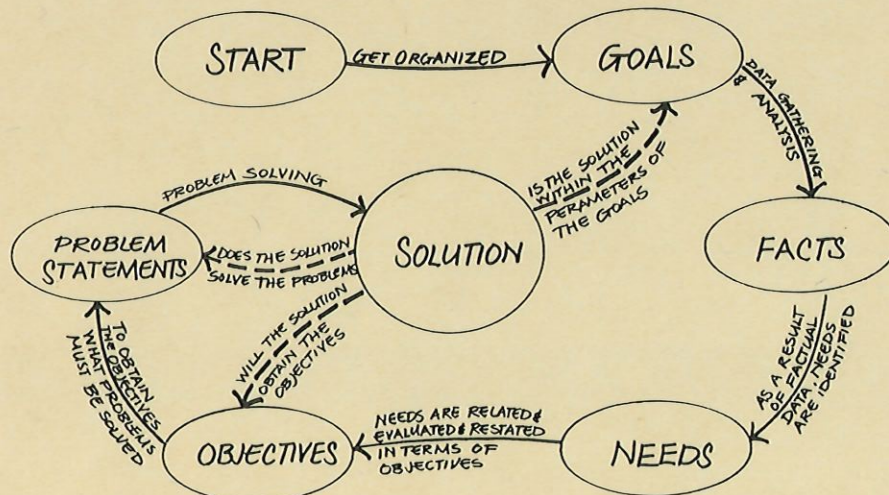
citizen participation at all stages of the planning process.

Goal No. 1 of the 13 goals adopted by the Land Conservation and Development Commission (LCDC) is citizen involvement and is stated as follows: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

This program was started and well along before the LCDC goals and guidelines were adopted; however, a citizen involvement process, although slightly different from the state guidelines, was in process and was utilized in formulating this plan.

A citizen advisory committee, the Congress for Community Progress, was appointed by the City Council several years ago as the official citizen advisory group. This group has been open to anyone who is interested, but in the last two years it became inactive.

In the programming and planning process, a series of concentrated meetings were held in Seaside with a wide range of groups and individuals for the purpose of involving citizens and receiving input to the planning process and feedback on proposals and ideas. These groups included city staff, utility companies, school district, park and recreation district, community hospital, Chamber of Commerce, Congress for Community Progress, City Council, Planning Commission and citizens at large. The result of the first set of meetings was the development of the program with direct participation and input from the citizens. A more formal citizen advisory committee should be appointed following the LCDC guidelines.





Add to Section  
1.0 INTRODUCTION:

#### CITIZEN INVOLVEMENT PROGRAM

In order to accomplish the statewide goal on citizen involvement the following policies have been adopted by the Committee for Citizen Involvement and the City Council:

- A. Efforts shall be taken to provide opportunity for citizens to be involved in all phases of the City's planning program including inventory work, plan reviews and revisions, and plan implementation.
- B. Efforts shall be taken to insure a cross section of the community on the Planning Commission (CCI) and other citizen committees.
- C. Technical information will be made available to citizens.
- D. Citizen involvement activities shall be reviewed periodically by the Planning Commission to determine their effectiveness and to devise new approaches as needed.
- E. All planning activities shall take place in a well-publicized, open atmosphere, with an attempt to guarantee as much public participation as is feasible, and to insure that the participation is conveyed to the decision making body.

In order to accomplish these policies, the City of Seaside has established the following activities:

- A. Special well publicized informational meetings in addition to public hearings, have been held throughout the Comprehensive Plan revision. This practice will continue on future major plan revisions.
- B. The City Manager reports to civic groups and on a regular weekly radio report actions and comments which are important to the planning program.
- C. The local daily newspaper and a weekly newspaper are a vital part of the program. Articles on planning matters are regularly published. An effort will be made through press releases to give special attention to responses to citizen input.



- E. An informational center will be established in the City Hall to provide a place where people can register their views and obtain information, such as an informational brochure describing the City's planning program including methods of citizen involvement. Technical information will be available through the information center.

The City Manager, Code Enforcement Officer and City Consultant Planner are to assist citizens in understanding land use planning issues.

Evaluation of the citizen involvement program will be accomplished periodically by holding a public meeting(s) where the public will be asked to assess the program and to make comments to improve the program. The local news media will be asked to help in this effort. In addition, a record will be kept of citizens comments on citizen involvement made at public meetings.



# 2.0 PROGRAM

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## 2.1 Goals

There are two levels of goals in the Seaside Comprehensive Plan. One is the state-wide planning goals as developed and adopted by the Land Conservation and Development Commission, and the other is the overall goal statements developed during the programming phase of this project which are considerably different from the usual state-wide planning goals.

It must be remembered that urban systems and activities are complex by their very nature. The systematic evaluation of these systems and activities is accomplished in terms of their implications on form, function, economy, and time. Form relates to descriptive information. Function deals with operational information. Economy refers to practical economic restraints. Time relates to the expectation of future events or conditions.

With each phase, programming and planning, all data, concepts, ideas, and plans are evaluated in these four terms. The goal statements in this instance are, therefore, intended

to establish general guidelines within these areas—form, function, economy, and time. The goals are essentially reminders of the major parameters and directions under which programming and planning must be executed.

### 2.1.1 FORM

Develop *community identity* through physical structuring recognizing that Seaside's character is one of a resort community adjacent to the Pacific Ocean.

### 2.1.2 FUNCTION

Through physical development, *maintain and enhance* those social and economic activities which are or will be essential to the health and welfare of the community.

### 2.1.3 ECONOMY

Plan an *efficient, economic* pattern for urban activities and services.

### 2.1.4 TIME

Land, with supporting services, must be *available and properly located* to support the expansion of urban activities as population increases occur.

### 2.1.5 STATE-WIDE PLANNING GOALS

The state-wide planning goals are summarized here and are considered throughout the planning process. In some cases, throughout the plan, these goals will be referred to by number.

1. Citizen involvement
2. Land use planning
3. Agricultural lands
4. Forest lands
5. Open spaces, scenic and historic areas and natural resources
6. Air, water and land resources quality
7. Areas subject to natural disasters and hazards
8. Recreational needs
9. Economy of the state
10. Housing
11. Public facilities and services
12. Transportation
13. Energy conservation
14. Urbanization



---

## 2.2 Facts

Facts by themselves are of minimal value. They first must be organized before their relevance can be ascertained. The facts included in the following chapter have been developed

from the information generated during on-site inspections in Seaside, through the study of existing data, and from discussions during work sessions with local citizens. These facts have been included because of their planning and development implications.

Data is organized under the following categories:

- Economic and Population
- Physical Features
- Existing Land Use
- Utilities
- Community Facilities
- Transportation
- Housing



## 2.2.1 ECONOMIC AND POPULATION

The economic and population sections of this program are extracted primarily from a report entitled *Economic Modeling and Population Projections—Seaside, Oregon*, prepared by Ray Sturtz and Dennis Petrequin as a project for a graduate class at Portland State University.

It should be noted that the term "basic employment" refers to employment in businesses or industries which export goods or services outside of the study region and, therefore, bring money into the local area. "Nonbasic employment" includes those employees engaged in business activities producing goods and services which are consumed within the local market and do not bring additional money into the community.

Essentially, economic growth is dependent on expansion on the "basic" segment of the economy. This expansion, in turn, produced more "nonbasic employment." The result of this growth will be an increase in population; thus, economic growth and population growth are closely related. In fact, by estimating economic growth it is possible to project population changes. The following economic modeling technique is based on this notion.

**Methodology.** Because of severe limitation in available economic data in the State of Oregon for small cities like Seaside, it was determined that the "minimum requirements technique" would be the most suitable method to utilize in developing employment projections. Essentially, the task was to determine the ratio of basic employment to nonbasic employment and also the ratio of total employment to total population. In this manner, assumptions could be made as to changes in basic employment for 5-year periods beginning in 1975 and continuing to the year 2000. From this point, it would be a

simple matter to calculate corresponding population figures.

In determining the basic to nonbasic ratio, Seaside employment data was compared to 49 other cities of approximately the same population. The cities chosen were in Oregon, Washington and Northern California.

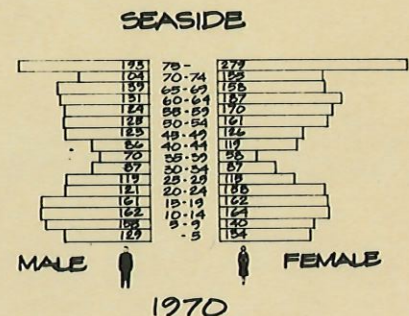
**Data.** Because of the necessity to begin at some base point where one can be relatively sure of the accuracy of the data, we used 1970 census data to develop our ratios.

## POPULATION

1960 Census	3,877
1970 Census	4,402
1973 Est.	4,570

## EMPLOYMENT SEASIDE, 1970 CENSUS

Total employed,  
16 yrs. old and over 1,583





## EMPLOYMENT BY INDUSTRY SEASIDE, 1970 CENSUS

Construction	138
Manufacturing	257
Durable goods	196
Transportation	21
Communications, utilities, and sanitary services	28
Wholesale and retail trade	460
Finance, insurance, business and repair services	90
Professional and related services	291
Educational services	159
Public administration	48
Other industries	250

## EMPLOYMENT BY OCCUPATION SEASIDE, 1970 CENSUS

Professional, technical and kindred workers	206
Health workers	32
Teachers, elementary and secondary schools	104
Managers and administrators	274
Salaried	171
Self-employed in retail trade	71
Sales workers	111
Retail trade	61
Clerical and kindred workers	141
Craftsmen, foremen and kindred workers	237
Mechanics and repairmen	51
Construction craftsmen	78
Operatives, except transport	75
Manufacturing	40
Nonmanufacturing industries	35
Transport equipment operatives	104
Laborers, except farm	99
Farmers and farm managers	—
Farm laborers and farm foremen	10
Service workers	308
Cleaning and food service workers	191
Protective service workers	16
Personal and health service workers	73
Private household workers	18

The population in 1970 was 4,402 and employment was 1,583. Thus, for every one person employed there were 1.78 persons nonemployed.

**Total Population =**  
**2.78 x Employment**

The development of basic and nonbasic employment was accomplished through two sets of calculations. The census data presented employment under two major headings: occupation and industry. A minimum nonbasic figure was determined for each subcategory making up these two primary categories. Averaging the totals of these minimum nonbasic figures provided the ratio utilized in developing the projection for Seaside.

### 1970

Basic employment	702
Nonbasic employment	881
<b>TOTAL</b>	<b>1,583</b>

The results indicate that for every one person employed in the basic segment, 1.25 will be employed in the nonbasic segment.

**Total Population =**  
**Basic Employment x 6.27**

Using this ratio, the average number of basic employees added each year since 1960 was 8.4 until 1970. Since 1970 utilizing the 1973 PSU population estimate, the number of new basic employees per year was 9.0.

### 1970-1973

**27 New basic employees**  
**33 New nonbasic employees**  
**60 TOTAL new employed**



The result would indicate the City has experienced slow but steady growth for the past 10-15 years. This seems to correspond to information supplied by city officials and local businessmen.

### 1973 ESTIMATES

<b>Population</b>	<b>Employment</b>
<b>4,570</b>	<b>1,643</b>

*Assumptions.* Seaside can be characterized as a small but growing resort community adjacent to the Pacific Ocean. The tourist and resort trade constitutes the major segment of the economy. In fact, many businesses survive primarily because of the three to four month summer trade. Summer activity in motels is over three times greater than in winter.

Somewhat offsetting this is a large amount of retired persons; education and governmental employees; and a number of persons employed elsewhere in the county but who have chosen Seaside as a living area. Nevertheless, Seaside is very seasonal in its employment profile.

### SEASONAL POPULATION ESTIMATES

**Off-Season = 4,500+**  
**Peak Weekdays = 13-15,000**  
**Peak Weekends = 30,000**

Three basic assumptions were programmed:

1. A new major motel would be constructed within the next ten years;
2. AMAX will be constructed and put into operation at Warrenton; and
3. Birth rates will continue to be low.

The assumption of a new motel is based on the fact that

during the past five years, several proposals for major motels have been studied. It is obvious that it is only a matter of time before a major motel chain will locate in Seaside, probably by 1980.

HORSE  
WORLD  
TO EXPAND  
RODEO  
ACTIVITY



The AMAX controversy still is unresolved. It was felt that for planning purposes, AMAX should be accounted for. If AMAX is not constructed, it would be easier to revise the plan downward than to neglect that prospect and be faced with last minute expansion of the plan.

From the AMAX reports it was derived that an estimated 777 permanent jobs would be created. Of the 777 it was assumed, approximately 150 would live in Seaside. The period of influence would be between 1975 and 1980 both in terms of permanent employees and construction workers. Although the proposed AMAX plant is to be located in Warrenton, it can be assumed to function as a basic industry for Seaside, since some employees will be living in Seaside.

### AMAX IMPACT ON SEASIDE POPULATION GROWTH

<b>Total Population Growth 1977-85</b>	<b>Average Annual Population Growth</b>
<b>813 = 17%</b>	<b>102 = 2.2%</b>

### POPULATION IMPACTS SEASIDE

Population 1975 (CTIC)	4,693
% of County Pop. 1975	15.6
Pop. 1985 w/o AMAX (LORD)	5,636
% of County Pop. w/o AMAX	17.3
Pop. 1985 w/AMAX (LORD)	6,449
% of County Pop. 1985 w/AMAX	18.2
1975-85 Pop. Diff. Due to AMAX (LORD)	813
% Increase in Pop. 1975-85 w/o AMAX	20.1
% Increase in Pop. 1975-85 w/AMAX	37.4
% AMAX-Related 1975-85 Pop. Increase	17.3

### SEASIDE

1970 Avg. Household Size: 2.3

Persons/household of AMAX and AMAX-related employment: 3.2

Assumed Future Household Size: 2.5

### POPULATION PROJECTIONS

Year	Basic Employ- ment		Total Employ- ment		Total Popu- lation	Projec- tion
1975	749	x 2.25 =	1,685	x 2.78 =	4,684	4,700
1980	974	x 2.25 =	2,192	x 2.78 =	6,094	6,100
1985	1,039	x 2.25 =	2,338	x 2.78 =	6,500	6,500
1990	1,104	x 2.25 =	2,484	x 2.78 =	6,905	6,900
1995	1,164	x 2.25 =	2,619	x 2.78 =	7,281	7,300
2000	1,224	x 2.25 =	2,754	x 2.78 =	7,656	7,700



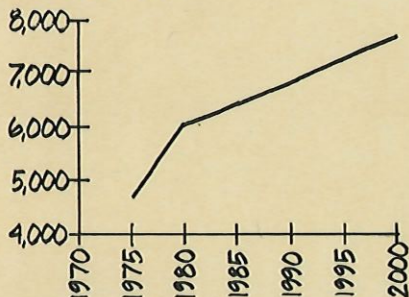
It was also assumed that birth rates in the coming year will remain low and that, in fact, it may be possible that zero population growth could be a reality in four or five decades.

The assumptions for additional basic employees were as follows:

1973-1975: 10/year; total 20  
 1975-1980: 45/year; total 225  
 1980-1985: 13/year; total 65  
 1985-1990: 13/year; total 65  
 1990-1995: 12/year; total 60  
 1995-2000: 12/year; total 60

*Projections.* Essentially, continuation of the present trend through 1975 is projected. The

POPULATION PROJECTIONS



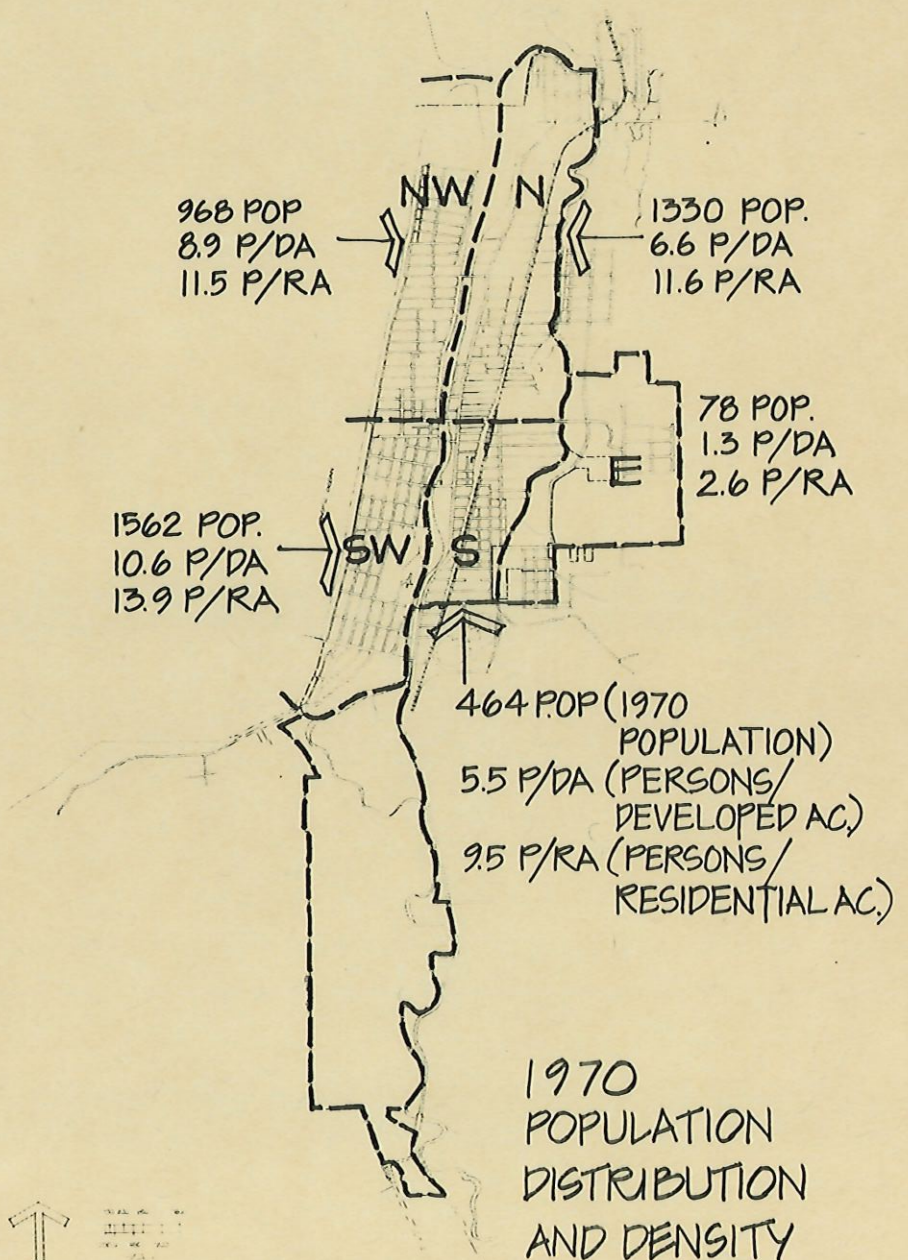
1975-80 period would see AMAX on line and a new motel complex constructed. The projection after 1980 would be an end to the rapid expansion and a slow but steady trend re-established, and as the turn of the century approached a leveling off effect partially as a result of low birth rates beginning to take effect on total natural increase.

From the basic employment figures, the total employ-

ment and total population were projected. As a result a "design population" of 7,700 was assumed. This population can be expected to be realized 20 to 30 years from now.

#### GROWTH RATES

1960-70 = 13.5%  
 1970-80 = 38.6%  
 1980-90 = 13.1%  
 1990-20 = 11.5%





## 2.2.2 PHYSICAL FEATURES

**Geology and Soils.** The City of Seaside is located at the southern end of what is known as the Clatsop Plains and consists primarily of beach and dune sands near the ocean and flood-plain deposits over the remainder of the area. Estuarine deposits exist along the Necanicum River and at its mouth. There are small areas of river terrace deposits to the south lying east of Highway 101. Most of the beach and dune sand areas are stabilized by vegetation or development. Estimated engineering characteristics of geological rock units in the Seaside area are shown in the accompanying maps.

**Rock and Mineral Resources.** Bulletin No. 74, published in 1972 by the Oregon Department of Geology and Mineral Industries, lists two mineral resources that affect Seaside. One is the Howard Johnson & Sons' crushed rock operation south of Seaside just east of Highway 101. Rock and aggregate resources in Clatsop

County are limited and should be kept available for future use. Existing and potential resources should be protected from conflicting uses.

The other mineral resource is a relatively high quality clay deposit located one-half mile west of Highway 101 and two miles south of Seaside. Because of a high content of alkalies, the clay is best suited for pottery and structural wares rather than refractories.

**Slope.** A study of the topographic slope of an area gives an indication of the limitations for various kinds of development. Low slopes (0–9%) are suitable for all types of development, both urban and rural. Moderate slopes (10–24%) are limited to such things as low density residential, orchards, pasture, forestry and some types of agriculture. Steep slopes of 25 percent and over are very limited and should be reserved for forest, recreation and open-space use.

### **Hydrology.**

**GROUNDWATER:** The Clatsop Plains sand dunes are one of the major groundwater storage areas in Clatsop County. Even though the water table during seasonal high is within six feet of the surface, very little, if any, groundwater is used for domestic purposes in Seaside. Seaside's primary water supply is from its watershed area on the

Necanicum River south and east of the City.

The high groundwater table does create some problems for the installation and maintenance of underground utilities.

**STREAMS AND WATERSHEDS:** The City of Seaside lies almost entirely within the Necanicum River drainage basin or watershed with the eastern portion in the Clatsop Plains watershed. Major water areas are the Necanicum River, Neawanna Creek, and the Pacific Ocean.

The ocean beach is the major recreation and scenic attraction for Seaside. However, both the Necanicum and the Neawanna offer potential for development in terms of the fish runs and as recreation and scenic assets to the City.

**FLOOD HAZARDS:** Seaside has been designated by HUD as having areas subject to flood hazards under the Flood Disaster Protection Act of 1973. However, detailed floodplain and floodway information is not yet available from the Soil Conservation Service.



Add to Section  
2.2.2 PHYSICAL FEATURES

after last paragraph under "Rock and Mineral Resources".

These rock and mineral resources are well beyond the boundaries of the Seaside planning area and thus are under the planning jurisdiction of Clatsop County.



Add to Section  
2.2.2 PHYSICAL FEATURES

Geology and Soils

Soil studies prepared by the Soil Conservation Service and contained in the report "General Soil Map with Soil Interpretations for Land Use Planning, SCS, January 1973", provide a general idea of the suitability of the soils in the Seaside area for certain kinds of uses and limitations on uses or activities.

The Soils Map shows the soil associations divided into three types:

1. Slight limitations for building sites and for road and street construction. These soil associations generally have slope of less than 12 percent, good or moderately good drainage, no flooding, seasonal watertables below 20 inches, depth to hard rock more than 40 inches, low to moderate shrink-swell potential, and low slide hazard.
2. Moderate limitations for building sites and road and street construction. Soils may have slopes of 12 to 20 percent, a seasonal watertable below 10 inches, somewhat poor drainage, some flooding, depth to hard rock of 20 to 40 inches, moderate shrink-swell potential, and moderate slide hazard.
3. Severe limitations for building sites and road and street construction. These soils may have slopes of over 20 percent, poor drainage, flooding, depth to hard rock of less than 20 inches, high shrink-swell potential, or high slide hazard.

In Seaside, the area west of the Necanicum River is rated as slight limitations, an area east and south-east of the city is rated as moderate, and all other areas have severe limitations. It must be remembered that these designations are very generalized and any specific site should be investigated in detail before making decisions as to its use. These designations should be used as a general guide only.

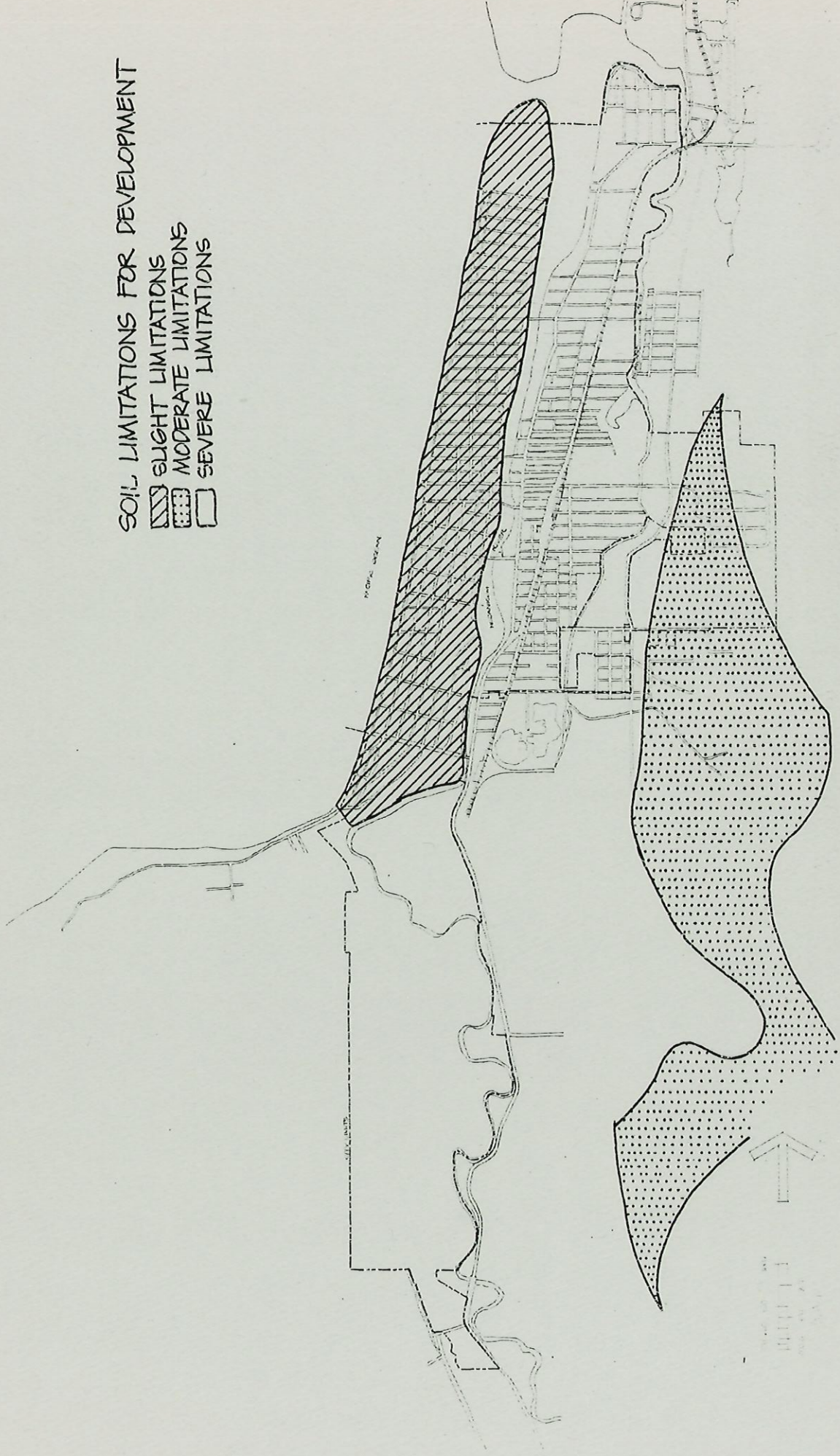
For other uses such as septic tank filter fields, all of the Seaside area is rated as severe limitations except the area west of the Necanicum River which has a slight limitation. This area has good to excessive drainage and could contribute to groundwater pollution, however all of this area is served by the cities sewage collection system so there should be no septic tanks in the area.

Unfortunately a good part of the present developed area is in areas rated as having severe limitations for development, which means that greater precautions must be taken to assure safe and reasonable developments in the area.






SOIL LIMITATIONS FOR DEVELOPMENT

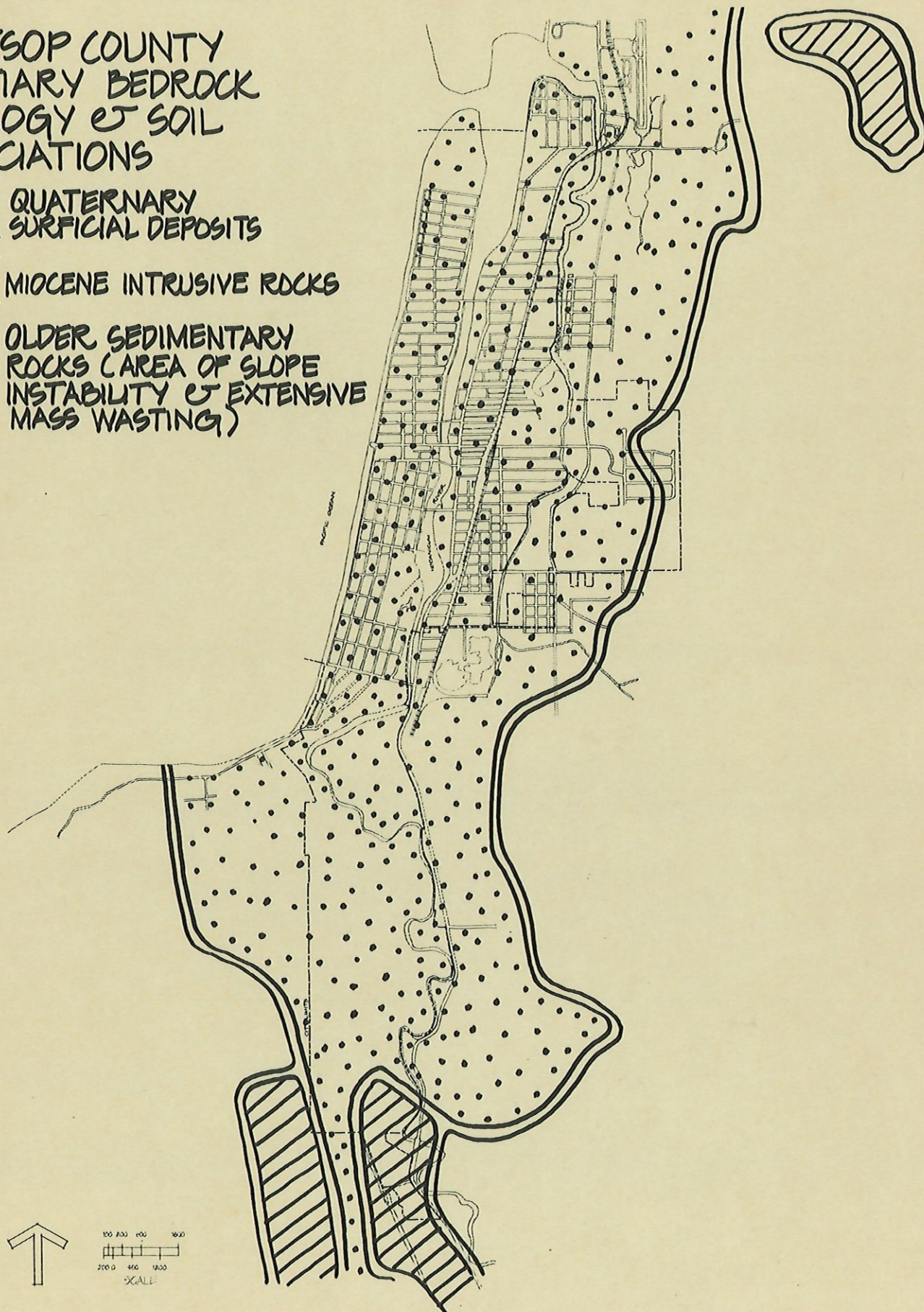
- SLIGHT LIMITATIONS
- MODERATE LIMITATIONS
- SEVERE LIMITATIONS





# CLATSOP COUNTY TERTIARY BEDROCK GEOLOGY & SOIL ASSOCIATIONS


-  QUATERNARY  
SURFICIAL DEPOSITS
-  MIOCENE INTRUSIVE ROCKS
-  OLDER SEDIMENTARY  
ROCKS (AREA OF SLOPE  
INSTABILITY & EXTENSIVE  
MASS WASTING)





# CLATSOP COUNTY QUATERNARY SURFICIAL GEOLOGY & SOIL ASSOCIATIONS

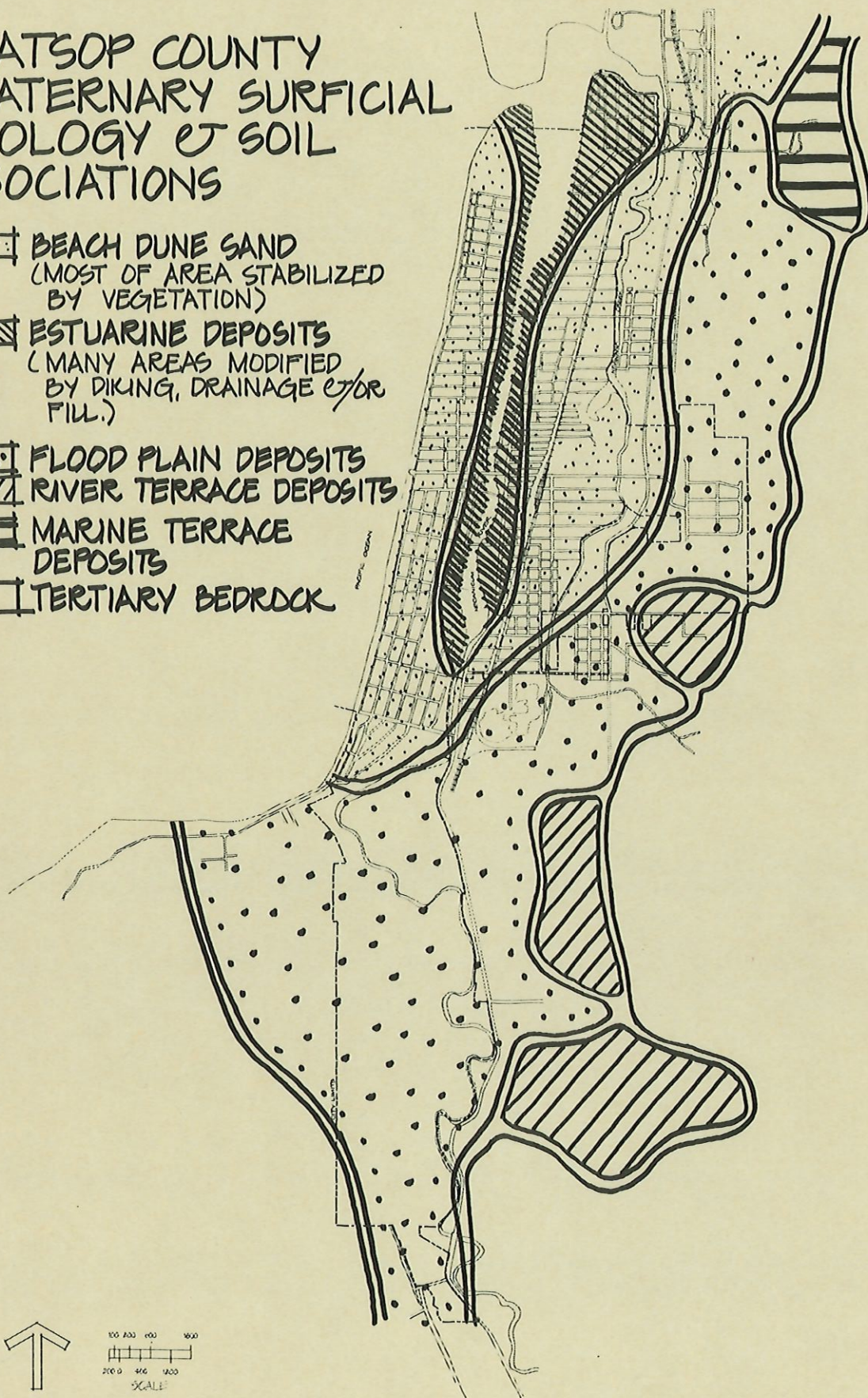
 **BEACH DUNE SAND**  
(MOST OF AREA STABILIZED  
BY VEGETATION)

 **ESTUARINE DEPOSITS**  
(MANY AREAS MODIFIED  
BY DIKING, DRAINAGE &/OR  
FILL.)

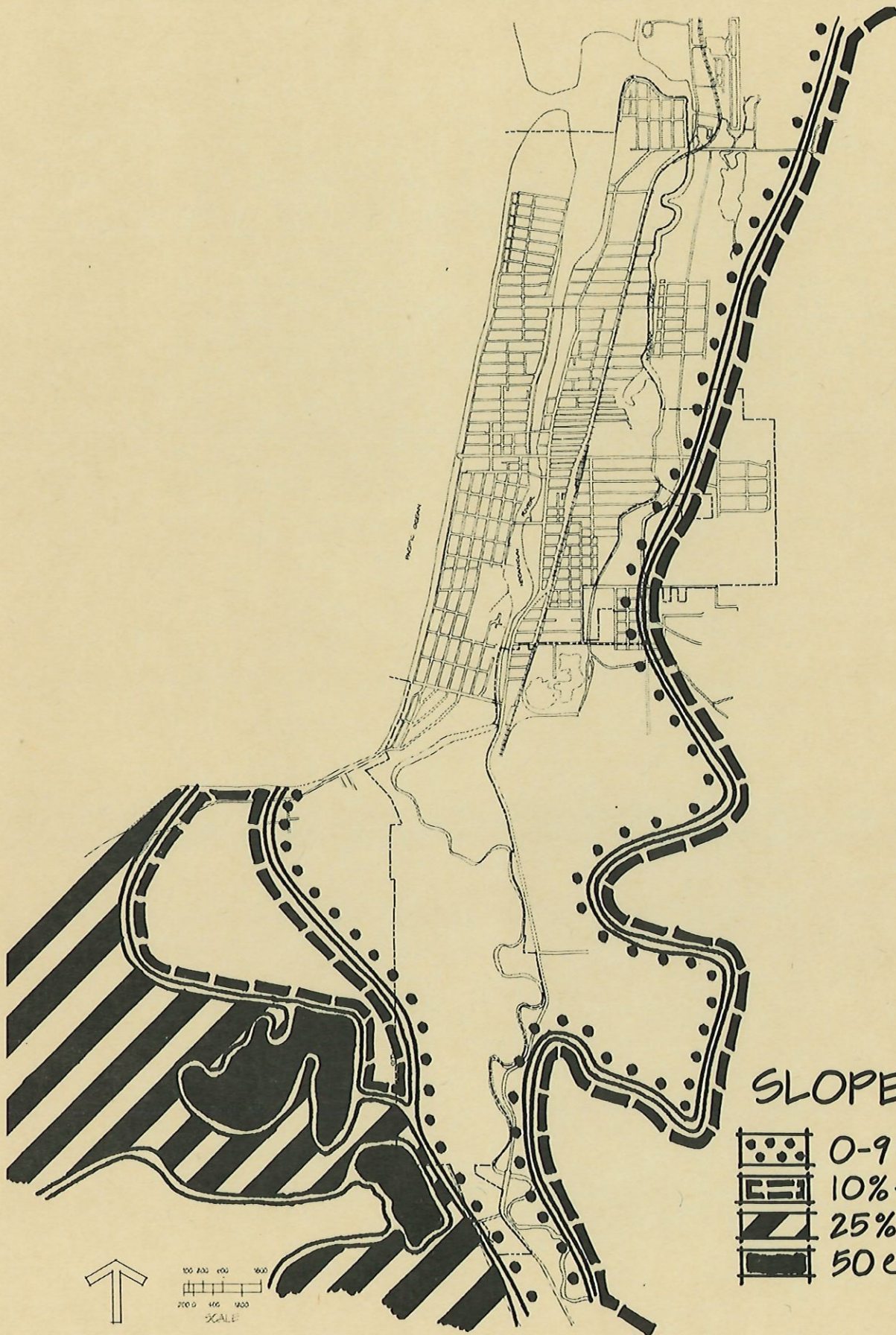
 **FLOOD PLAIN DEPOSITS**  
 **RIVER TERRACE DEPOSITS**

 **MARINE TERRACE  
DEPOSITS**

 **TERTIARY BEDROCK**



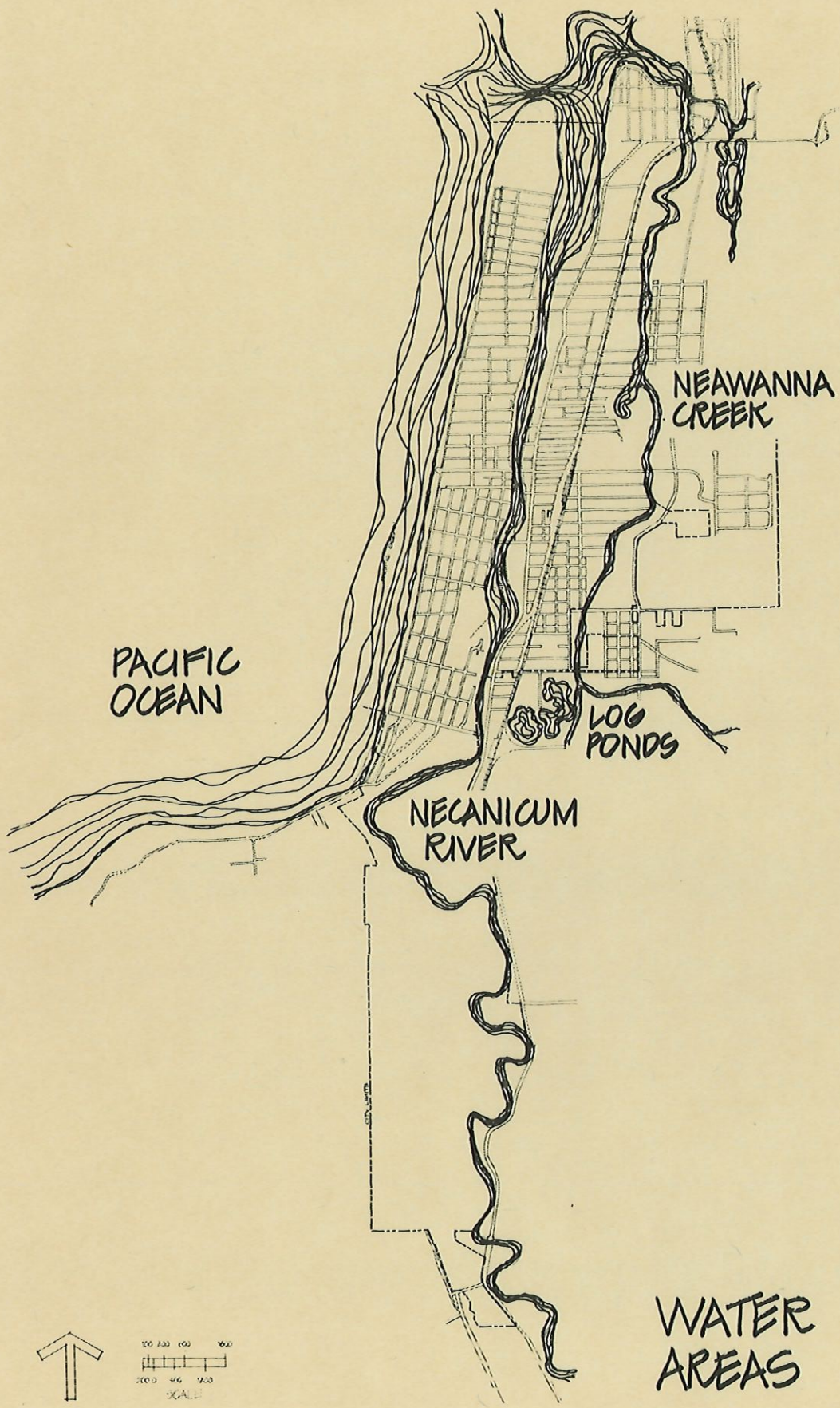




## SLOPE

	0-9%
	10%-24%
	25%-49%
	50% OVER





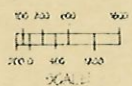
PACIFIC  
OCEAN

NEAWANNA  
CREEK

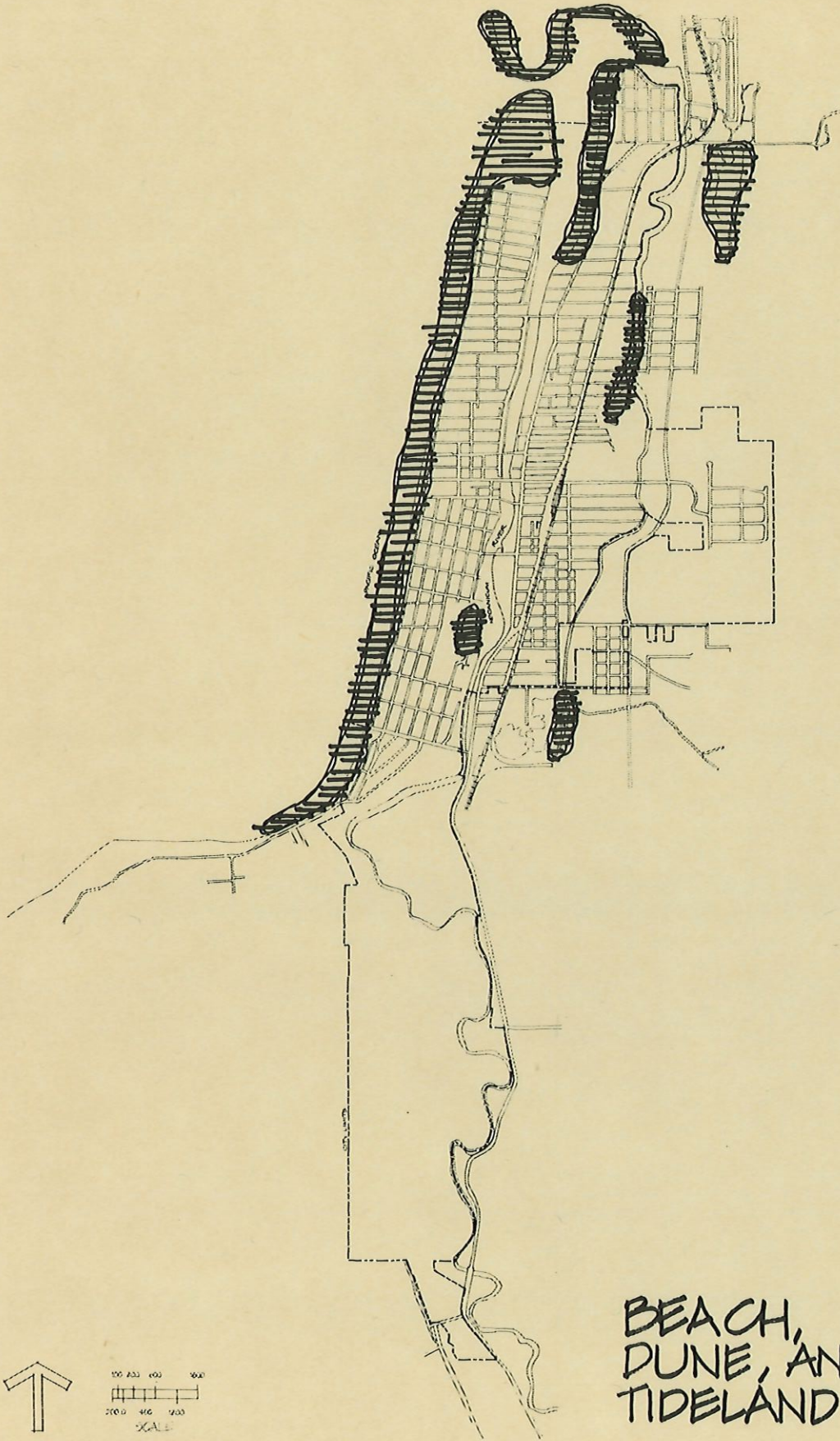
LOG  
PONDS

NECANICUM  
RIVER

WATER  
AREAS

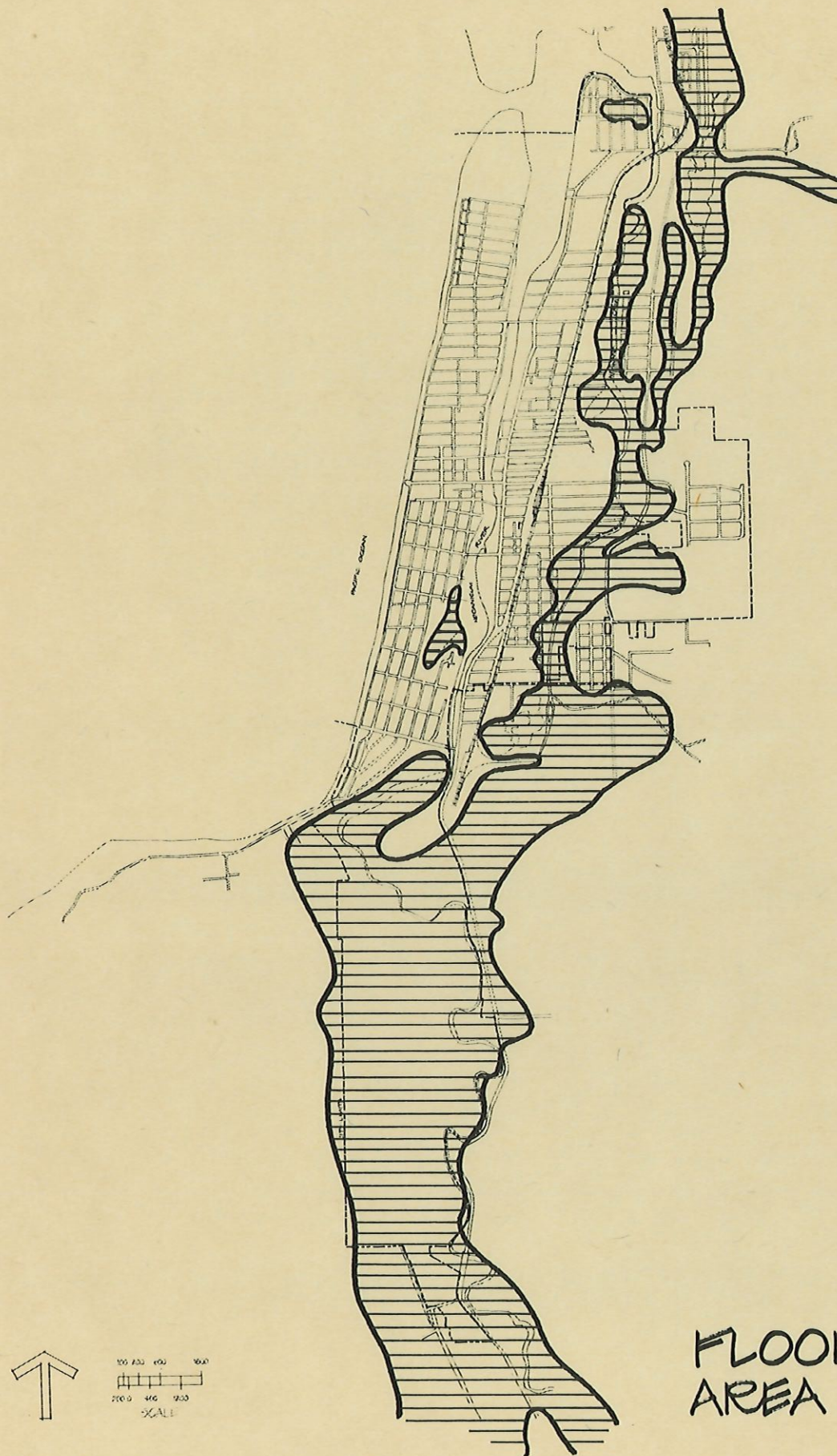






BEACH,  
DUNE, AND  
TIDELAND





FLOOD  
AREA



All to Section  
2.2.2 PHYSICAL FEATURES - Hydrology

FLOOD HAZARDS:

Strike out the last sentence begining - However, and insert the following:

A flood hazard analysis study has been made of the Necanicum River and its tributaries by the Soil Conservation Service (SCS).

The Flood Hazard map contained herein shows the approximate boundaries of the Flood Plain and Flood Way in the Seaside planning area. For a more precise boundary refer to the SCS Flood Hazard study. The SCS flood plain area was divided into seven reaches. Part of reach 2 and all of reaches 3 through 7 are in the Seaside planning area.

Reach 2 represents the Necanicum River from the Cannon Beach Junction downstream to the Avenue "U" bridge. The remaining reaches include the rest of the Necanicum River through Seaside and that part of Neawanna Creek, Circle Creek and Beerman Creek within the planning area.

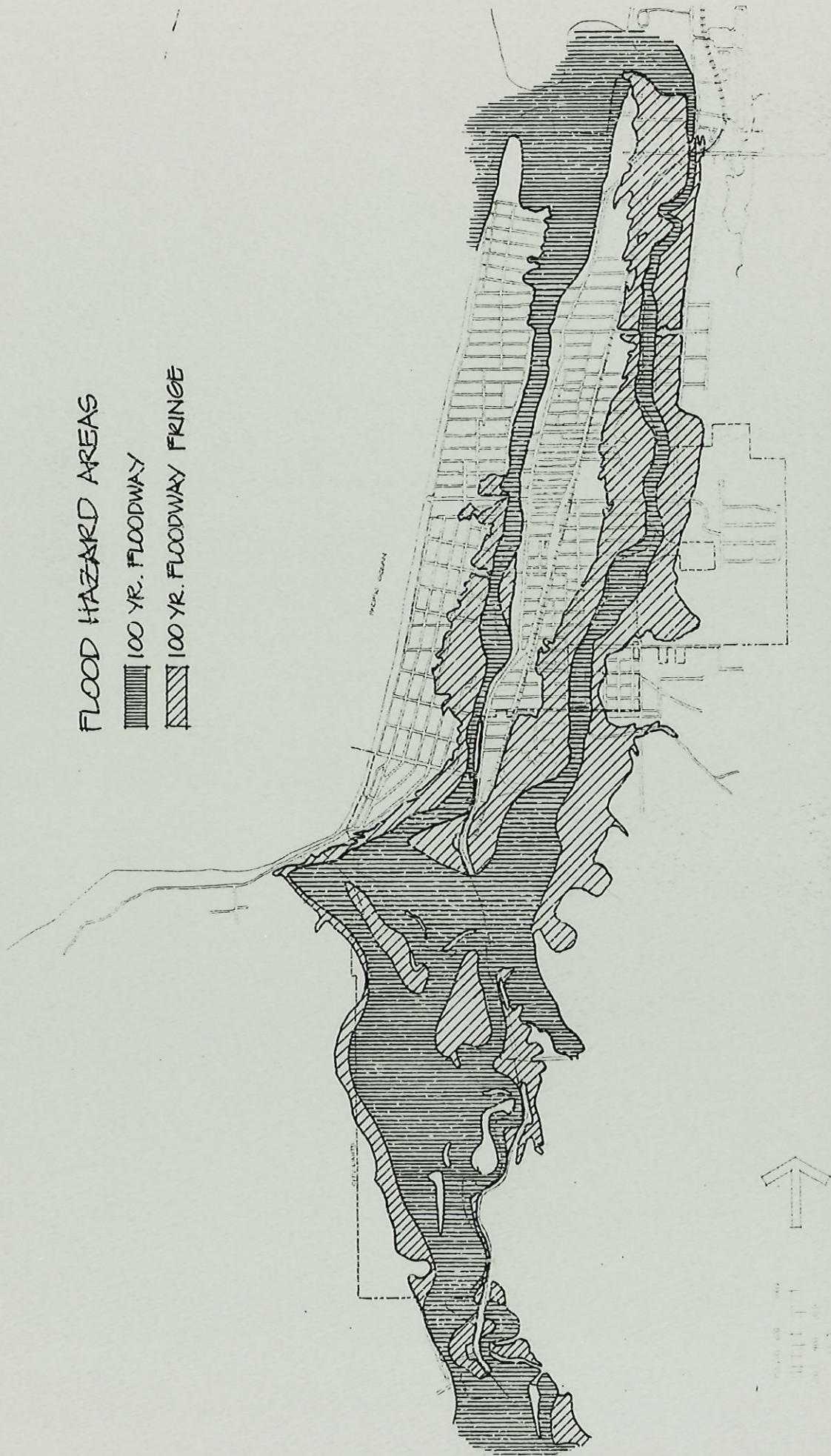
The SCS flood hazard analysis estimates that about 1536 acres are subject to inundation by the 100-year ( one percent chance ) flood within reaches 2 to 7.



FLOOD HAZARD AREAS

100 YR. FLOODWAY

100 YR. FLOODWAY FRINGE





Add to Section  
2.2.2 PHYSICAL FEATURES

EROSION HAZARDS

Stream bank erosion is a common problem along both the Necanicum River and Neawanna Creek especially the lower reaches of the Necanicum River through Seaside. Care should be exercised for all new development along these streams to avoid problems from natural erosion or the creation of situations where erosion would be increased due to development on or adjacent to the river banks.

In order to protect property and preserve the river banks, it may be necessary to provide rip-rap or other means of preventing or controlling stream bank erosion.



### 2.2.3 EXISTING LAND USE

An existing land use survey was conducted by the City in 1973 with assistance from CTIC. The survey was updated in 1974 and quantified by neighborhoods. The City was divided into six subareas, or neighborhoods, for analysis purposes. These areas generally follow the 1970 census enumeration districts with the exception of the south area.

For purposes of the analysis, the south area was eliminated because it is essentially vacant and would give some unrealistic figures. The land use table summarizes land uses by major land classifications for the total area, excluding the south neighborhood, and for the developed areas. The significant figures on the tables are the amount of vacant land as compared to developed land.

The percent developed column shows the general distribution of major land uses and compares in general with distributions in other cities.

### LAND USE—SEASIDE URBAN AREA (IN ACRES)

Land Use	Total	% Total	% Developed
Within City			
Residential	394.3	37.5	64.9
Industrial	14.1	1.3	2.3
Commercial	64.7	6.2	10.7
Trans.-Util.	26.7	2.5	4.4
Public-Quasi	107.5	11.2	17.7
Vacant	443.6	42.2	—
TOTAL	1,050.9		
Dev. Ac.	607.3		

Includes 27.8 vacant acres outside city limits but within neighborhoods.

### NORTHWEST NEIGHBORHOOD

Land Use	Total	% Total	% Developed
Residential	82.8	50.8	72.8
Industrial	0.2	0.1	0.2
Commercial	18.4	11.3	16.2
Public-Quasi	5.4	3.3	4.7
Trans.-Util.	7.0	4.3	6.1
Vacant	49.1	30.2	—
TOTAL	162.9		
Dev. Ac.	113.8		

### SOUTHWEST NEIGHBORHOOD

Land Use	Total	% Total	% Developed
Residential	113.4	57.7	79.7
Industrial	0	0	0
Commercial	17.4	8.8	12.2
Public-Quasi	10.5	5.3	7.4
Trans.-Util.	1.0	0.5	0.7
Vacant	54.3	27.6	—
TOTAL	196.6		
Dev. Ac.	142.3		



---

## NORTH NEIGHBORHOOD

Land Use	Total	% Total	% Developed
Residential	118.3	41.6	58.1
Industrial	5.7	2.0	2.8
Commercial	13.5	4.7	6.6
Public-Quasi	50.3	17.7	24.7
Trans-Util.	15.7	5.5	7.7
Vacant	81.0	28.5	—
TOTAL	284.5		
Dev. Ac.	203.5		

## SOUTHEAST NEIGHBORHOOD

Land Use	Total	% Total	% Developed
Residential	47.8	30.2	56.6
Industrial	8.2	5.4	9.7
Commercial	15.4	9.7	18.2
Public-Quasi	10.3	6.5	12.2
Trans-Util.	2.8	1.8	3.3
Vacant	74.0	46.6	—
TOTAL *	158.5		
Dev. Ac.	84.5		

\*Includes 8.4 Ac. outside city.

## EAST NEIGHBORHOOD

Land Use	Total	% Total	% Developed
Residential	32.0	12.9	50.6
Industrial	—	—	—
Commercial	—	—	—
Public-Quasi	31.0	12.5	49.1
Trans-Util.	0.2	0.1	0.3
Vacant	185.2	74.5	—
TOTAL	248.4		
Dev. Ac.	63.2		

Includes 19.4 Ac. outside city.



Add to Section  
2.2.3 EXISTING LAND USE

AGRICULTURAL LAND

Very little good agriculture land exists within the Seaside planning area. There are no Class I lands, about 186 acres of Class II and 65 acres of Class III lands. Most of the Class II land is in the large undeveloped South neighborhood with smaller areas to the south of the East neighborhood and some in the area to the northeast known as the Seaside Horse Ranch. There are scattered areas of Class III lands along the east part of the planning area at the base of the low hills.

The Class II land in the South neighborhood along the Necanicum River is Nehalem silt loam used mostly for hay, pasture and silage. Predicted yields according to SCS are about 7.5 animal unit months per acre and 3 tons per acre of hay on non-irrigated land. On irrigated lands the figures are about 15 AUM/ac. and 4 tons/ac.

The remaining Class II lands are Walluske silt loam which is good for permanent pasture, timber production and homesites. Predicted yields are about 7.5 AUM/ac. and 5 tons of hay per acre.

Class III lands are Coquille silty clay loam. These lands have severe limitations that reduce the choice of plant types or they require special conservation practices, or both. Predicted yields are 6 animal unit months per acre for pasture lands.

With the exception of the land in the South neighborhood, agricultural land is of very little consequence or value to the City of Seaside because most of the acreage is in small scattered parcels making productive farming uneconomical.

The large area to the south known as the Halverson property does contain sufficient area for light agriculture use, primarily as pasture land and for hay crop.

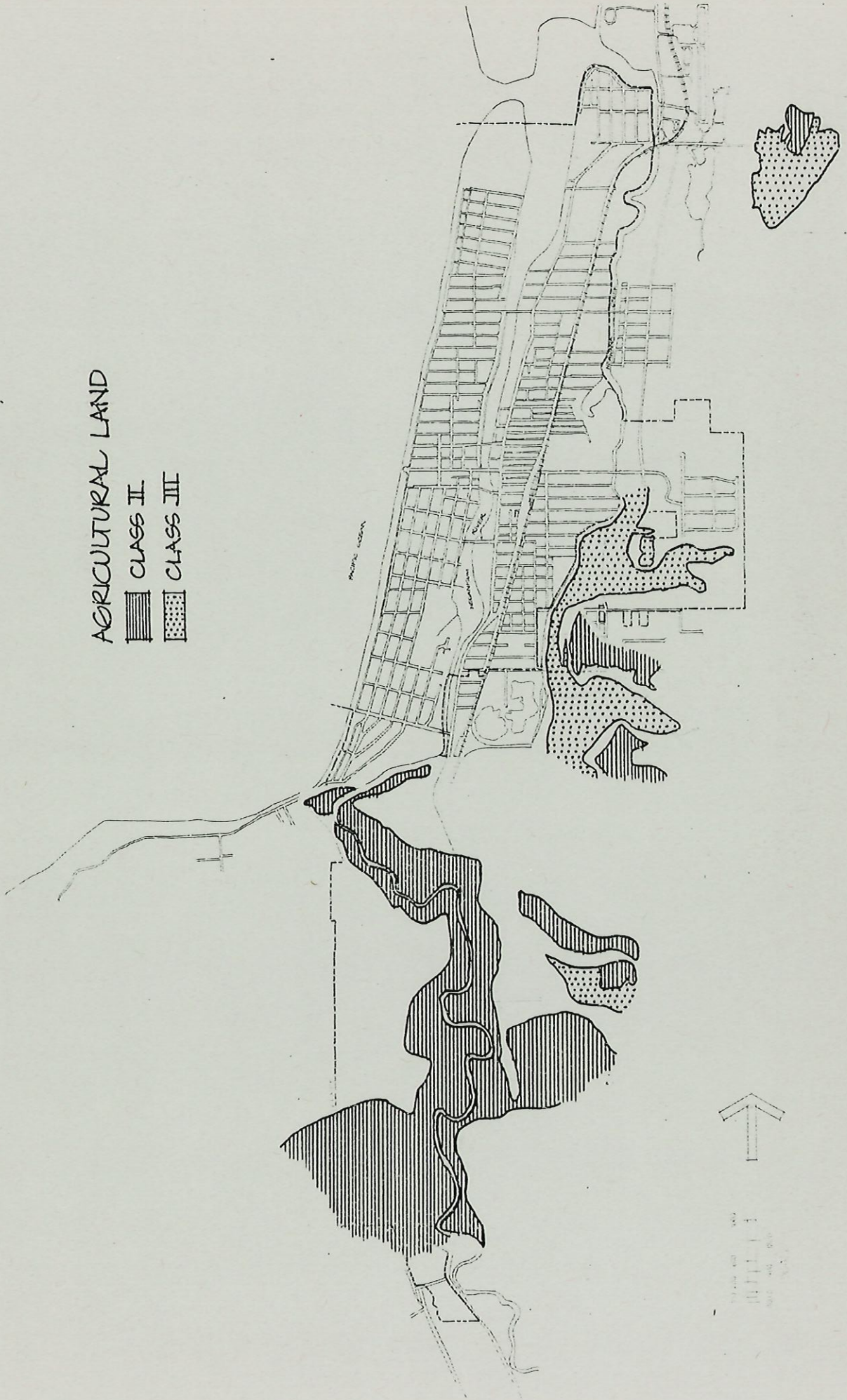
Soils interpretation data was obtained from the Clatsop County SCS office in Astoria and utilizes data from aerial photos copied in May 1973. This detailed survey data does not cover all of the Seaside planning area. SCS should be asked to survey those areas not covered within the Seaside planning area.



AGRICULTURAL LAND







CLASS II

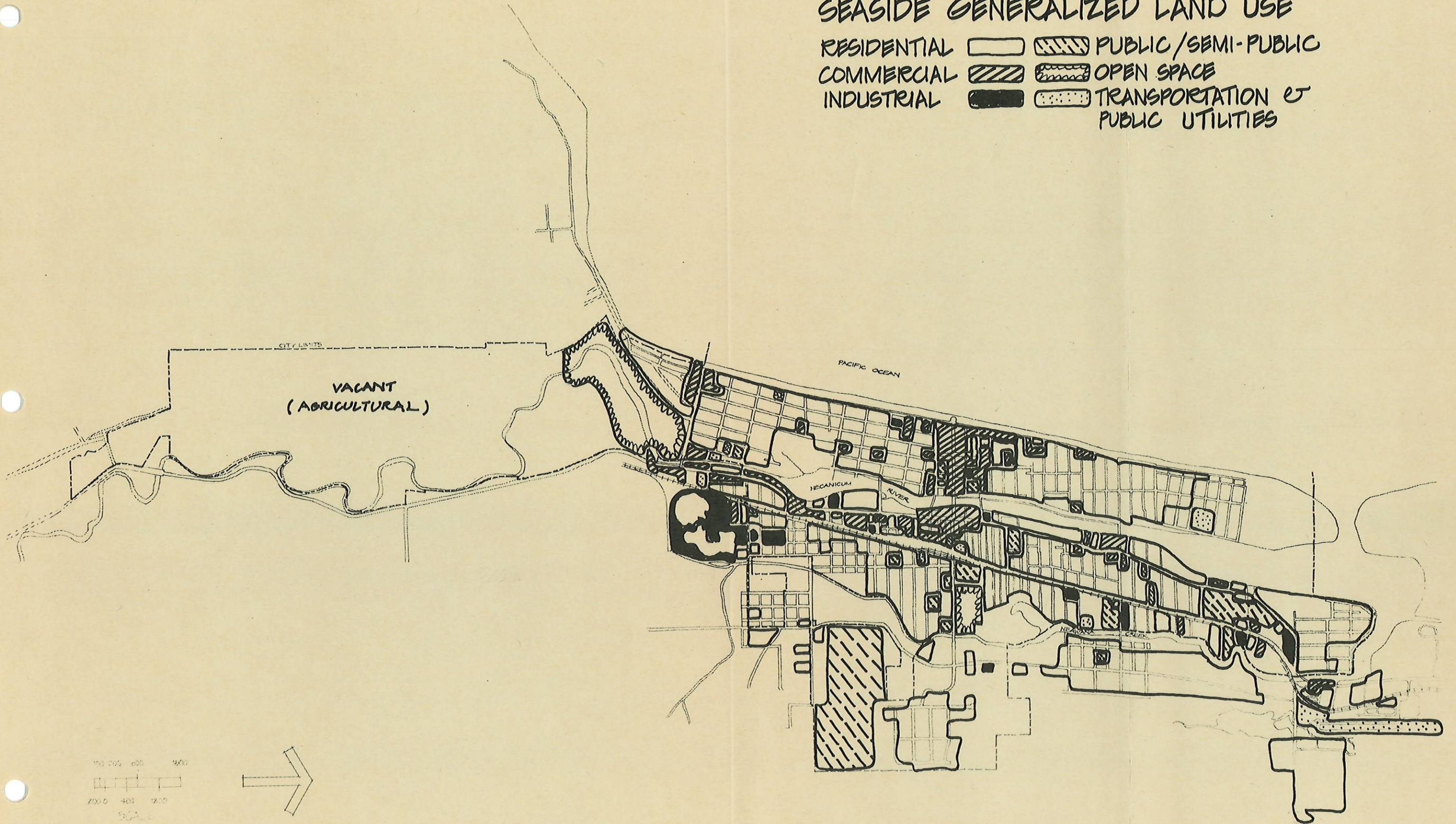
CLASS III





# EXISTING SEASIDE GENERALIZED LAND USE

RESIDENTIAL			PUBLIC/SEMI-PUBLIC
COMMERCIAL			OPEN SPACE
INDUSTRIAL			TRANSPORTATION & PUBLIC UTILITIES





162.9 T.AC.  
113.8 DEV.  
49.1 VAC.

NW

N

284.5 T.AC.  
203.5 DEV.  
81.0 VAC.

196.6 T.AC.  
142.3 DEV.  
54.3 VAC.

SW

SE

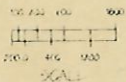
E

248.4 T.AC.  
63.2 DEV.  
185.2 VAC.

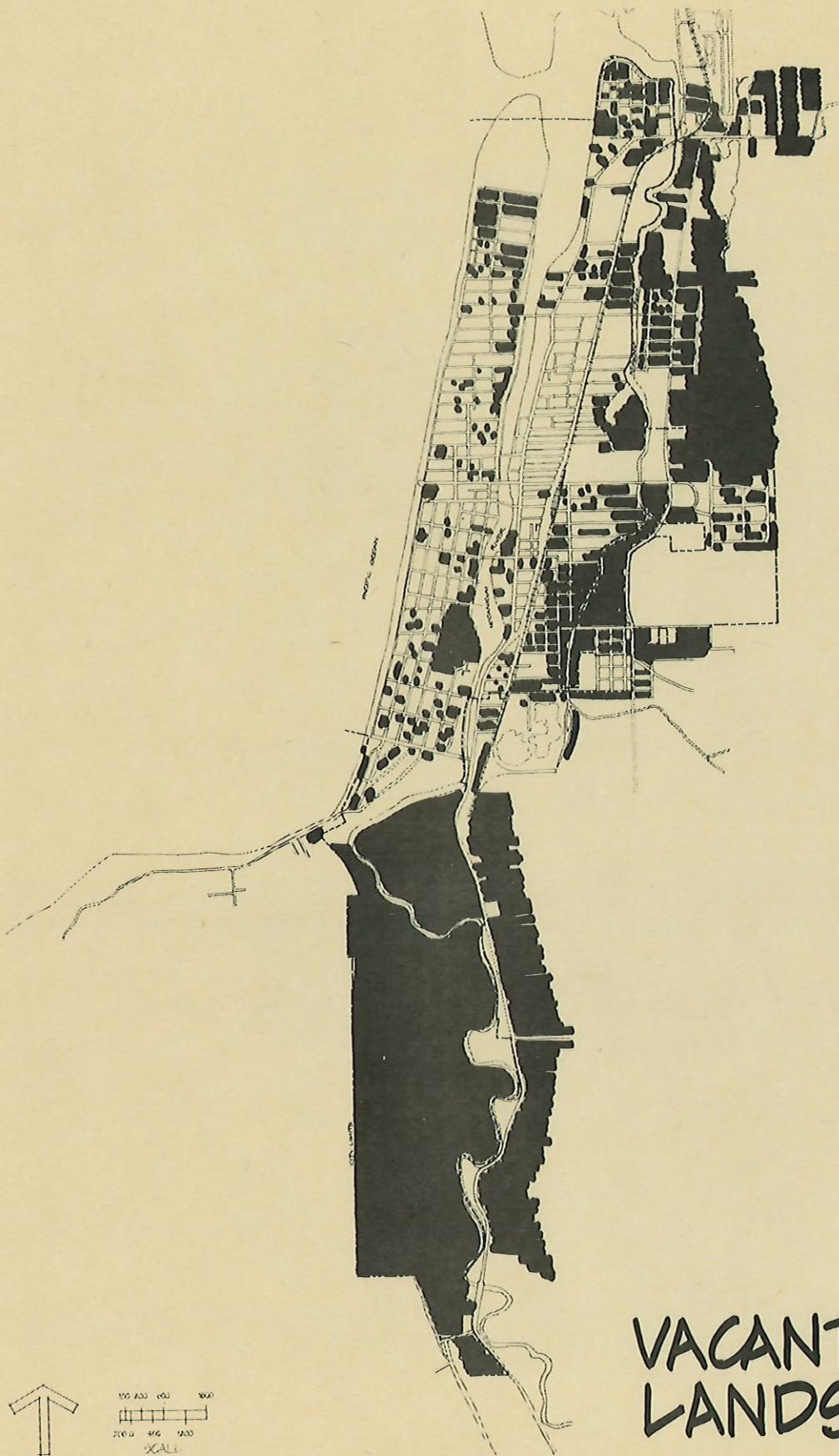
158.5 T.AC. (TOTAL ACRES)  
84.5 DEV. (DEVELOPED)  
74.0 VAC. (VACANT)

524.4 T.AC.  
0.0 DEV.  
524.4 VAC.

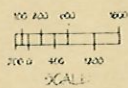
DEVELOPED  
AREA  
BY  
NEIGHBORHOODS







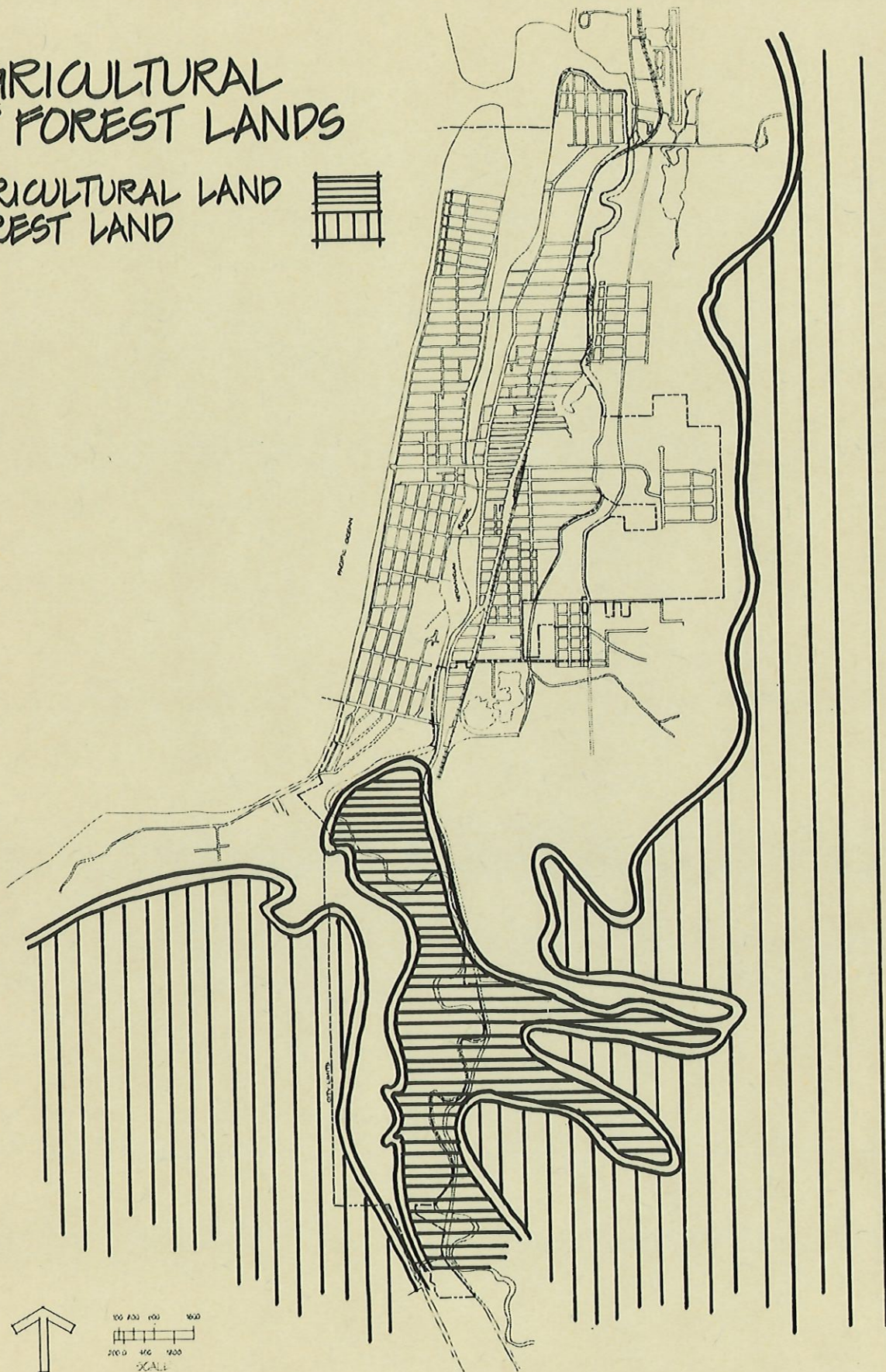
VACANT  
LANDS





# AGRICULTURAL ET FOREST LANDS

AGRICULTURAL LAND  
FOREST LAND





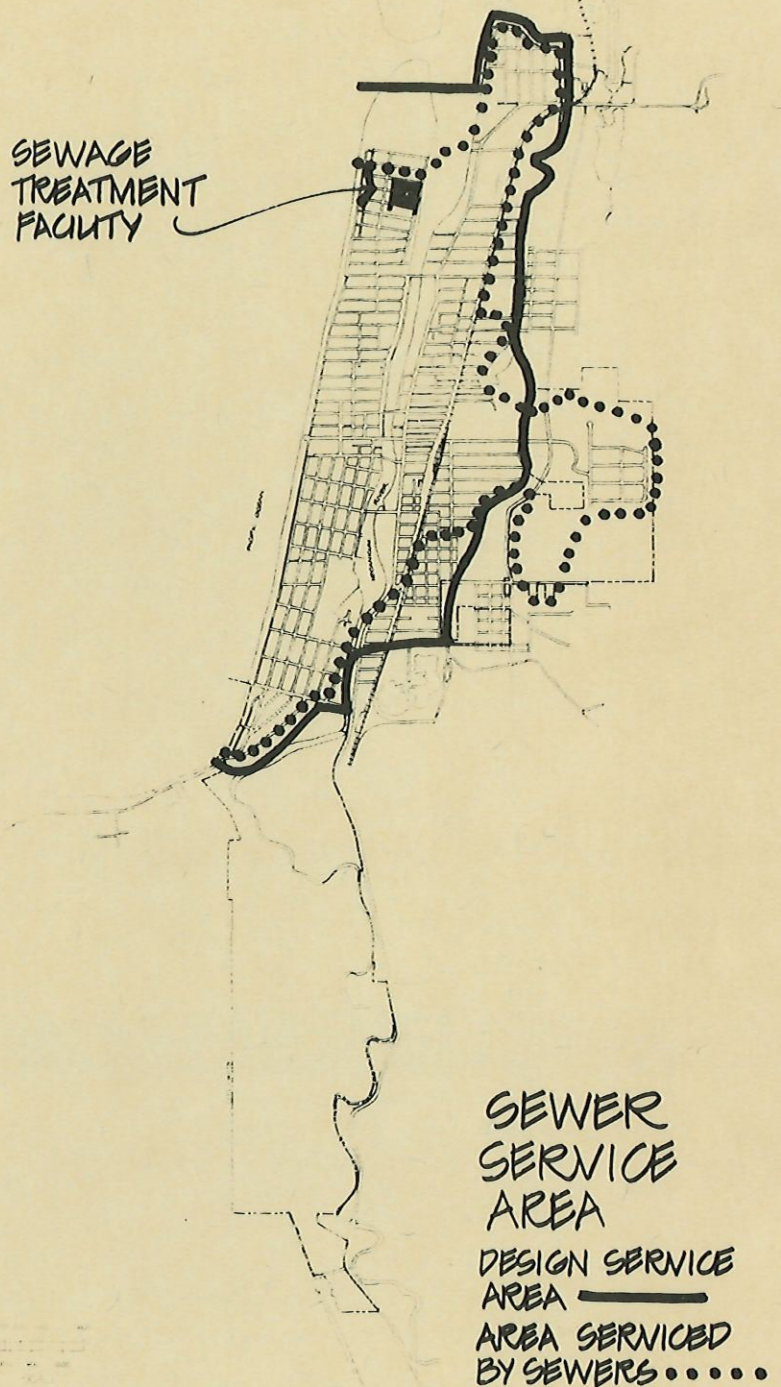
## 2.2.4 UTILITIES

**Sewer System.** In June of 1974, a design capacity review was made of Seaside's sewer system by Stevens, Thompson & Runyan, Inc. A summary of the findings follows.

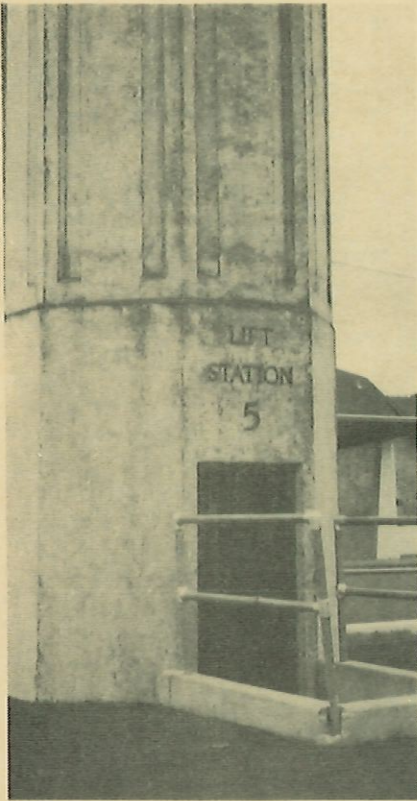
The Sewer Service Area Map shows the original design service area and the area presently served by sanitary sewers.

The present sewage treatment plant (STP) is a 1.0 mgd (million gallons per day) plant that was designed for a population of about 5,000 with a design year of 1978-1980. Current studies for the Clatsop Plains area indicate that the best way to serve the south portion of Clatsop Plains including Seaside and Gearhart is for a single STP in an area between Seaside and Gearhart. This could be either an expansion of the present STP or a new STP in the general vicinity just south of the Seaside Airport. Present indications are that, in order to meet DEQ standards for waste discharge, the present STP will have to be completely rebuilt.

All sewage arriving at the STP is picked up ultimately by pump stations 1 through 6 and then through the STP force main as shown on the Existing Sewerage System Map. This force main is capable of carrying the total ultimate design capacity of pump stations 1 to 6, however, any additional flow will require an upgrading of the force main.







**West Side Force Main at Capacity.**

The west side force main, which picks up pump stations 4, 5 and 6, is nearly at capacity, and no additional flows can be accepted from outside its present service area. Any increase in allowable density in the area west of the Necanicum River would overload this part of the system.

**Venice Park System Near Capacity.**

The Venice Park system, which is picked up by pump station 7 and then by gravity from 21st and Holladay Drive into pump station 3, is nearly at capacity. With expansion of pump station 7 an additional 100 connections can be accepted, however, the gravity line which carries this flow is adequate only for anticipated flow within the existing service area.

**Holladay Drive Force main has some excess capacity.**

The Holladay Drive force main has some excess capacity at pump stations 1 and 3 if both are expanded to ultimate design capacity. However, pump station 2 is presently near capacity and continued flow increases from the Sunset Hills area through the Hospital pump station will eventually cause the design capacity of pump station 2 to be exceeded.

**Hospital Pump Station and Sunset Hills System have excess capacity.**

The Hospital pump station and collection system has capacity for about 75 additional connections after connection of presently anticipated development; however, all of this area is outside of the design service area.

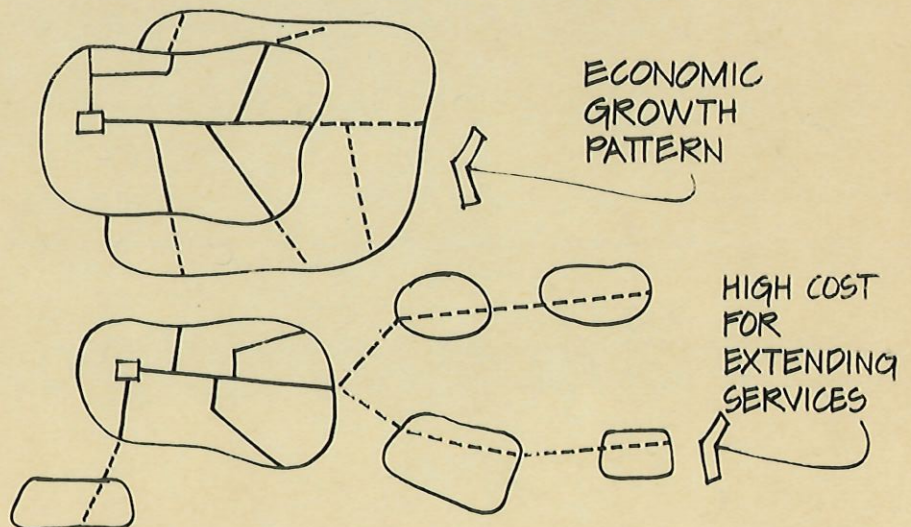
**Southwest District System can handle additional connections.**

The southwest district system can accept flow from an additional 115 connections from outside the present service area in addition to flow from complete development from within the present service area.

The basic overall problem of the present sewer system is that it can serve *only* the present service area. Major construction of trunks and a new STP will be required for future growth.

The most economical growth pattern, as far as sewer and water systems are concerned, is a concentrated form utilizing existing vacant lands within the urbanized area, as opposed to a leap-frog type of development, or urban sprawl.

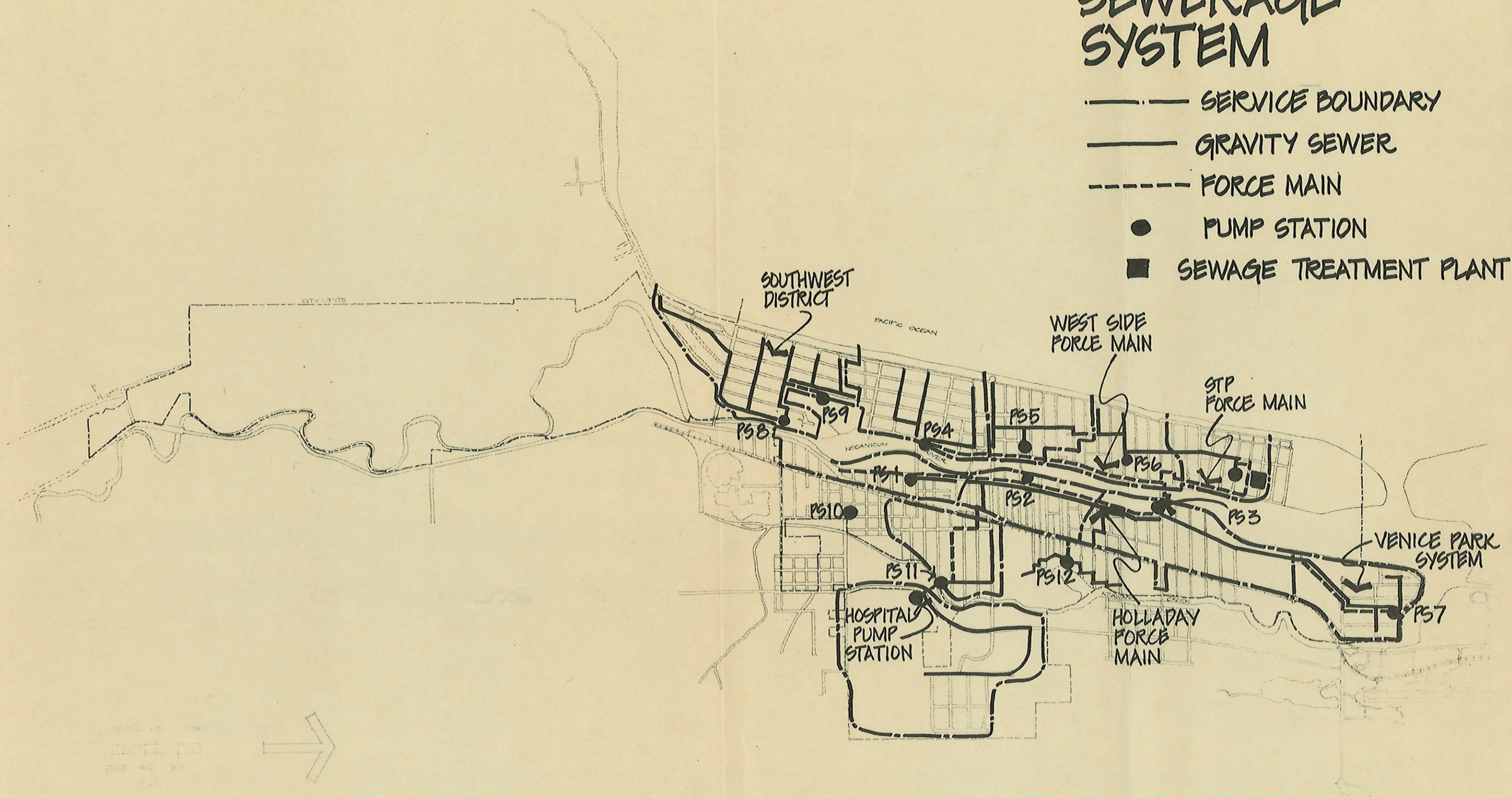
**WATER & SEWER EXPANSION**





# EXISTING SEWERAGE SYSTEM

- — — SERVICE BOUNDARY
- GRAVITY SEWER
- - - FORCE MAIN
- PUMP STATION
- SEWAGE TREATMENT PLANT





**Water System.** Seaside's water system serves an estimated population of 6,500 including 2,167 metered services plus the Stanley Acres Water Association just northeast of the city limits.

## **WATER SYSTEM**

### **Source and Water Rights**

<b>Necanicum River</b>	<b>8.0 cfs</b>
<b>Brandeis Creek</b>	<b>0.6 cfs</b>
<b>Necanicum River Pumping Station</b>	<b>7.0 cfs</b>

The main water supply is from a source on the south fork of the Necanicum River about eight miles southeast of the City. Water flows by gravity from a diversion dam at the headworks for six miles to a point where it is pumped to an 18 million gallon reservoir. The reservoir is at an elevation of 154 feet and has a nine-day storage capacity.

### **18 mg reservoir adequate for normal service loads.**

An auxiliary supply source is located on the Necanicum River below the reservoir.

Water is carried by a two-mile transmission line to the distribution system. The water is chlorinated at both the main and auxiliary sources.

The distribution system consists of lines from 6 to 12 inches with some laterals four inches or smaller. The system is generally in good condition, although recently large water loss has been recorded.

The water system must serve a five-month summer population of up to 15,000 on weekdays and 30,000 on weekends.

Future water supply capability is good, but additional storage capacity may be necessary. Expansion of the system will not be a great problem if kept contained and if future development is kept below the 80-foot elevation line to avoid further pumping.

**Telephone.** Pacific Northwest Bell provides telephone service to Seaside and the surrounding area. Service is provided from a central office in the center of town with distribution cables radiating out from that point.

A good level of service is now provided, however, some problem could occur in the future. There are some distribution problems along Wahanna

Road in the Stanley Acres area and future development in the Horse World area could cause service problems. If the Sunset Hills area becomes high density, some problems will occur at the main office in downtown Seaside. Major development to the south could present serious service problems.

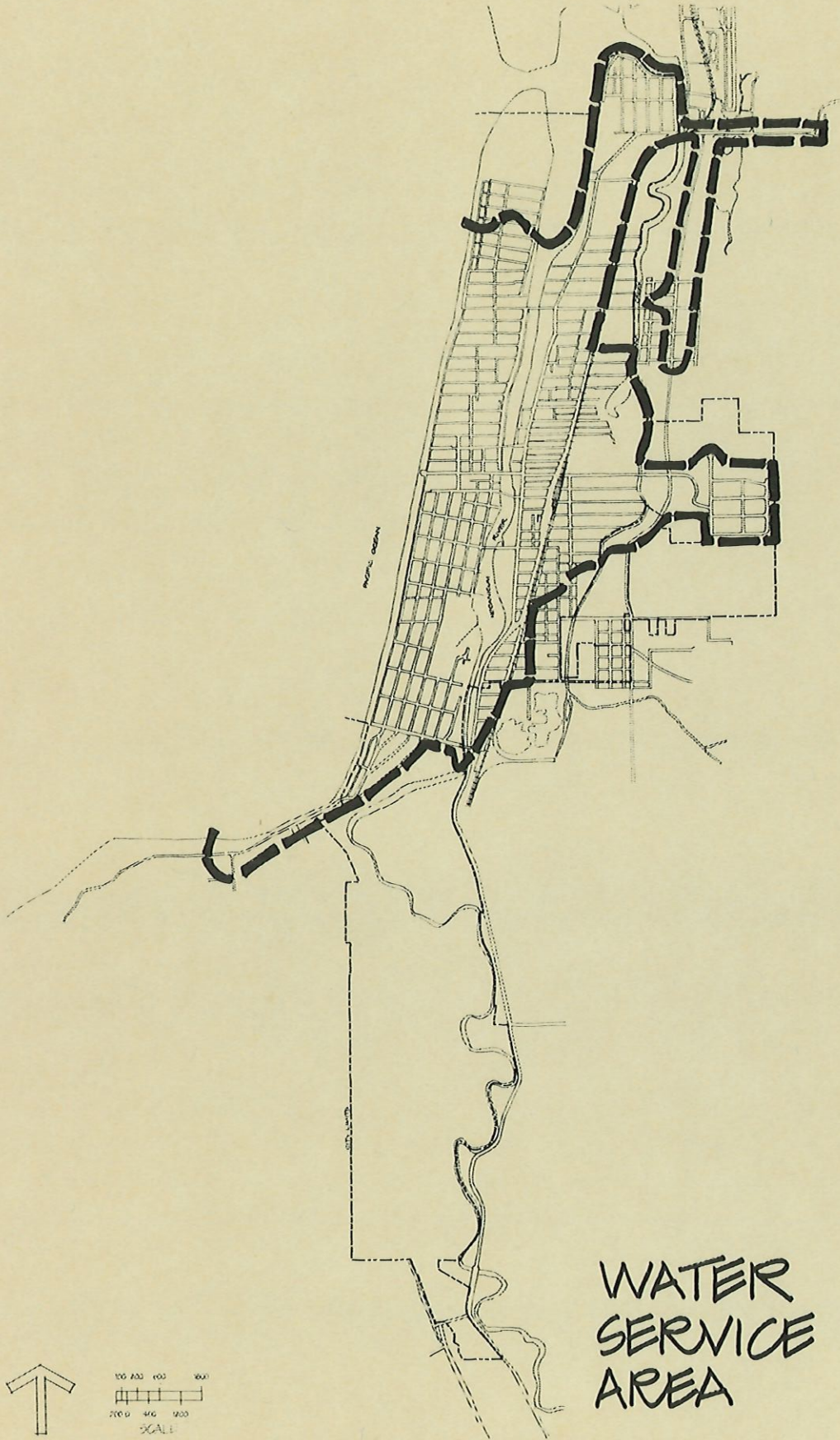
Groundwater is a problem for underground service, but not an insurmountable one.

**Electric Service.** Electric power is provided by PP&L who report there are no major limitations on additional service for new development areas.

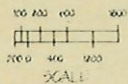
**Natural Gas.** Natural gas is provided by Northwest Natural Gas Company. There are apparently no problems as far as the distribution system is concerned; however, future supplies are in question and may not be available for future development.

**Cable Television.** Cable television is supplied by Cox Cablevision Corp. who report there are no major problems in extending service to future development.





WATER  
SERVICE  
AREA





## 2.2.5 COMMUNITY FACILITIES

Replace entire section on Schools with the following:

### Schools

Seaside School District No. 10 presently operated an elementary, junior high, and high school in Seaside and elementary schools in Gearhart and Cannon Beach.

The Seaside Heights elementary school is a brand new facility on a 48 acre site with adequate capacity for the present and for future growth.

### School Enrollments

	1969-70	1973-74	1974-75	1975-76
Seaside Heights	367	307	356	354
Broadway Jr. Hi.	264	238	259	251
Seaside Hi.	<u>517</u>	<u>451</u>	<u>460</u>	<u>456</u>
Seaside total	1148	996	1075	1061
Gearhart	260	265	321	301
Cannon Beach	<u>91</u>	<u>121</u>	<u>136</u>	<u>133</u>
District total	1499	1382	1532	1495

According to the 1970 Census, there were 820 students enrolled in the schools from Seaside. This would indicate that 328 students come from Gearhart, Cannon Beach or outside the city limits of Seaside.

### School Capacity

	Capacity	% of Capacity 1975
Seaside Heights	500*	71%
Broadway Jr. Hi.	250	100%
Seaside Hi.	600	76%

\* Can be expanded to 700

Broadway Junior High is presently at capacity. The site can sustain some additional facilities, but expansion is dependent upon maintaining adjacent park facilities.

Seaside High has limited expansion capability on the existing site and is at capacity in terms of program development; however it can support some increased enrollment.



With the opening of the new elementary school, the old Central School is now vacant and has been sold for resale of the land.

The school districts administrative offices are located in the old hospital building which is leased from the City and has a 75-80 percent utilization factor. The facility, which also houses some county health functions (health, child services and mental health,) is adequate for the foreseeable future.



## 2.2.5 COMMUNITY FACILITIES

Replace the entire section on Park with the following:

### Parks and Recreation

There are two types of parks and recreation uses, the public park and open-space lands and privately owned recreation facilities such as amusement parks, theaters and attractions.

The City of Seaside has no parks department; however, maintenance of city parks is handled by city crews from the Public Works Department.

There is only one developed park, the Broadway Park located adjacent to the Junior High School. Most of the area of the park is devoted to baseball and football fields with picnic and play areas near Neawanna Creek. A new indoor swimming pool is being built in Broadway Park by the Sunset Park and Recreation District. The District encompasses an area larger than just the City of Seaside.

An undeveloped park site is located in the south part of the city adjacent to the school administration building. There are also city-owned lands along Riverside Drive (Necanicum Drive). The Seaside Garden Club has prepared plans for landscaping the site for park and open-space use and is sponsoring the development project. The city will assume maintenance when completed.

A boat access ramp is located on the west side of the Necanicum River between Broadway and First Avenue.

Seaside's beach is the primary recreation area, and its major attraction. The beach has tended to obscure the need for other park or recreation areas for non-tourist activities.

There are a number of private recreation facilities, most of which are along Broadway between Downing Street and the Prom. These facilities include an outdoor amusement park, several indoor amusement halls and the theater. The Seaside Aquarium which is located on the Prom between 2nd and 3rd Avenues is also considered as a private recreation facility.

The Seaside Golf Course which is located south of Avenue "U" is a privately owned, 18 hole course open to the public.

The extent of use of both public and private recreation facilities is difficult, if not impossible, to determine since no records of attendance are kept for public facilities and records for private facilities are in terms of income and are confidential. It is a well known fact, however, that it is the use of both the public and private recreation that provides Seaside its economic base. One of the major problems for Seaside is that this base is seasonal, in fact most of the private recreation facilities close during the winter months.



## 2.2.5 COMMUNITY FACILITIES

CITY HALL  
CIVIC CENTER  
SCHOOLS  
LIBRARY  
RECREATION FACILITIES  
HOSPITAL  
CITY SHOPS

**Schools.** Seaside School District No. 10 presently operates an elementary, junior high, and high school in Seaside and an elementary school in Gearhart. The Seaside elementary school is a brand new facility on a 48-acre site with adequate capacity for the present and for future growth.



**NEW ELEMENTARY SCHOOL**

**Design Capacity — 500**  
**Expansion Capacity — 700**

With the opening of the new school, the old Central School is now vacant and may be sold for reuse of the land. The City is interested in purchase of the site for possible low-income housing.

Broadway Junior High School is presently at 96 percent of capacity. The site can sustain some additional facilities, but expansion is dependent upon maintaining adjacent park facilities.

## SCHOOL CAPACITY, 1973

Elementary	71%
Junior High	96%
Senior High	81%

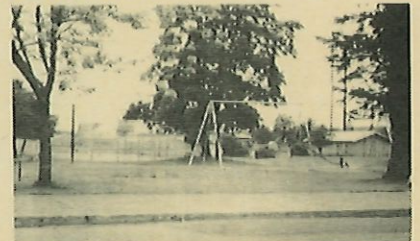
Seaside High has limited expansion capability on the existing site and is at capacity in terms of program development; however, it can support some increased enrollment.

The school district's administrative offices are located in the old hospital building which is leased from the City and has a 75-80 percent utilization factor. The facility, which also houses some county health

functions (health, child services, and mental health), is adequate for the foreseeable future.

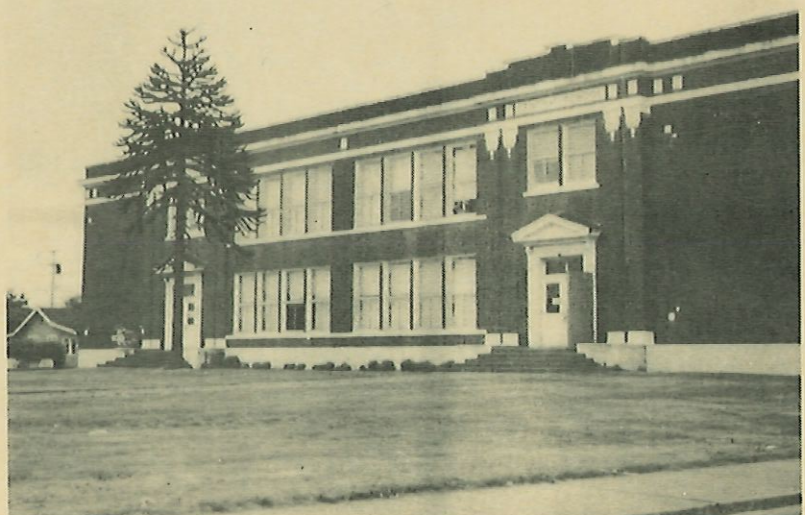
### *Parks and Recreation.*

The City of Seaside has no parks department; however, maintenance is handled by city crews. There is only one developed park, the Broadway Park located adjacent to the Junior High School. Most of the area of the park is devoted to baseball and football fields.



An undeveloped park site is located in the south part of town adjacent to the school administration building. There are also some city-owned lands along Riverside Drive for which the Seaside Garden Club has prepared plans for landscaping the area for park and open-space use.

Seaside's beach is the primary recreation area, and its major attraction. The beach has tended to obscure the need for other recreation areas for non-tourist activities.





The Seaside Park and Recreation District passed a bond issue for construction of a swimming pool which the City has approved for location in Broadway Park adjacent to Neawanna Creek.

A boat access is located on the Necanicum River between Broadway and First Avenue.

**Public Buildings.** The City is in bad need of new city hall and police facilities. Existing facilities are inadequate and in bad shape. A new site has been identified between Broadway and Avenue "A" across from Broadway Park. The City has already acquired a portion of the former Catholic church property on Avenue "A" for a senior center. The other half, which contains the former residence hall, is ideally suited for conversion to a police or law and justice facility.

The present fire station is also inadequate, and the City is planning to relocate it along with the city hall and police building to the new site to form a municipal complex. An additional fire station will be needed if development occurs more than two miles from the existing station.

Present library facilities are adequate. The City public works shop located between 9th and 12th east of Roosevelt Drive is new and considered adequate for the foreseeable future.

**Seaside Convention Center.** The convention center, which is now in operation, is two-thirds complete and provides 1,800 theater seating and 1,000 banquet seating. No target date has been set for completing the facility according to the original design as completion will depend on need.

**Hospital.** The new Seaside Community Hospital presently has 55 beds with a

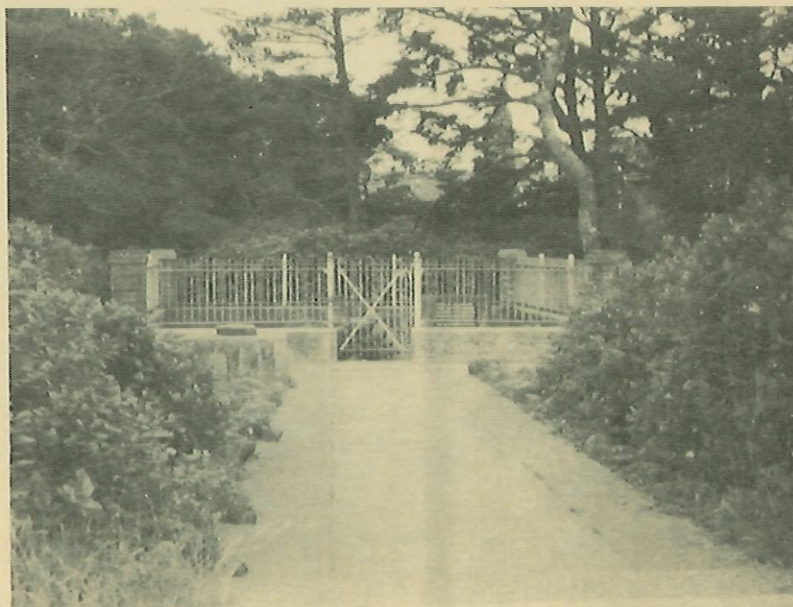


potential for 110. Present occupancy level is 38 percent. A desirable level for economic operation is between 70-80 percent.

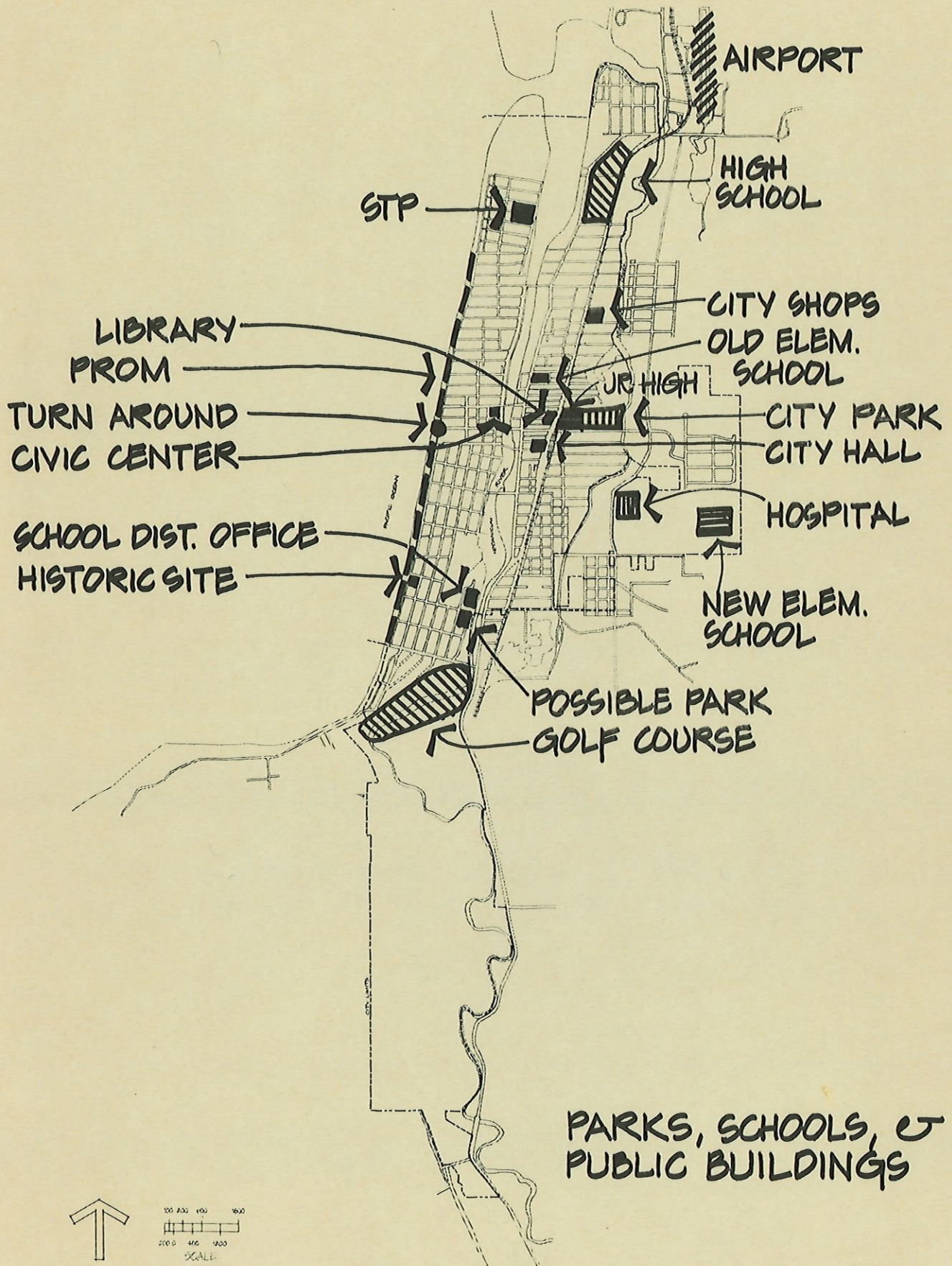
**Historic Sites.** The most notable historic site in Seaside is the turnaround on the Prom; however, probably of more historic significance is the Lewis and Clark Salt Cairn located off Lewis and Clark Way between S. Beach and the Prom. In addition, the Seaside Historical

Society hopes to develop a facility between 5th and 6th on the Necanicum.

**Solid Waste.** Solid waste collection and disposal is handled by a private contractor. The disposal site, which is located northeast of the City, is unsatisfactory and will have to be replaced in the near future. Disposal sites will be a problem for the county to solve, but it is likely that a transfer station site will be needed in Seaside.









## 2.2.6 TRANSPORTATION

### *Street and Highways.*

Traffic data for Seaside is very scarce, with the only data from a recorder located on U. S. Highway 101 a mile north of Gearhart. Average daily traffic

(ADT) in 1973 was 5,661 with between six and eight percent annual increase the last few years. Highest ADT occurs in July and August with the lowest usually in December.

The major problem for Seaside is the summer traffic jams on U. S. Highway 101. The 1969 comprehensive plan pro-

posed a bypass route just east of Sunset Hills. However, the State Highway Division has no plans for such a bypass, and the general feeling of the community now is to improve the capacity of the present route in lieu of a bypass.

Location: US101, OREGON COAST HIGHWAY, NO. 9 - FAP1, 1 mile north of Gearhart

Recorder: GEARHART, 04-001  
Installed: October, 1956

### HISTORICAL TRAFFIC DATA

Year	Average Daily Traffic	Percent of Average Daily Traffic					
		Maximum Day	Highest Hourly Volume				
			Max.	10th	20th	30th	50th
1964	3,788	227	22.5	18.9	18.0	17.2	15.6
1965	4,276	233	24.2	18.2	17.3	16.6	15.6
1966	4,927	204	19.9	16.1	15.0	14.6	13.7
1967	4,949	235	23.0	20.3	18.5	17.6	16.4
1968	5,142	207	20.3	18.1	17.2	16.5	15.4
1969	5,095	213	22.0	18.6	17.8	16.7	15.6
1970	5,203	213	20.6	18.1	17.2	16.7	15.6
1971	5,317	209	19.2	17.9	16.9	16.3	15.4
1972	5,751	200	20.1	18.2	17.1	16.4	15.5
1973	5,661	186	18.8	16.7	16.2	15.8	14.9

### 1973 TRAFFIC DATA

Month	Average Weekday		Average Daily		Classification Breakdown	Percent of ADT
	Volume	Percent of ADT	Volume	Percent of ADT		
January	3,901	69	3,923	69	Oregon passenger cars	59.6
February	4,738	84	4,992	88	Out-of-State passenger cars	9.1
March	4,991	88	5,161	91	Panel and Pickups	22.2
April	5,192	92	5,543	98	Light vehicles w/trailer	0.8
May	5,676	100	6,177	109	Total Light Vehicles	91.7
June	6,455	114	6,716	119	Campers and light Trucks	1.1
July	7,928	140	8,432	149	Trucks, 2-axle	3.0
August	8,219	145	8,715	154	Trucks, 3-axle	1.7
September	6,066	107	6,435	114	Trucks, 4-axle	0.1
October	4,537	80	4,513	80	Trucks, 5-axle	2.0
November	3,948	70	3,926	69	Trucks, 6-axle	---
December	3,528	62	3,395	60	Buses	0.4
1973 ADT			5,661		Total Heavy Vehicles	8.3



Add to Section  
2.2.6 TRANSPORTATION:

Street Conditions

In the Fall of 1976, the City Engineers office conducted a street survey of all streets in the Seaside city limits. Recorded for each street segment was the right-of-way width, pavement width, if there are curbs and gutters, the pavement type and its condition, the length of the street segment and the type of storm drainage if any.

One difficulty with including the survey data in the Comprehensive Plan itself is that the data is constantly changing since street repair and improvement work is an ongoing process. The map of needed street improvements is therefore current as of the time of the survey, the Fall of 1976.

The primary use of this data is in programming capital needs for street improvements as part of the cities Capital Improvements Program and Budget.

In general, street improvements on major and secondary streets should be paid for by all city taxpayers, through bond issues, road levies or other such funding means.

Improvements to local streets should be paid for by those property owners having frontage on the street and who are the primary beneficiary of the improvement. These improvements should be paid through Local Improvement District (LID) funding.

Street Classification

The State Highway Division has determined a Functional Highway Classification based on future usage for 5 to 10 years. This classification does not necessarily reflect the City of Seaside's views for purposes of programming street improvements therefore a street classification system has been developed to meet the cities needs.

Streets are classified as:

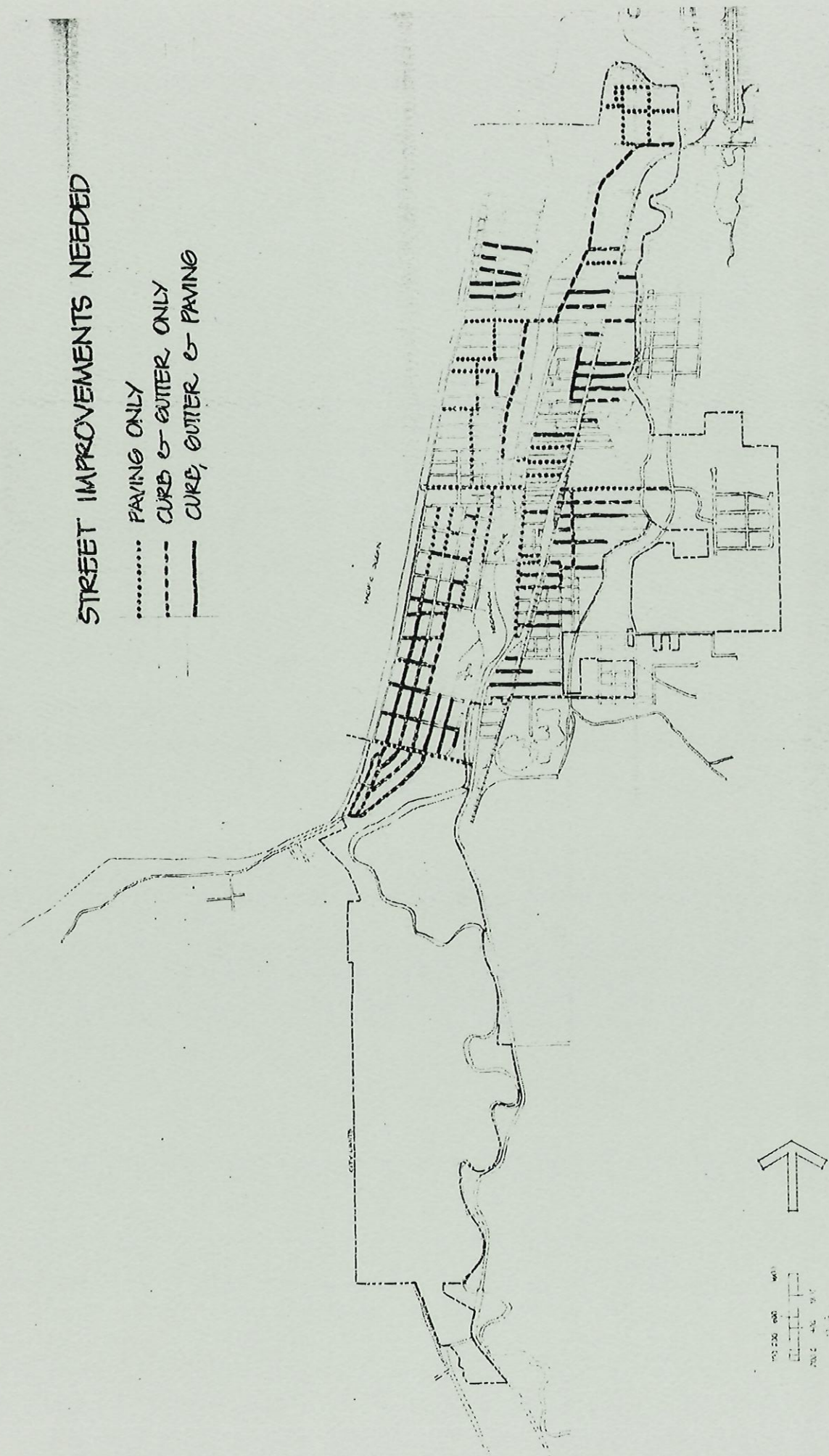
- State Highways
- Major Streets
- Secondary Streets
- Local Streets

All of the streets on the State Highway Division classification are included on the cities system as Major Streets with U.S. 101 classed as a State Highway.



# STREET IMPROVEMENTS NEEDED

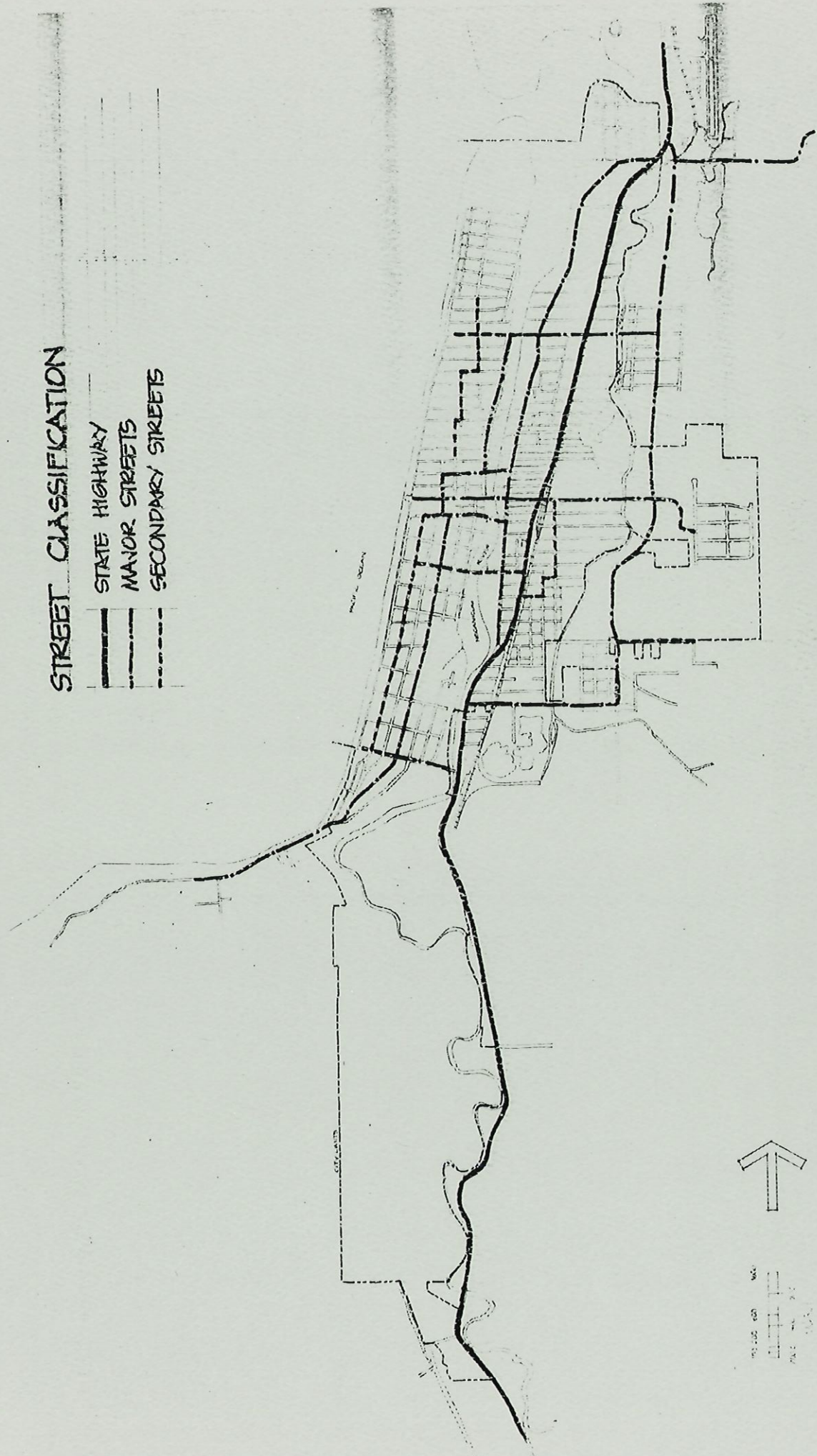
- ..... PAVING ONLY
- - - - CURE & GUTTER ONLY
- CURE, GUTTER & PAVING



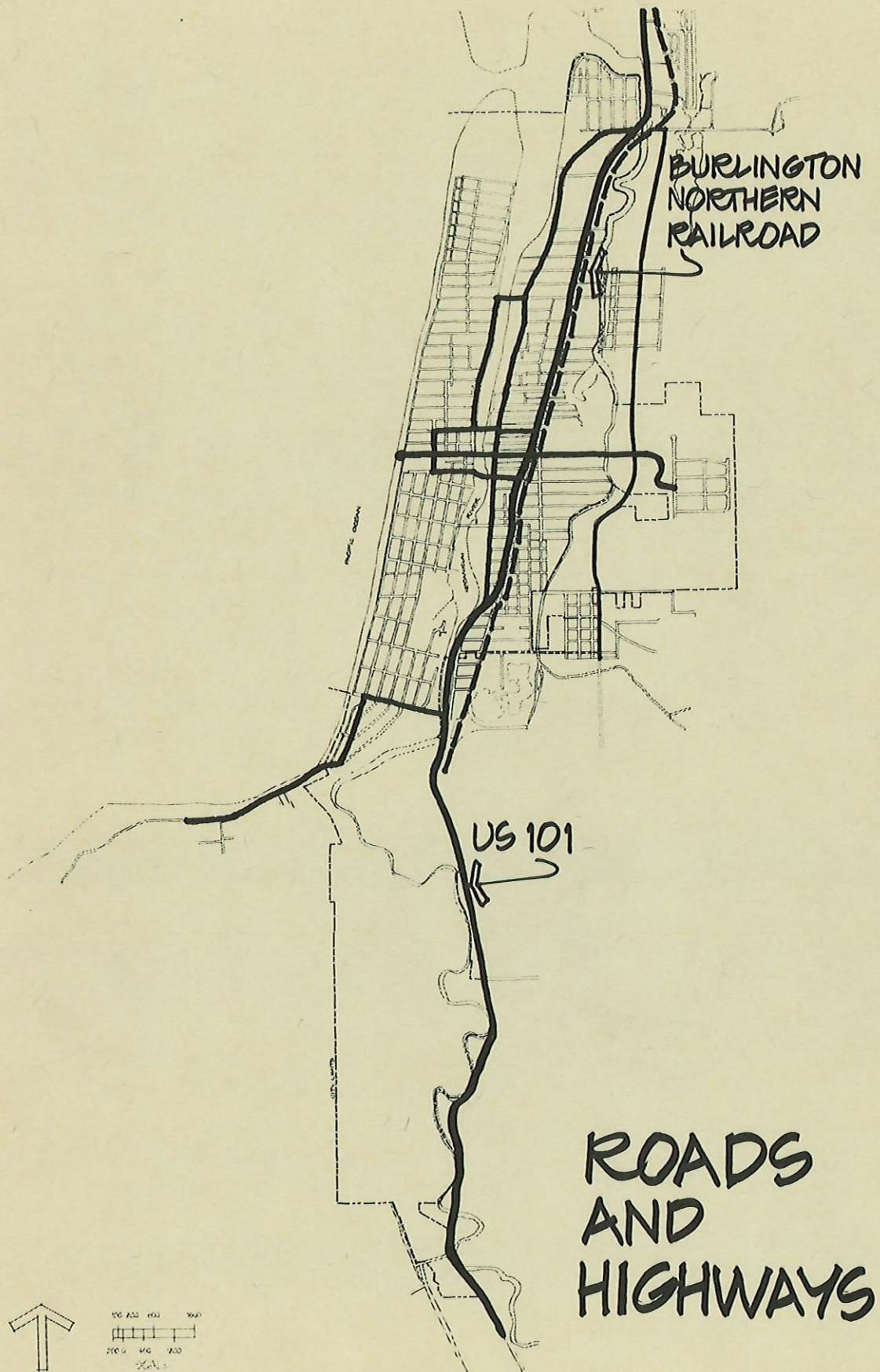


STREET CLASSIFICATION

- STATE HIGHWAY
- MAJOR STREETS
- SECONDARY STREETS





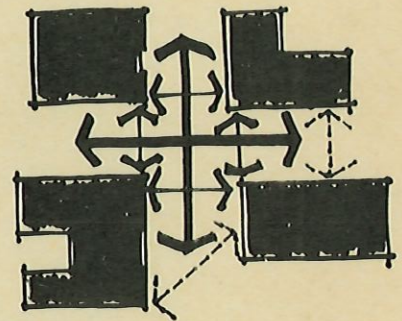




### Location Description

There are problems with traffic congestion and vehicular-pedestrian conflicts in downtown Seaside, especially west of the Necanicum. Public comments indicate that more pedestrian amenities are needed in the downtown area.

VEHICULAR-  
PEDESTRIAN  
CIRCULATION  
SEPARATION  
INTEGRATION  
CONFLICT

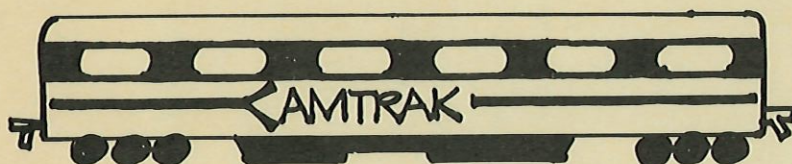




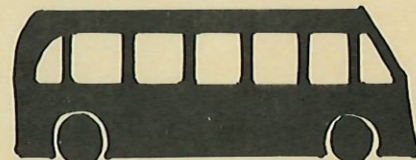
**Airport.** The Seaside Airport is a state-operated facility and, while not actually in the city limits of Seaside, is of concern for future growth and development. The primary comments received are that there is no fuel available and no phone for ground communications. The state has plans for a Unicom System and leases for fuel and repair service are under negotiation.

**Railroads.** Seaside is the end of the line for the Burlington Northern's Portland-Astoria branch line. Freight service only is provided two days a week as needed. The Burlington Northern anticipated no change in service, although there has been some discussion of abandoning the line to Seaside and removing the tracks. There is no apparent potential for rail passenger service at the present time.

**Bus.** Greyhound provides intercity bus transportation on a three trips per day basis between Portland and Seaside. The bus depot is located in downtown Seaside on Holladay Drive. No city or transit bus service is available in Seaside.



FUTURE SERVICE ?



## SEASIDE AIRPORT

CLASSIFICATION: GENERAL AVIATION  
UNDER 5,000 LBS.

RUNWAY DIRECTION,  
WIDTH, LENGTH: 16/34 2357' 50'

RUNWAY SURFACE: ASPHALT

TOWER: NO

BEACON: YES

UNICOM: NO

FUEL: LEASE UNDER NEGOTIATION

FLIGHTS 1971: MILITARY 20  
AIR TAXI 0

LOCAL GEN AV 10,000  
TRANSIENT " " 5,500  
TOTAL FOR YEAR 6,520  
TOTAL PEAK MONTH 1,500

COMMERCIAL FLIGHTS: NONE

DEVELOPMENT PROGRAMS:

PLAN FOR UNICOM SYSTEM.  
LEASE FOR FUEL &  
REPAIR SERVICE UNDER  
NEGOTIATION.



Add to Section  
2.2.7 HOUSING

An assessment of housing problems and needs in Seaside required an updating of housing data available from the 1970 census. Since new census data will not be available until after the 1980 census, it was necessary to undertake a local survey.

There are several methods of conducting housing surveys depending on the type of data desired and the resources for conducting a survey. To get the most complete and accurate data a house-to-house survey by trained interviewers would be necessary, and would be extremely costly and time consuming.

A house-to-house sample survey is less costly and time consuming but still required trained interviewers.

The method used was one recommended by The Oregon State Housing Division. A survey form (see appendix) was mailed out with the November 1976 water bills along with a letter from the Mayor urging cooperation.

Based on the number of households in Seaside, there was a 22% return of completed survey forms. This was considered to be a reasonably good return rate.

Some forms were not complete so the data in some cases is based on an even smaller sample. The most common questions not answered were related to family income. This, along with estimated housing cost was perhaps the most important because it yields more accurate data on the number of families with excessive housing costs in comparison to family income.

The data was analyzed on the basis of neighborhoods as established in Section 2.2.3.

Return rates ranged from a low of 17% in the North Neighborhood to a high of 56% in the East Neighborhood.

The Northwest and Southwest Neighborhoods each had 24% with 23% in the Southeast Neighborhood.

It must be remembered that the data reflects the answers and information from only those who returned the forms. It is thus a biased survey, and because of this can only be used to give an indication of conditions within an area.

For the purposes of this study, the assumption is made that those who did return the survey form are representative of the neighborhood as a whole. The percentage figures then are the most useful in analyzing the data and drawing conclusions.



## Household Characteristics

Head of Household - In the City of Seaside, 84% of the heads of household are male and 16% are female. Within the East Neighborhood only 5% are female and because of the number of returns, this figure may be highly inaccurate. In the other neighborhoods, female heads range from 13% to 19%.

The only neighborhood where there are heads of household under 19 years of age is in the Northeast where 3% of the heads are male with no female heads under 19.

From the Age of Head of Household data it appears that most of the families in the Northwest Neighborhoods have heads between 51-65. In the Northeast and Southeast Neighborhoods most male heads are between 51-65 but female heads are over 65 as are most heads of households in the Southwest Neighborhood. The East Neighborhood, which is mostly Sunset Hills, has a much younger population as reflected by the age of male heads, between 36 and 50, however all of the female heads are over 65.

Family size-reveals an interesting but anticipated pattern. In all of the neighborhoods except the East neighborhood, less than half of the families had more than two persons, in the East Neighborhood 69% of the families had more than two persons. In other words the most families with children live in the East Neighborhood with the North and Southeast Neighborhoods next and the Northwest and Southwest Neighborhoods with the lowest number of families with children. As might be expected, newer areas have larger families and the older areas tend to have smaller families.

Household Income - In the Northwest, Southwest and Southeast neighborhoods over 50% of the owner occupied households had annual incomes over \$14,000. In the East Neighborhood 67% of the households had annual incomes over \$16,000 while in the Northeast Neighborhood 54% were over \$10,000. Highest incomes are in the East Neighborhood with lowest incomes for owner occupied housing in the Northeast Neighborhood. Annual household income for renter occupied housing is generally lower than for owner occupied. In the Southeast Neighborhood 50% have over \$12,000 annual income while in the others, over 50% of the households have incomes over \$10,000. There are no renters in the East Neighborhood according to the survey.

Monthly Housing Cost - For owner occupied housing is generally high, with over half of the households in the Northwest, Northeast and Southeast Neighborhoods paying over \$150 per month. Most of the households in the Southwest and East Neighborhoods pay over \$226 per month for housing. Renter occupied housing costs are generally higher than for owner occupied housing.



An analysis of the income/shelter ratio using the 1970 census showed that 41% of those who rent have excessive housing costs (housing cost is more than 25% of gross income), and 34% of those who own their property have excessive housing costs.

The housing survey indicated that an even higher percent of the renters had excessive housing cost in 1976 but that lower percent of homeowners had excessive housing costs.

According to the survey, overcrowding does not seem to be a significant problem in Seaside.

**Housing Type** - Without question the predominant housing type in Seaside is the single family house, and the survey also indicates that the preference is for the single family house. The demand for apartments and mobile homes appears to be very low, however it must be remembered that the survey results only indicate the preference of those who answered and not necessarily of the majority of Seaside families.

The predominant size of housing units is two bedroom units in the Northwest, Northeast and Southwest Neighborhoods and 3 and 4-plus bedrooms in the East Neighborhood. The Southeast neighborhood has more of a spread of 2,3, and 4 bedroom units.

**Housing Condition** - A windshield housing condition survey was made in January 1977 in which all units were rated as Standard, Marginal or Substandard. For Seaside as a whole, only 1% of the units are considered substandard and 4.25% marginal. The neighborhood where the greatest problem exists is the Northwest Neighborhood with 44 marginal and 2 substandard units.

The Southeast area has the largest number of substandard units.

**Conclusions** - The major housing problems in Seaside are housing conditions and housing costs. It was not possible from the survey to determine what the demand for housing is or what kind of shortages of housing exist, however it is known that Seaside has and does experience a shortage of available housing. According to the 1970 census of housing the vacancy rate for rental units was 5% and only 1.3% for units for sale. In Seaside there is a large vacancy rate, 22%, for units that are vacant but not for sale or rent. These are mostly the units that are used only part time as beach cabins.



# HOUSING SURVEY DATA SUMMARY

Neighborhood	NW		NE		SW		SE		E	
	#	%	#	%	#	%	#	%	#	%
1. Head of Household										
Male	77	82	78	81	123	85	39	87	18	95
female	17	18	18	19	22	15	6	13	1	5
2. Age of Head of Household										
Under 19										
20 - 35	12	6	13	17	14	5	6	15	5	28
36 - 50	11	6	9	12	16	9	9	23	6	33
51 - 65	28	47	28	36	43	36	15	38	5	28
Over 65	26	41	26	33	50	50	9	23	2	11
3. Marital Status										
Married	74	76	71	75	119	82	37	80	18	95
Single Man	5	5	7	7	5	4	3	7	-	-
Single Woman	18	17	17	18	21	14	6	13	1	5
4. Number of Persons in Household										
One	19	20	19	20	23	16	9	19	-	-
Two	56	60	37	39	79	55	24	50	6	32
Three	10	11	22	23	17	12	7	15	3	16
Four	5	5	15	16	18	13	4	8	6	32
Five	4	4	1	1	3	2	2	4	4	21
Six or more	-	-	1	1	3	2	2	4	-	-



# HOUSING SURVEY DATA SUMMARY (continued)

Neighborhood	NW				NE				SW				SE				E			
	owner #	owner %	renter #	renter %	owner #	owner %	renter #	renter %	owner #	owner %	renter #	renter %	owner #	owner %	renter #	renter %	owner #	owner %	renter #	renter %
5. Annual Household Income																				
Under \$ 2,000	2	2	-	-	1	1	-	-	1	1	-	-	1	3	-	-	-	-	-	-
\$ 2,000-\$ 3,999	5	6	1	9	8	10	-	-	6	5	-	-	6	15	1	17	-	-	-	-
\$ 4,000-\$ 5,999	8	10	3	27	13	16	-	-	10	8	1	10	1	3	1	17	-	-	-	-
\$ 6,000-\$ 7,999	9	11	1	9	6	7	2	40	13	10	3	27	5	12	-	-	1	6	-	-
\$ 8,000-\$ 9,999	4	5	-	-	10	12	-	-	8	6	1	10	3	7	-	-	-	-	-	-
\$10,000-\$11,999	6	7	2	18	13	16	3	60	8	6	2	18	3	7	1	17	-	-	-	-
\$12,000-\$13,999	3	4	3	27	4	5	-	-	15	12	-	-	1	3	-	-	2	11	-	-
\$14,000-\$15,999	6	7	-	-	1	1	-	-	12	9	1	10	4	10	1	17	3	17	-	-
Over \$16,000	40	48	1	9	26	32	-	-	56	43	3	26	16	40	2	32	12	67	-	-
6. Estimated Monthly Housing Costs																				
Less than \$ 50	2	2	-	-	3	3	-	-	2	1	-	-	1	3	-	-	-	-	-	-
\$ 50-\$ 75	8	10	-	-	4	5	-	-	4	3	-	-	3	8	-	-	-	-	-	-
\$ 76-\$100	10	12	-	-	6	7	-	-	5	4	-	-	5	13	-	-	-	-	-	-
\$101-\$125	4	5	-	-	10	11	-	-	17	13	2	18	4	11	-	-	-	-	-	-
\$126-\$150	6	7	3	27	16	18	1	25	13	10	-	-	5	13	1	17	1	5	-	-
\$151-\$175	12	15	4	36	2	2	-	-	5	4	-	-	1	3	-	-	1	5	-	-
\$176-\$200	11	14	2	18	12	14	3	75	6	5	-	-	2	5	2	33	1	5	-	-
\$201-\$225	6	7	1	9	5	6	-	-	12	9	1	9	3	8	1	17	1	5	-	-
Over \$226	22	27	1	9	30	34	-	-	70	52	8	73	14	36	2	33	15	80	-	-
7. Tenure																				
Own (or buying)	88			89	88			95	134			92	40			87	14		100	
Rent	11			11	5			5	11			8	6			13	-		-	



# HOUSING SURVEY DATA SUMMARY (continued)

Neighborhood	NW #	%	NE #	%	SW #	%	SE #	%	E #	%
8. Size of Dwelling										
Single Family House										
0 Bedroom	1	1	-	-	-	-	3	6	-	-
1 Bedroom	23	24	18	19	26	19	14	29	1	6
2 Bedroom	36	38	48	52	50	37	15	32	3	17
3 Bedroom	15	16	15	16	26	19	11	23	9	50
4 + Bedroom	19	20	12	13	33	24	5	10	5	28
Apartment										
0 Bedroom	-	-	-	-	1	25	-	-	-	-
1 Bedroom	1	100	-	-	1	25	-	-	-	-
2 Bedroom	-	-	-	-	1	25	-	-	-	-
3 Bedroom	-	-	-	-	1	25	-	-	-	-
4+ Bedroom	-	-	-	-	-	-	-	-	-	-
Mobile Home										
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	-	-	-	-	-	-	-	-	1	100
2 Bedroom	-	-	2	100	-	1	100	-	-	-
3 Bedroom	-	-	-	-	-	-	-	-	-	-
4+ Bedroom	-	-	-	-	-	-	-	-	-	-
Duplex										
0 Bedroom	-	-	-	-	-	-	-	-	-	-
1 Bedroom	1	33	-	-	-	-	-	-	-	-
2 Bedroom	1	33	-	-	3	60	-	-	-	-
3 Bedroom	1	33	1	100	1	20	1	100	-	-
4+ Bedroom	-	-	-	-	1	20	-	-	-	-



# HOUSING SURVEY DATA SUMMARY (continued)

Neighborhood	NE #	NE %	NE #	NE %	SW #	SW %	SE #	SE %	E #	E %
9. Crowded Units	2	.02	1	.01	3	.02	1	.02	-	-
10. Households units Excessive Housing Costs		%		%		%		%		%
Owners	25		30		21		18		6	
Renters	45		60		45		33		-	



City of Seaside  
Housing Condition Guidelines

1. Standard Unit

- No visual defects or only Slight defects, ie.
- Lack of paint
- Slight crumbling of mortar between bricks
- Small cracks
- One or two broken windows
- Broken gutters or downspouts
- Missing roofing material over a small area

2. Marginal Unit

No more than one or two major defects, ie.

- Holes, open cracks and rotted, loose or missing material in foundation, walls or roof over a substantial, but not overly large area.
- several broken windows and cracked or broken frames
- Broken or missing doors
- Broken or otherwise unsafe porches, stairs, etc.

3. Substandard Unit

Has several major defects (see 2 above) or one or more critical defects, ie.

- Holes, open cracks and rotted, loose or missing material in the foundation, wall or roof over a large area.
- Substantial sagging of floor, walls or roof.
- Extensive and unrepaired damage by storms
- Damaged and unsafe chimney
- Inadequate original construction



## 2.2.7 HOUSING

In order to assess housing problems and needs in Seaside, it is necessary to determine if there are any current housing needs. This is done by analyzing housing and household characteristics and comparing them against three criteria to obtain current needs. These criteria are:

(1) physical—the extent to which existing housing is in standard or substandard condition, (2) economic—the cost of housing in relation to the household's ability to pay, and (3) social—a measure of the extent of crowding in existing housing.

Three other criteria may also be used to measure housing needs: the type of structure (single-family, multi-family, mobile home, etc.), the tenure of housing units (ownership or rental), and the location of housing units.

### AGE OF HEAD OF HOUSEHOLD

	OWN	RENT	TOTAL
UNDER 25	0	47	47
25-29	33	58	91
30-34	22	27	49
35-44	60	92	152
45-64	309	97	406
65 OVER	275	36	311
			1056 TOTAL

### MARITAL STATUS

MARRIED	SINGLE MAN	SINGLE WOMAN
	382	277
1041	14	26
34	67	416
1068	101	134
41		
2184	564	853

### HOUSEHOLD SIZE

MEMBERS OF FAMILY	OWN	RENT	TOTAL
1	302	274	576
2	476	202	678
3	120	124	244
4	101	76	177
5	41	53	94
6	34	15	49
7	5	11	16
8	0	11	11
9 OR MORE	5	0	5

### HOUSEHOLD INCOME BY TENURE

	OWN	RENT	TOTAL
UNDER \$2000	145	194	339
2000-2999	121	121	242
3000-4999	126	78	204
5000-6999	123	101	224
7000-9999	197	138	335
10,000-14,999	201	102	303
15,000-24,999	133	32	165
25,000 & ABOVE	38	0	39
	1084	766	1851

Housing data for Seaside is very limited. Therefore, only a general overview of the housing situation is possible. The following tables, which are divided into two main groups (household characteristics and housing characteristics), are extracted from the 1970 census of population and housing using the fourth count summary tapes.

### Household

#### Characteristics.

#### PHYSICAL CRITERION:

The extent to which housing is in standard or substandard condition is the measure of the physical condition of the existing housing supply. "Substandard" deals with both structural deficiencies and the lack of essential facilities.

An accurate picture of the condition of Seaside's housing supply is not possible because the 1970 census data only deals with the lack of one or more essential facilities such as central heating, hot water, toilet and bathing facilities. Based on this data, Seaside has a low percentage of substandard units with only four percent of the occupied units being substandard as compared to 4.5 percent of the vacant units. As might be expected, renter occupied units show a higher percentage (5.7 percent) substandard than for owner occupied units (2.9 percent).

What the data does not show is the extent of structural deficiencies. It is known by the building department that a large number of structural deficiencies exist, but there has been no attempt to document this fact.

### HOUSEHOLDS BY INCOME & AGE

OWNER OCCUPIED	<30	30-40	45-64	>65	OTHER FAMILY	PRIMARY INDIVIDUAL	TOTAL
<2000	6	0	0	13	6	120	145
2000-2999	0	6	7	36	5	67	121
3000-4999	0	0	6	66	5	49	126
5000-6999	0	17	18	49	16	23	123
7000-9999	11	12	74	55	15	30	197
10,000-14,999	16	32	110	19	10	14	201
15,000-24,999	0	15	77	30	11	0	133
25,000 >	0	0	17	7	5	9	38
RENTER OCCUPIED							
<2000	6	0	0	12	34	142	194
2000-2999	6	6	19	12	18	60	121
3000-4999	14	0	19	6	16	23	78
5000-6999	0	17	18	0	28	38	101
7000-9999	51	49	6	6	12	14	138
10,000-14,999	28	31	24	0	4	15	102
15,000-24,999	0	16	11	0	5	0	32
25,000 >	0	0	0	0	0	0	0



## HOUSING COST - GROSS RENT RENTERS OCCUPIED

<\$30	14
30-39	31
40-49	38
50-59	45
60-69	54
70-79	85
80-89	55
90-99	111
100-119	101
120-149	99
150-199	75
200-249	0
250-299	0
300 & UP	4
NO RENT	48

The age of housing units would seem to indicate that a great many structural problems exist, since 51 percent of the housing in 1970 were over 30 years old and 73 percent were over over 20 years old. This means that at the present time about 70 percent of Seaside's housing stock is over 25 years old, and generally housing begins to deteriorate near this age, especially in coastal areas subjected to severe weather conditions. In addition, housing in many cases is used for only a portion of the year.

### ECONOMIC CRITERION:

The cost of housing in relation to a household's ability to pay for that housing is referred to as the income/shelter ratio. This ratio is

expressed in terms of rent/income ratio for those families who rent and value/income ratio for those who own their housing. The generally accepted standards in Oregon to measure inadequacy of housing is a rent/income ratio of 25 percent and a value/income ratio of 2.5. In other words, an average family should be able to spend 25 percent of its monthly income on rent or own a home with a value of two and one-half times its annual income.

An analysis shows that in 1970 41 percent of those who rent pay more than 25 percent of their income for their housing, and 34 percent of those who own pay more than two and one-half times their annual income for housing.

### SOCIAL CRITERION:

One measure of social conditions in housing is the extent of crowding in existing housing. A dwelling unit is considered to be crowded if there is more than one person per habitable room. In Seaside, crowding does not seem to be a major problem if compared with state averages where people were living in crowded conditions in about nine percent of the occupied housing units in 1970. In Seaside only 2.8 percent of the occupied units were crowded. The major problem of crowded conditions exists with rental units where 6.3 percent were crowded in 1970.

Vacancy rates are another measure of social conditions in housing in that they indicate the degree of choice people have in the selection of housing. Extremely low rates would indicate that people have very little choice and have to take what they can get. Very high vacancy rates could indicate serious problems in the housing market. The Department of

Housing and Urban Development has determined that appropriate rental and home owner vacancy rates for standard, available vacant units in an area of moderate growth should be five to six percent for rental units and one percent for home owner units.

The problem encountered in utilizing the 1970 census is that it is symptomatic in nature. The level of detail is too general to support specific conclusions about housing needs and, therefore, the degree of the housing problem. The data seems only to suggest that certain kinds of problems do exist, such as a high shelter/income ratio, but the data cannot be adequately refined to determine which groups of the population are most in need of better housing; the nature of the problems, whether economic, social, physical, or a combination of all three; or the location of those in need of better housing. The published data only suggests a problem; it does not prove there is a problem or determine its extent, and in some cases may lead one to believe that certain kinds of problems are only very minor or nonexistent.

## HOUSEHOLD PROJECTIONS

**No. of households 1970—1,823**

**No. of households 1973—1,904**

**Design population = 7,700**

**Assume 2.5 household size**

**1,252 households to be added since 1973**

**66% change**



## VALUE/INCOME RATIO

INCOME	VALUE OF HOUSING						
	<\$5,000	5,000-9,999	10,000-14,999	15,000-19,999	20,000-24,999	25,000-34,999	35,000+
<3000	29	95	29	33	11	0	5
3,000-4,999	6	33	45	22	0	9	5
5,000-6,999	0	16	27	33	13	10	0
7,000-9,999	16	52	41	36	17	0	6
10,000-14,999	0	23	58	57	30	22	0
15,000-24,999	5	10	22	44	40	0	6
25,000+	0	0	0	0	0	0	0

## SHELTER - INCOME RATIO

INCOME	RENT							
	<\$40	40-59	60-79	80-99	100-149	150-199	200+	0
<2000	20	43	61	25	25	0	0	20
2,000-2,999	13	20	29	27	15	0	0	11
3,000-4,999	12	10	10	21	19	6	0	0
5,000-6,999	0	4	12	40	18	22	0	5
7,000-9,999	0	0	21	37	38	36	0	6
10,000-14,999	0	6	6	11	64	11	4	0
15,000-24,999	0	0	0	5	21	0	0	6
25,000 & ABOVE	0	0	0	0	0	0	0	0



## OCCUPIED & VACANT HOUSING UNITS

OCCUPIED UNITS: TOTAL	TOTAL 1850	OWNER 1084	RENTAL 758
SUBSTANDARD ALL OTHER			
VACANT UNITS: FOR RENT OR SALE	155	33	122
SUBSTANDARD ALL OTHER			
TOTAL OCCUPIED & VACANT UNITS	2005	1117	888
VACANT UNITS NOT FOR SALE OR RENT	570		
TOTAL OCCUPIED OR VACANT UNITS	2575		

## OCCUPANCY BY UNITS IN STRUCTURE

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
SINGLE FAMILY	1410	969	441
DUPLEX	72	28	44
3 OR 4- PLEX	62	15	47
APARTMENTS	271	37	234
MOBILE HOME	35	35	0

## OCCUPIED & VACANT YR-ROUND HOUSING BY YR. BUILT & TENURE 1970

AGE 1970	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED	TOTAL OCCUPIED & VACANT
1 YR.	46	46	0	64
5 YR.	94	46	48	178
10 YR.	70	41	29	85
20 YR.	285	197	88	371
30 YR.	407	238	169	589
OVER 30 YR.	948	516	432	1288



## HOUSING CHARACTERISTICS

### PERSONS PER ROOM - DEGREE OF CROWDING

	OWN	RENT	TOTAL
0.50 & UNDER	855	395	1250
0.51 - 0.75	146	256	402
0.76 - 1.00	78	67	145
1.01 - 1.50	5	27	32
1.51 - 2.00	0	21	21
2.01 & ABOVE	0	0	0
	1084	763	1850

### NUMBER OF ROOMS IN HOUSING UNIT

ROOMS	OWN	RENT	TOTAL OCCUPIED	TOTAL OCCUPIED + VACANT
1	0	5	5	20
2	26	75	101	168
3	59	204	263	416
4	272	198	470	646
5	278	133	411	531
6	223	68	291	390
7	134	63	197	262
8	48	5	53	78
9 & UP	44	15	59	64

### HOUSING CONDITION

	VACANT	OCCUPIED & VACANT	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
W/HEATING	692	2467	1775	1053	722
ROOM HEATERS ONLY	33	108	75	31	44
NO HEAT	0	0	0	0	0
TOTAL	725	2575	1850	1084	766
HOT & COLD WATER	720	2565	1845	1084	761
NO HOT WATER	5	10	5	0	5
NO WATER	0	0	0	0	0
FLUSH TOILET	725	2575	1850	1084	766
SHARE TOILET	0	0	0	0	0
NO TOILET	0	0	0	0	0
BATHING FACILITIES	715	2555	1840	1084	756
SHARED FACILITIES	0	5	5	0	5
NO FACILITIES	10	15	5	0	5
SUBSTANDARD UNITS	33	108	75	31	44



## DATA SUMMARY

### 1. HEAD OF HOUSEHOLD

MALE  
FEMALE

#### NUMBER

1308

515

1823

#### PERCENT

72 %

28

### 2. AGE OF HEAD OF HOUSEHOLD

UNDER 25

25 - 29

30 - 34

35 - 44

45 - 64

65 & OVER

#### OWNER

0

33

22

60

309

275

699

#### %

0

5

3

9

44

39

#### RENT

47

58

27

92

97

36

357

#### %

13

16

8

26

27

10

### 3. MARITAL STATUS OF HEAD OF HOUSEHOLD

#### NUMBER

MARRIED

2184

SINGLE MAN

564

SINGLE WOMAN

853

3601

#### %

60

16

24

### 4. NUMBER OF PERSONS IN HOUSEHOLD

#### NUMBER

ONE

576

TWO

678

THREE

244

FOUR

177

FIVE

94

SIX OR MORE

81

#### %

31

37

13

10

5

4

### 5. ANNUAL

#### HOUSEHOLD INCOME

#### OWNER

NO.

%

#### RENTER

NO.

%

#### TOTAL

NO.

%

UNDER \$2000

145

13

194

25

339

19

2,000 - 2,999

121

11

121

16

242

13

3,000 - 4,999

126

12

78

10

204

11

5,000 - 6,999

123

11

101

13

224

12

7,000 - 9,999

197

18

138

18

335

18

10,000 - 14,999

201

19

102

14

303

16

15,000 - 24,999

133

12

32

4

165

9

25,000 & OVER

38

4

0

0

39

2

TOTAL

1084

766

1851



6. ESTIMATED MONTHLY HOUSING COSTS

	<u>RENT</u>	
	<u>#</u>	<u>%</u>
UNDER \$50	83	11
50-69	99	13
70-99	251	33
100-149	200	26
150-200	95	10
200 & OVER	4	1
NO RENT	48	6

MEDIAN RENTER MONTHLY HOUSING COST      \$ 93

7. <u>VACANCY RATE</u>	<u>NUMBER</u>	<u>% YR-ROUND UNITS</u>
RENTAL UNITS	122	5
UNITS FOR SALE	33	1.3
VACANT, NOT FOR RENT OR SALE	570	22

8. <u>CROWDED UNITS</u>	<u>NUMBER</u>	<u>% OCCUPIED UNITS</u>
OWNER OCCUPIED	5	0.5
RENTER OCCUPIED	48	6.3
TOTAL OCCUPIED	53	2.8

9. <u>SUBSTANDARD UNITS</u>	<u>NUMBER</u>	<u>% OCCUPIED UNITS</u>
OWNER OCCUPIED	31	2.9
RENTER OCCUPIED	44	5.7
TOTAL OCCUPIED	75	4
VACANT	33	4.5



Add New Section:  
2.2.8 NATURAL RESOURCES

Fish and Wildlife Resources

The Necanicum River Estuary is one of the major fish and wildlife habitats on the Oregon Coast.

The estuary contains three types of habitat; according to the OCC & DC report, Fish and Wildlife Resources, Oregon Coastal Zone, October 1974; Submerged Lands, Tideland, and Coastal Salt Marsh. Submerged lands are those lands occurring below the mean low tide and are never exposed except along the upper margins when the tides ebb exceeds the mean. This is the area where fish and some invertebrates retreat at low tide and is a resting area for waterfowl. It is the nursery, spawning and feeding grounds for a large group of marine life, and is the transition for fish migrating between freshwater and the ocean. The Oregon Wildlife Commission estimates that 1620 Coho Salmon, 2000 Steelhead Trout and 5000 Cutthroat Trout pass through the Necanicum Bay on spawning runs.<sup>(1)</sup> Other fish in the bay include herring, sculpins, perch and flounder.

The Tidelands are those areas between mean high tide and mean low tide. They provide food and shelter for a large variety of vertebrates and invertebrates. Within the tidelands are significant areas of clam beds such as is found near the mouth of Neawanna Creek. The Seaside beach is famous for its Razor Clams. The Tidelands are critical to the marine food chain and must be protected to maintain the economy of the Oregon Coast.

The Coastal Salt Marsh is that part of the estuary occurring mostly above the mean high tide line,<sup>(2)</sup> and is the primary source of nutrients and organic materials to the marine food chain. Salt marshes are rather limited in the Necanicum Estuary, being located mostly near the mouth of Neawanna Creek with some along the lower part of the Necanicum River. The use of these areas by wildlife is very limited, due to the urban nature of the estuary. Detailed data on wildlife is not available.

The agriculture land to the south of Seaside and the forest lands surrounding the community provide habitat for many species of wildlife but again detailed data is not available. It is not uncommon to see herds of Elk grazing in the pastures south of Seaside and deer along the roads in the woods.

(1) Coastal Wetlands of Oregon, OCC & DC, August 1973

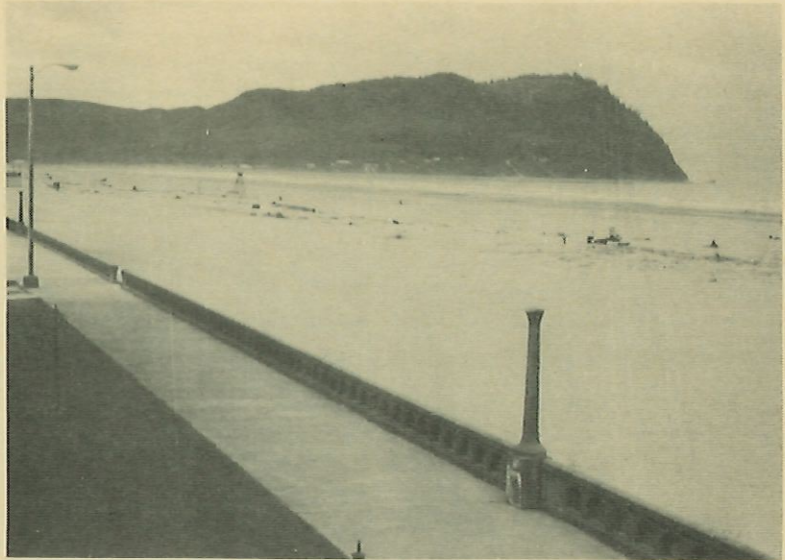
(2) Fish & Wildlife Resources of the Oregon Coastal Zone, OCC & DC, October 1974



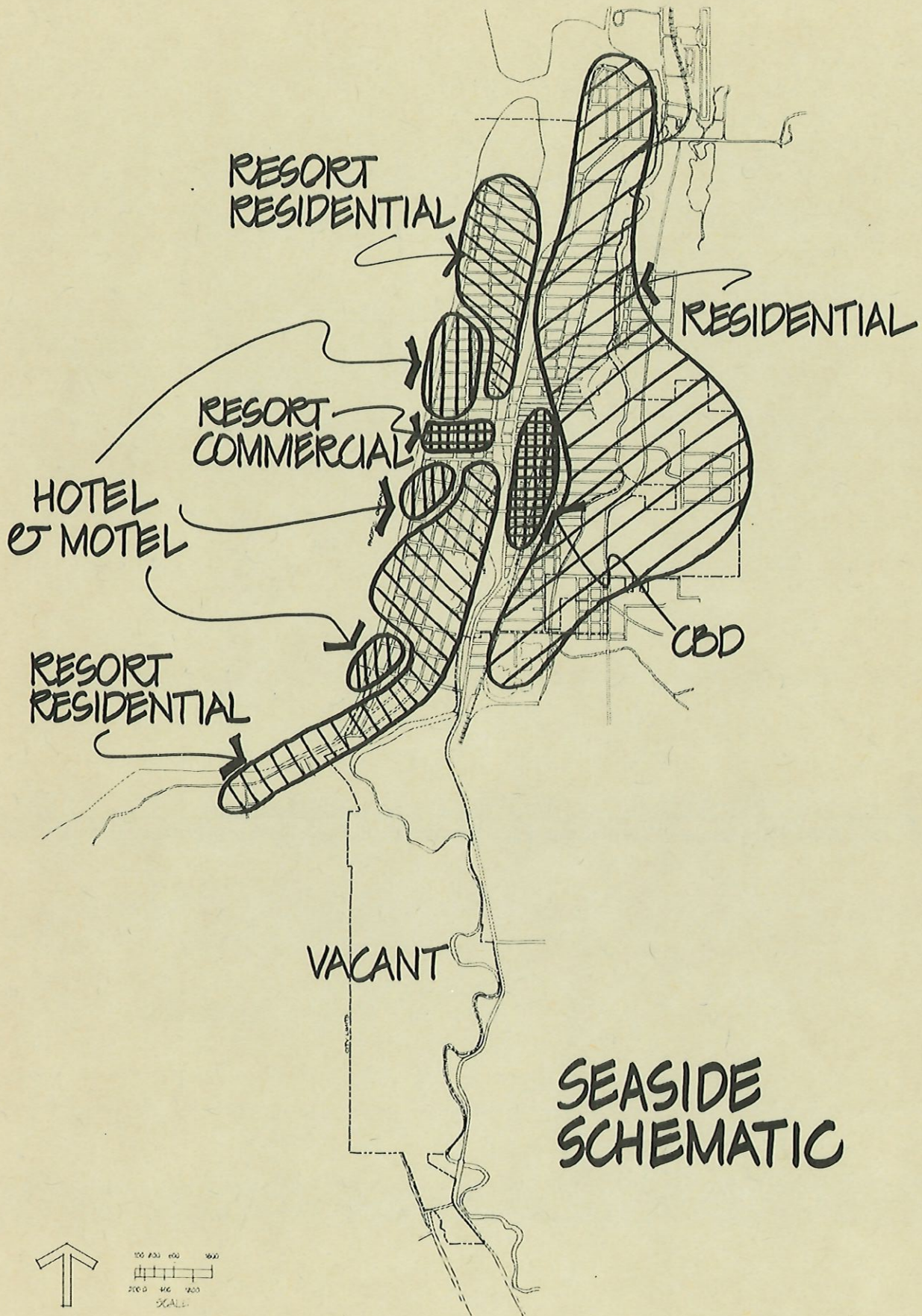
## 2.3 Site Analysis

### 2.3.1 PHYSICAL FEATURES

Following is a graphic interpretation of the physical features, natural as well as man-made, which provide both limitations and potentials for the future development of Seaside.









DEVELOPED  
AREAS OUTSIDE  
CITY

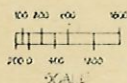
APPROXIMATE  
URBAN DEVELOPMENT  
BOUNDARY

LOW  
DENSITY  
RESIDENTIAL

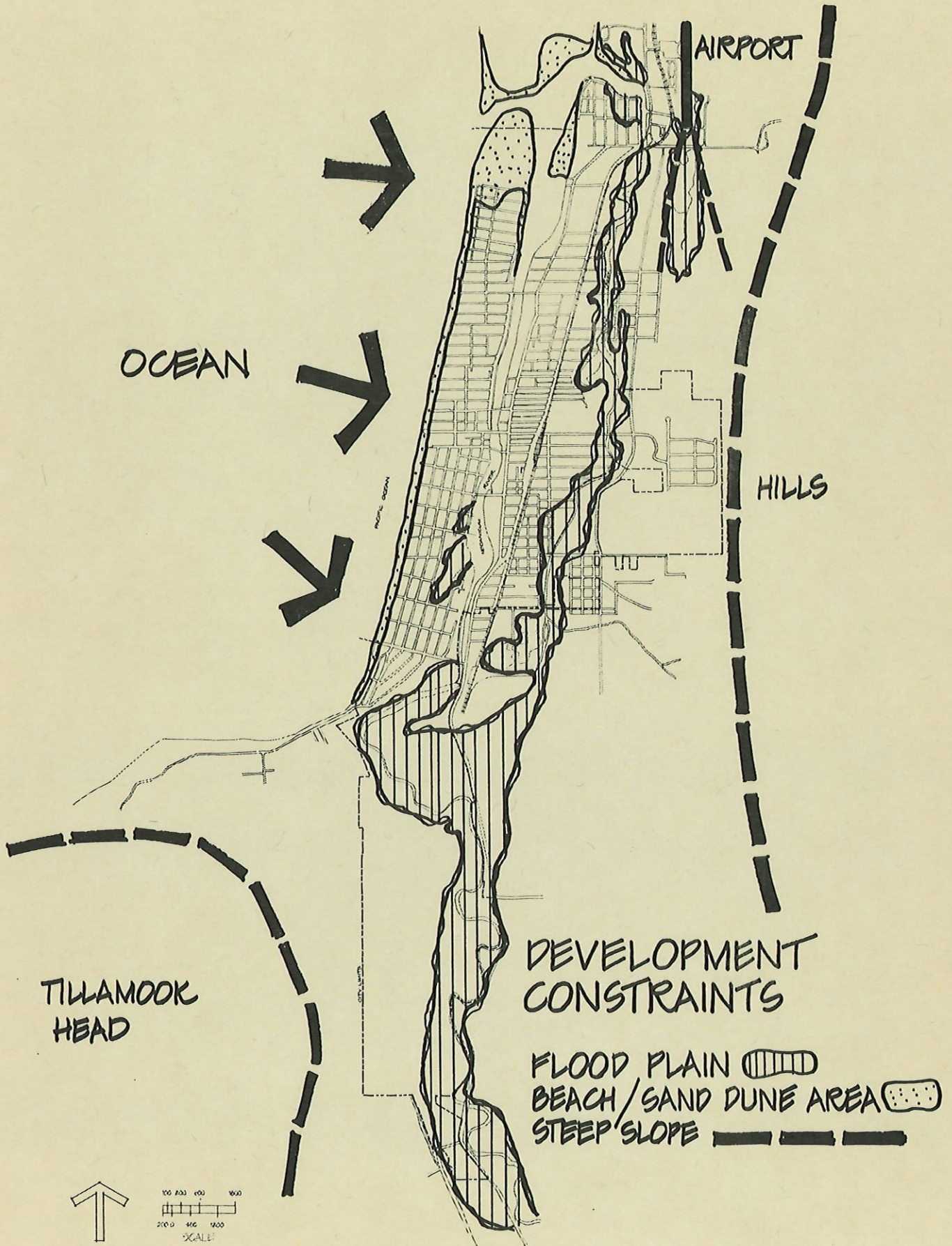
MIXED URBAN  
DEVELOPMENT

RURAL  
RESIDENTIAL

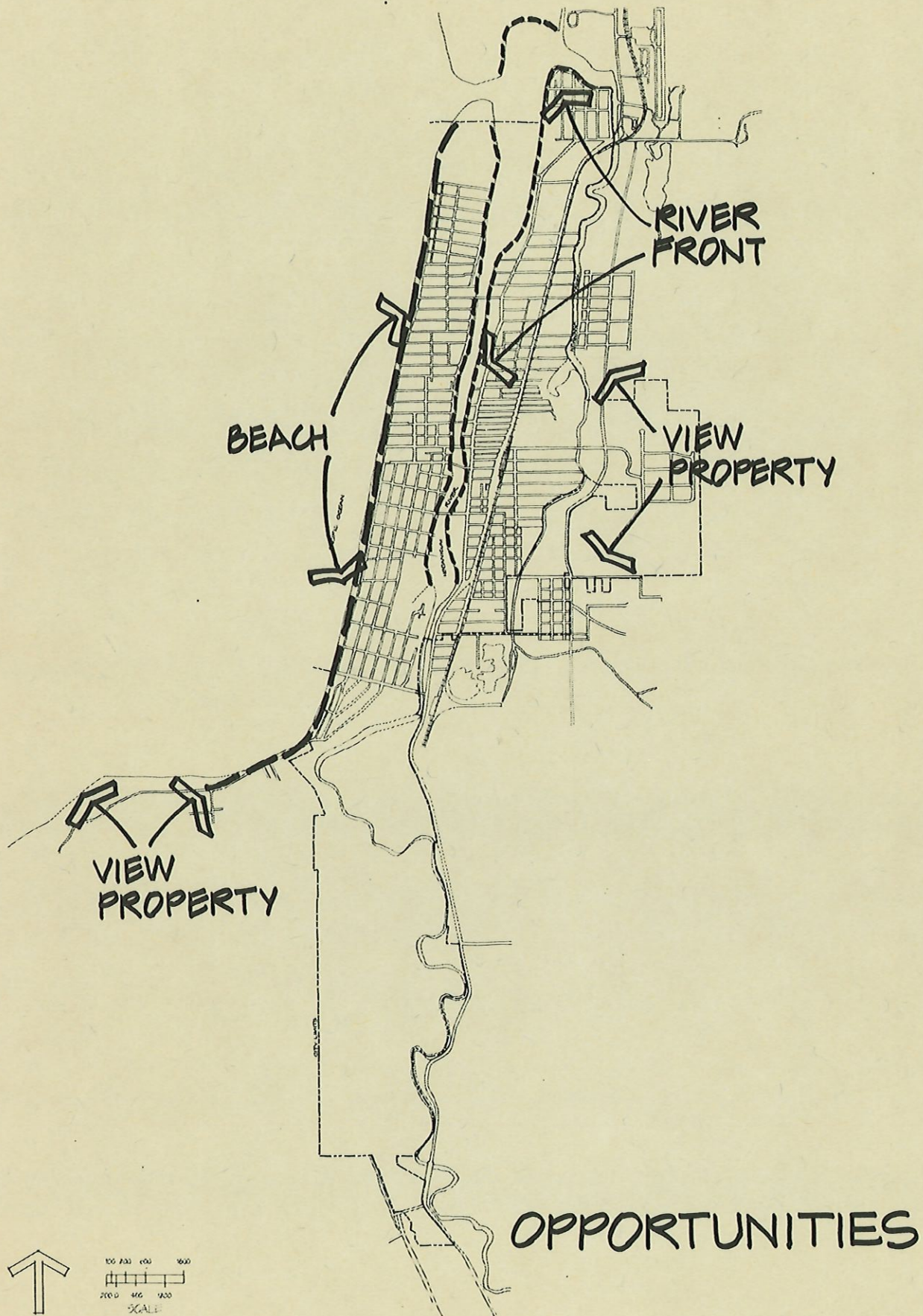
LOW DENSITY  
RESIDENTIAL



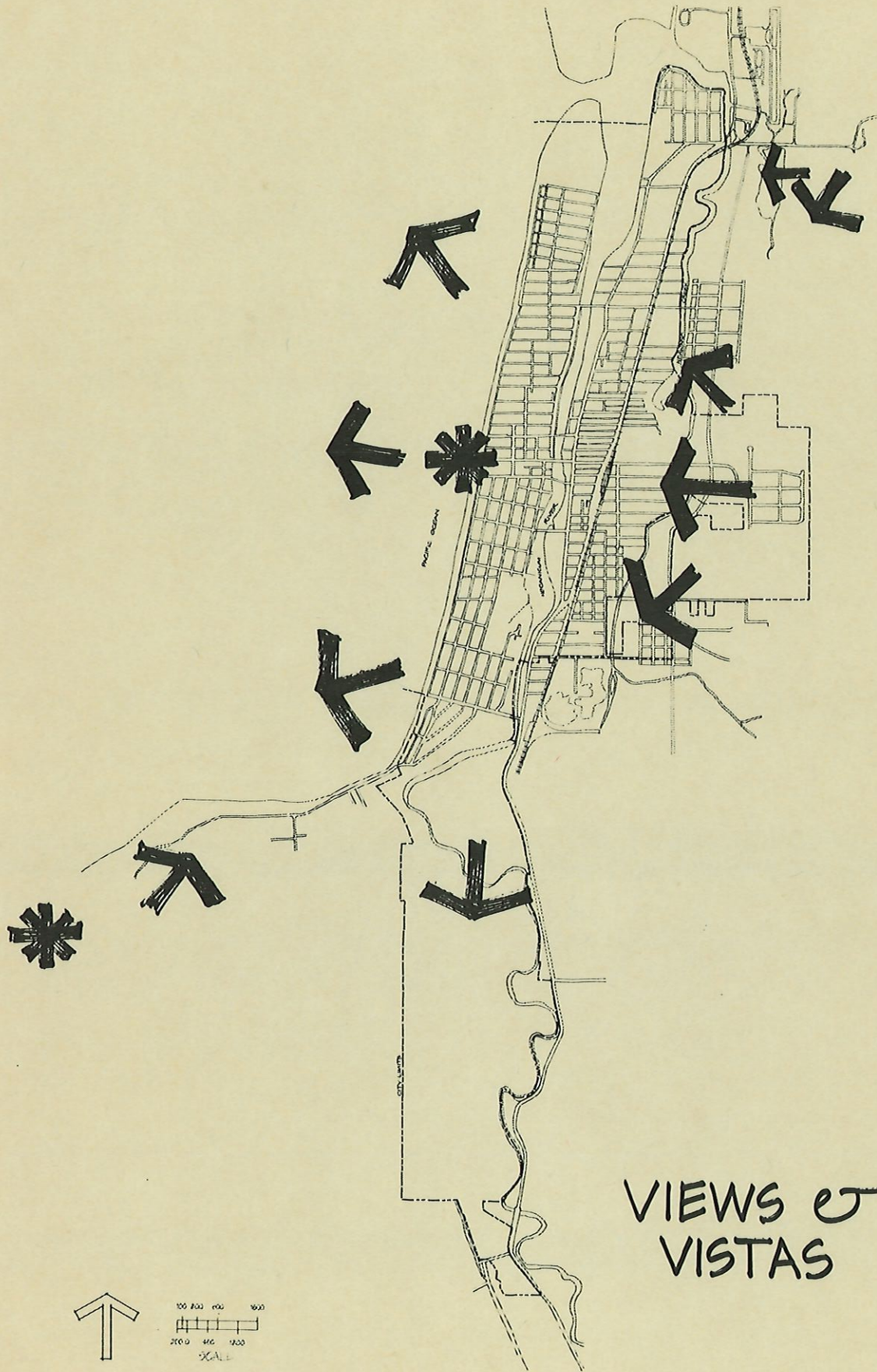




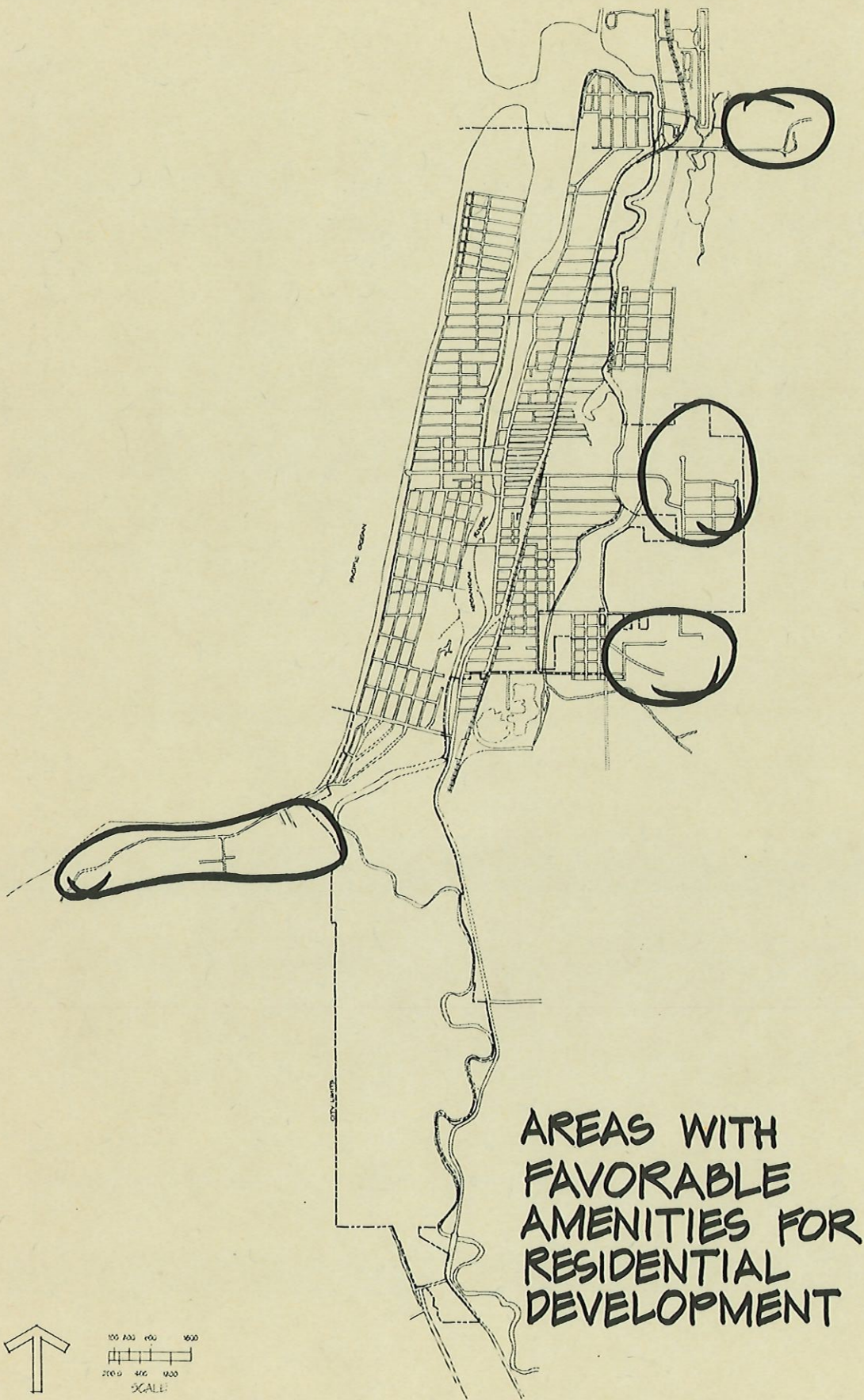




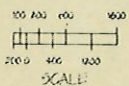








AREAS WITH  
FAVORABLE  
AMENITIES FOR  
RESIDENTIAL  
DEVELOPMENT





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### 2.3.2 LAND SUITABILITY FOR URBAN PURPOSES

The Land Suitability for Urban Purposes map was extracted from the Community Impact Analysis Report for AMAX prepared by Sedway and Cooke, August 1974. Lands shown as highly suitable are those within the existing sewerage areas.

Suitable lands include lands with gentle topography, good soil bearing characteristics, good soil permeability, adequate drainage, and no seriously threatened animal or vegetative habitats.

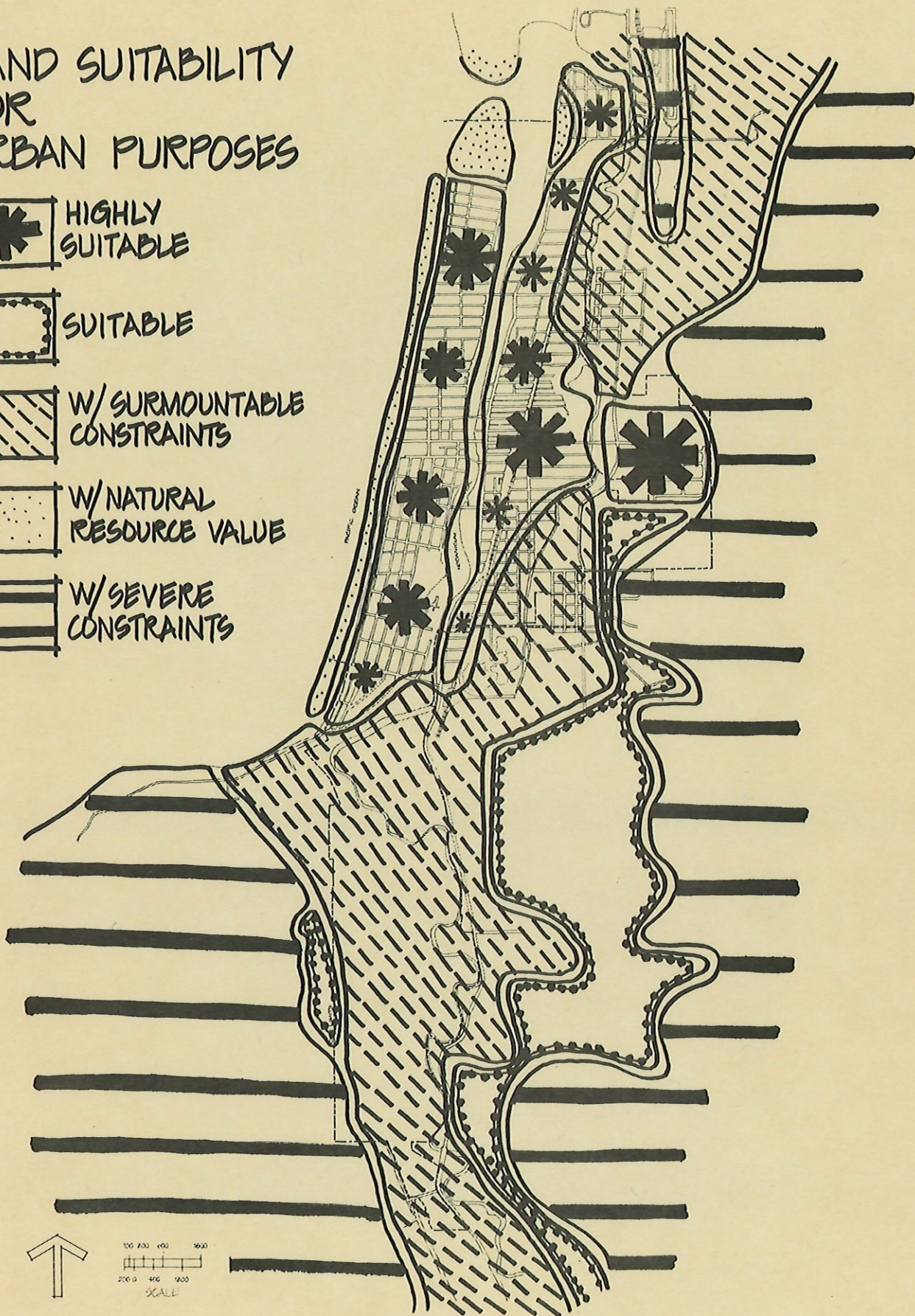
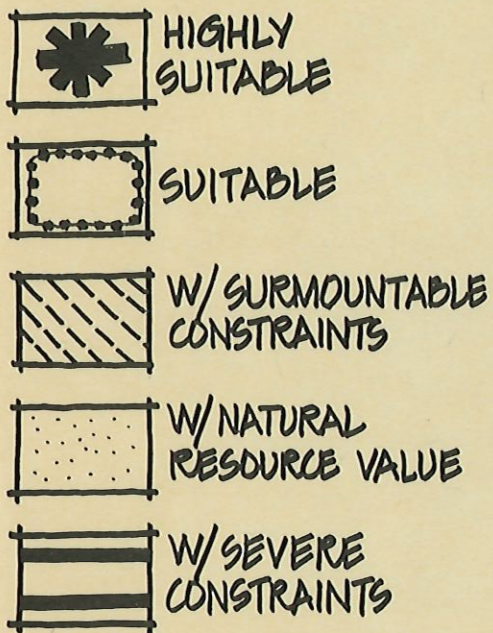
Lands with surmountable constraints include floodplains with diking and landfill potential and areas with high water table.

Lands with significant natural resource value include groundwater recharge areas and unusual natural habitats.

Land with severe development constraints include government ownership, excessive slopes, landslide topography, peat and marsh lands and high flood hazard.



# LAND SUITABILITY FOR URBAN PURPOSES





## 2.4 Needs

Needs provide statements of specific kinds of facilities and physical spaces required for various urban functions. The need statements are derived from the evaluation of factual and projective information generated by the consultant and by the community. At this stage of programming, the statement of needs is rather random and encompasses a large variety of subjects.

### 2.4.1 POPULATION

Population projections were based on three basic assumptions:

1. A new major motel will be constructed within the next ten years.
2. The AMAX plan will be constructed and put into operation at Warrenton.
3. Birth rates will continue to be low.

It is now becoming doubtful that the AMAX plant will be built in Clatsop County, but it is also reasonable to expect that efforts to encourage industrial development will continue and that some type of industrial development will occur that will have a similar effect on Seaside.

It should be noted that a design population is being used rather than a "target date" type of projection. In other words, the plan for Seaside is based on a population of 7,700 people and the main consideration is the rate at which growth occurs rather than a specific point in time.

#### Plan Community Development for a Design Population of 7,700

The point is that land use and public facilities are planned for 7,700 people and the timing

of provision of facilities and the development of land will depend on the growth rate. For this reason, it will be necessary to maintain a yearly check of population growth.

### 2.4.2 LAND USE

Land use requirements are based on a simple ratio of existing population and land area to future population and future land area requirements. These are preliminary figures at this point and will be refined later in the planning section of this report.

#### LAND USE REQUIREMENTS BASED ON DESIGN POPULATION 7,700

	Add'l Acreage	Total Acreage
Residential	270	670
Industrial	10	25
Commercial	45	115
Trans. & Utilities	20	45
Public & Quasi Public	75	185
<b>TOTAL <math>\pm</math> 10%</b>	<b>420</b>	<b>1,040</b>

### 2.4.3 UTILITIES

Utility needs will consist of either an expansion of the existing sewage treatment plant or the construction of a new regional plant, and expansion of the collection system into new growth areas. An expansion of the existing plant would, in fact, mean a complete rebuilding, since the existing plant is not capable of being expanded to meet DEQ discharge standards. A recently completed study of the Clatsop Plains area for the county recommends the construction of a regional plant near the south end of the airport that would serve Seaside, Gearhart and the south portion of the Clatsop Plains.

Water supplies appear to be adequate for future growth; however, added storage capacity will be needed and, of course, the distribution system will need expansion as growth patterns dictate.

The availability of other utilities, the private utilities such as power, gas and telephone, do not have the same effect on future development patterns as do sewers and water. The main consideration for the private utilities is that the comprehensive plan provides a basis for them to plan their future needs.

### 2.4.4 ECONOMIC

There is a need to improve the industrial and commercial economic base of Seaside. It is recognized that Seaside does not have a potential for major industrial development nor is there sufficient industrial land. However, there is the possibility of some small industrial development and it could have rail access. This needs to be encouraged; however, the best potential is to improve the commercial base, especially the tourist and convention-oriented business.

Improvement of the central business district would help the commercial economic base considerably.

It has been suggested that a jetty at the mouth of the Necanicum River would do two things. It would improve fish migration in the Necanicum and its tributaries and would also make possible a small boat basin near the mouth.

Seaside has long been known as a resort area but is now becoming a substantial convention center since construction of the new "Seaside Convention Center." This, however, has created a need for more hotel-



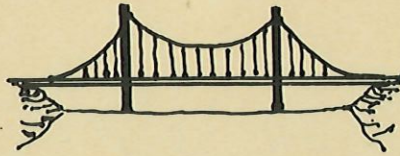
motel facilities to serve the needs of small conventions. Practically all present tourist facilities are naturally near the beach, but there is a need for motel facilities in the proximity of U. S. Highway 101 to serve the traveling public. Very few of this type of facility exist along the north coast portion of Highway 101.

#### 2.4.5 TRANSPORTATION

The primary transportation need is to improve traffic flow on Highway 101 through Seaside rather than another bypass to the east. The internal traffic system also needs improvements both in circulation patterns and street improvements.

Public transportation needs to be improved—both intercity and intracity systems. Some form of public transit system is needed, especially for the elderly and handicapped, and the future possibility of rail passenger service to Portland should not be ignored.

Pedestrian and bicycle circulation needs to be improved by designation of exclusive pedestrian and bikeways and footbridges across the Necanicum and Neawanna Creek.



**Foot Bridge Between Avenue "G" and Avenue "U" Over the Neawanna Creek**

The Seaside Airport is a state owned and operated facility, but the long-range needs of the field are of concern to Seaside. The clear zone area needs to be protected from development that may conflict with the approach or that is not compatible with aircraft noise. The south approach is of primary concern to Seaside and fortunately the approach is over a marsh area that is not suitable for development. Some other airport needs are a general buffering of the area from adjacent uses. The provision of aircraft fuel for in-transit and local aircraft and some means of communication at the field for visitors to be able to call a cab or call for transportation into town.

There is also a need for an emergency heliport located at the Seaside Hospital. This location is in line with the south

approach to the airport and could be a potential conflict with the airport flight path. This should be checked out with the FAA.

#### 2.4.6 COMMUNITY FACILITIES

A facility or facilities are needed to house services for the elderly, youth programs and services, health services, and other social services. The City has acquired a portion of the former Catholic convent site including a large building that is ideally suited to providing at least some of these needs.

New fire station facilities are needed and are being programmed into the new civic center complex. A new city hall and police station are also badly needed. Present plans are for a civic center complex between Broadway and Avenue "B" and between Roosevelt and Neawanna Creek.

If major development occurs in the extreme south portion of Seaside, it will be necessary to build an additional fire station on the south side. This may present some complications for Seaside's all volunteer fire department.





Solid waste disposal is handled by contract with the Seaside Sanitary Service with disposal in a dump located a few miles east of Seaside on FAS 608. This site has been recommended for closure by the CTIC Solid Waste Management Plan with future solid waste disposal being handled by the county. It will be necessary in the near future to provide a solid waste transfer station in or near Seaside.

The primary health care needs in Seaside are additional and improved nursing homes and preventive medicine or home care program.

The Seaside School District reports that present and projected school needs are pretty well taken care of; however, there is a need for additional land for the high school, primarily for physical education purposes.

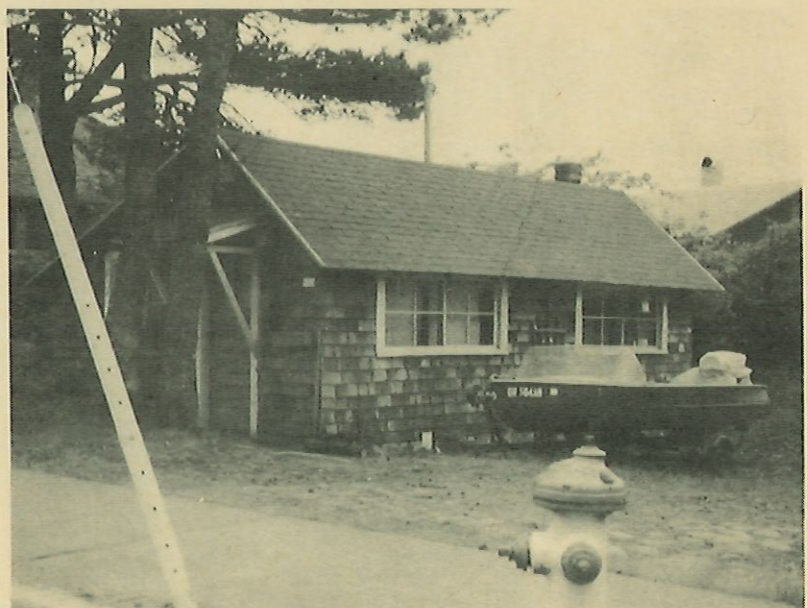
The Seaside Park and Recreation Districts primary program is the construction of a swimming pool in the Seaside Central Park. However, before the pool is built, a long-range operation and maintenance program must be worked out.

Some of the identified needs include the construction of more tennis courts, the development of a bike path system, recreation use of the Necanicum River and Neawanna Creek and the river and creek banks, and a summer recreation program with the possible use of school facilities.

## 2.4.7 HOUSING

Housing needs are difficult to accurately assess, but preliminary analysis indicates a need for additional low and moderate income housing, a housing rehabilitation assistance program and a program for the removal of dilapidated structures.

A major concern is to find appropriate locations for mobile home courts. There has also been an identified need for additional vacation or tourist housing.





## 2.5 Objectives

Objectives are the direct result of relating and evaluating the previously identified needs. These objectives constitute a specific set of directives for satisfying the needs of the community and as such provide a specific platform on which the planning phase must be based. They also provide a measure for evaluating solutions.

Plan sufficient land area for residential, commercial, industrial, and public activities to support a projected population of 7,700.

Plan future growth areas to avoid high costs of development due to floodplains, steep slopes, swamps, etc.

Plan future growth areas for the economical expansion of utilities.

Plan the upgrading and extension of utilities to coincide with growth rates.

Plan water and sewer utilities to help guide and direct future growth.

Considering limitations of the existing sewerage facilities, determine suitable locations for immediate housing needs.

Increase the supply of low and moderate income housing in locations close to supporting activities.

Prevent urban blight through housing rehabilitation and removal of dilapidated structures.

Plan appropriate locations for mobile home development.

Expand present wood products industry.

Capitalize on AMAX by attracting nonpolluting, spin-off industries.

Attract AMAX employees as residents of Seaside.

Seek alternative locations for tourist facilities other than on Broadway.

Expand tourist facilities in the Broadway area.

Improve traffic flow to and through Seaside without the necessity of a bypass.

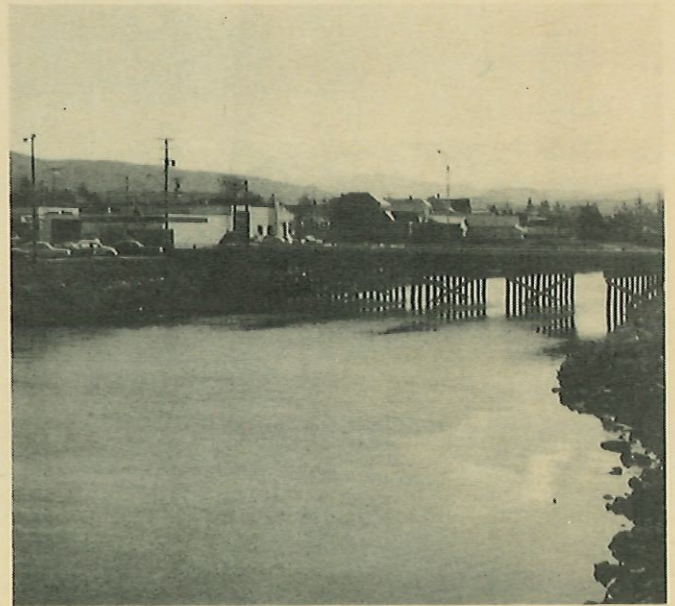
Improve internal circulation, especially west of the river.

Improve pedestrian and bike circulation between living, shopping, and recreation areas.

Plan for adequate facilities to provide government services to meet community needs.

Plan adequate space for public services; i.e., social and community services.

Effectively utilize the Necanicum River for its scenic potential and recreational value.





## 2.6 Problem Statements

This section of the program summarizes the preceding sections. It is in the form of a series of problem statements which are intended to act as the link between problem seeking and problem solving, and between programming and planning. These statements attempt to bring out the essence and uniqueness of the problem associated in achieving the program objectives. Problem statements serve as major guidelines and will be used to evaluate the effectiveness of the plan as it is developed during the planning phase.

SINCE (1) property values are high along the Prom, (2) there is a desire to increase the development density along the Prom, and (3) there is also a desire to leave the Prom the way it is . . .

**The question of the future of the Prom is unresolved; however, an increase in density would require rebuilding streets and utilities, a major capital expense for the City.**

SINCE projected increases in population will generate the need for additional space for urban activities . . .

**Areas must be identified for future expansion which will both maintain and enhance the quality of life as well as providing an economical growth pattern.**

SINCE large vacant parcels of land are not available in existing zoned areas capable of sustaining a large motel-hotel complex . . .

**Alternative areas should be evaluated which would be appropriate for these activities.**

SINCE sewerage facilities are at or near capacity . . .

**New or expanded facilities will be necessary to accommodate additional population and/or development.**

SINCE Highway 101 is at or near the design capacity (ADT) . . .

**Efforts should be made to reduce traffic congestion, thereby increasing capacity and safety.**

SINCE low-income housing competes with other uses in areas near supporting services where land values are high . . .

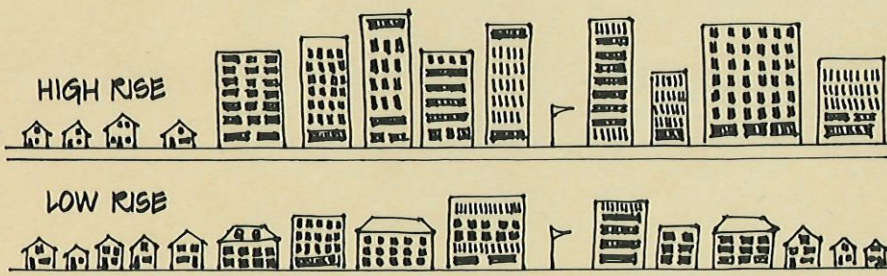
**It is financially difficult to develop such housing.**

SINCE Seaside has a large group of families with limited incomes and a high amount of absentee ownership . . .

**There is a significant amount of deteriorating housing units.**

SINCE building costs are inflating rapidly and because of a potential housing demand . . .

**There will be pressure for mobile home development.**





# 3.0 PLANNING

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## 3.1 Growth Concepts

Before beginning the actual process of laying out the comprehensive plan, several growth concepts were considered. The question was asked: "If growth is to occur in Seaside, where and in which directions is it most likely to occur and what is the best direction for growth to occur?" Considering various physical limitations to growth, such as the ocean, Gearhart and the mountains, four growth concepts were analyzed.

The first concept is that major growth occurs to the south or southwest with only minor growth to the northeast and southeast. This concept assumes that major growth would occur in the general area known as the Halversen property.

In all of the concepts analyzed, the possibility of growth occurring only in one direction was not considered because of the unlikelihood of this ever happening. It was considered that one area might experience a greater amount of development than others for various reasons such as better views, availability of water and sewers and access.

The second concept is that major growth occurs to the southeast along the foothills,

with minor growth to the southwest and north.


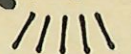

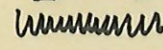
The third concept shows major growth to the northeast with minor growth to the southwest and southeast.

The fourth concept assumes that growth will occur in a more or less balanced pattern and is referred to as the "dispersed growth concept."

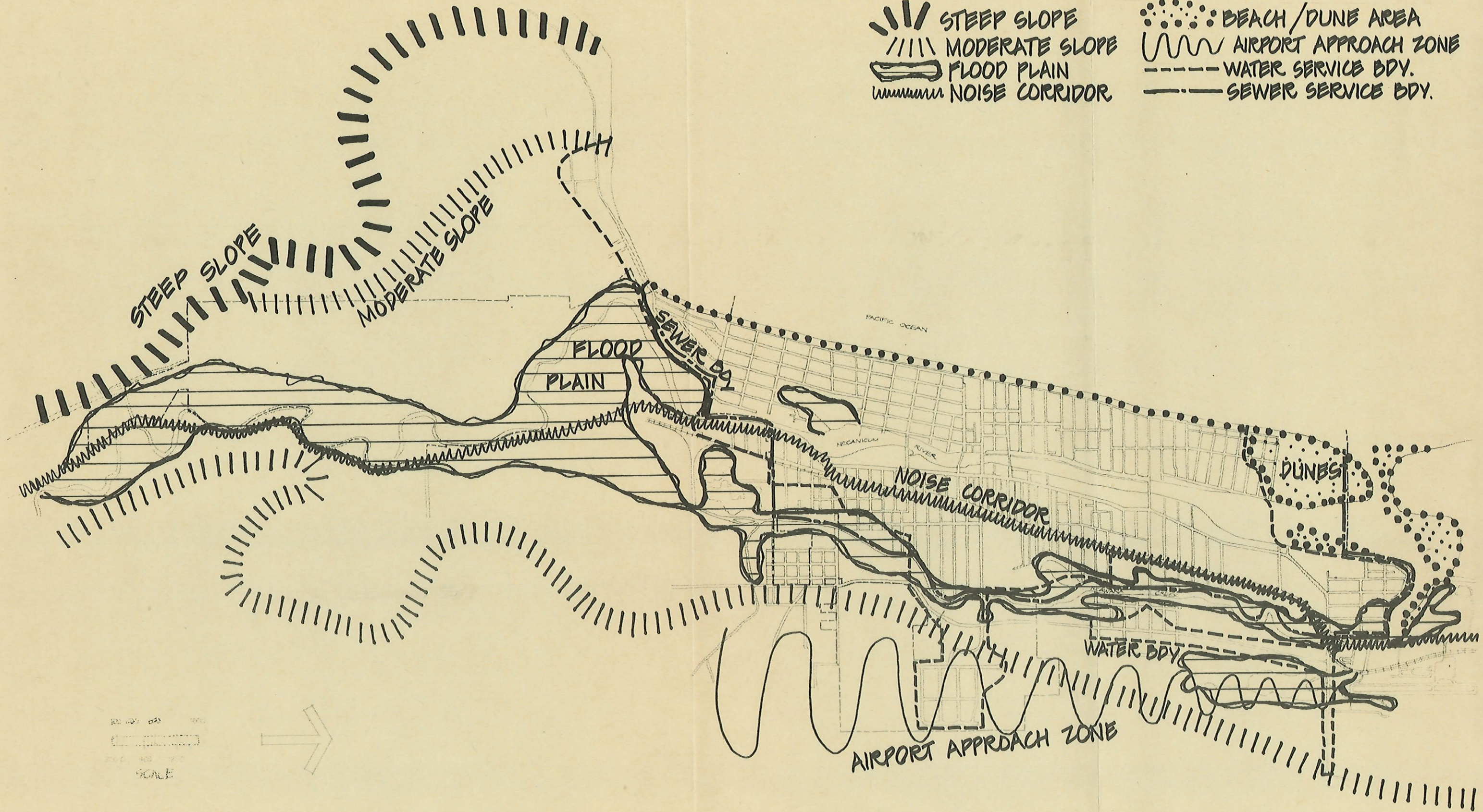
These concepts are a starting point and, when considered along with development goals, physical features and land use requirements, they form the basis for analyzing alternative growth patterns.



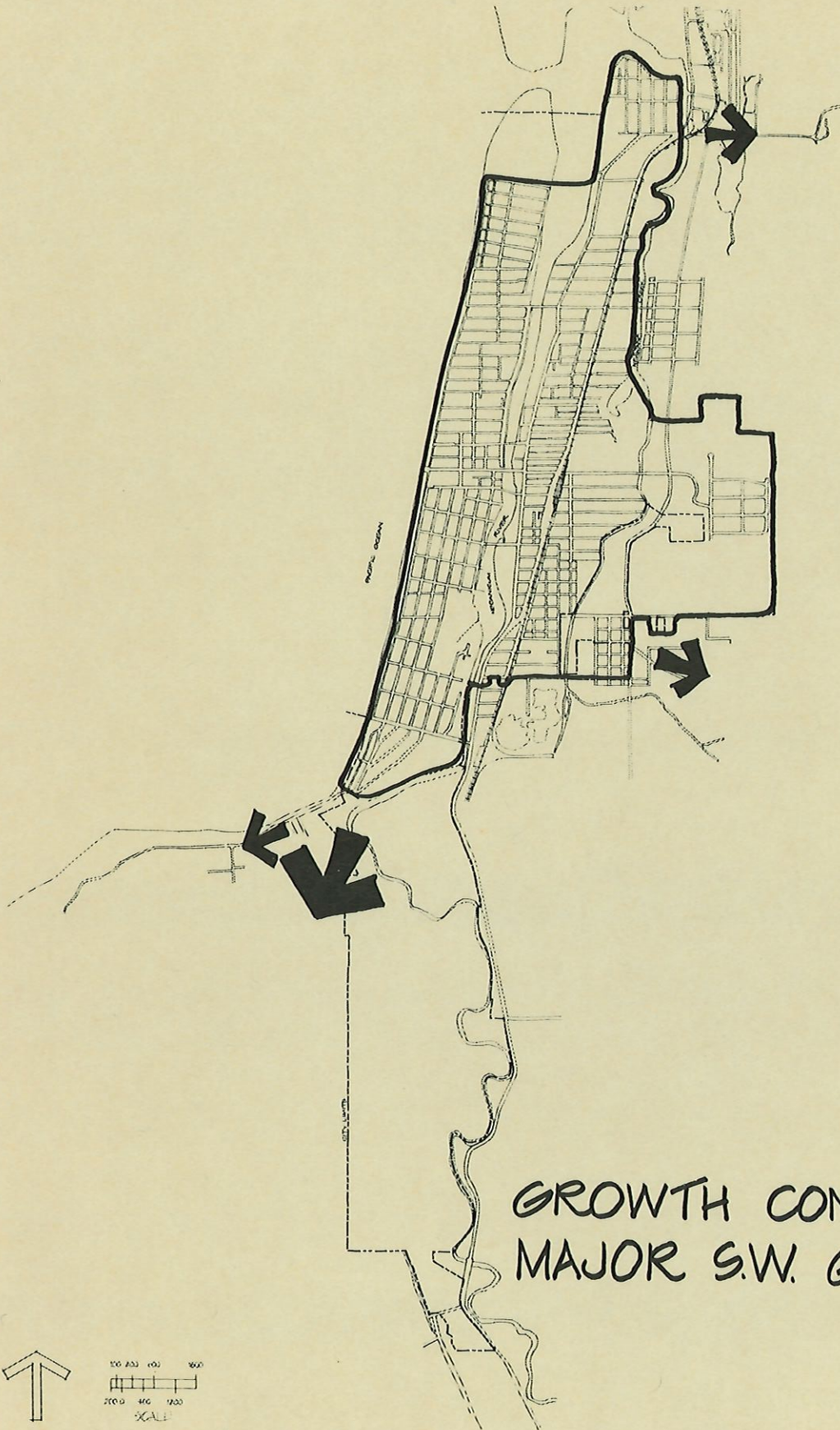
# DEVELOPMENT LIMITATIONS

 STEEP SLOPE  
 MODERATE SLOPE  
 FLOOD PLAIN  
 NOISE CORRIDOR

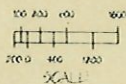
 BEACH/DUNE AREA  
 AIRPORT APPROACH ZONE  
----- WATER SERVICE BDY.  
----- SEWER SERVICE BDY.



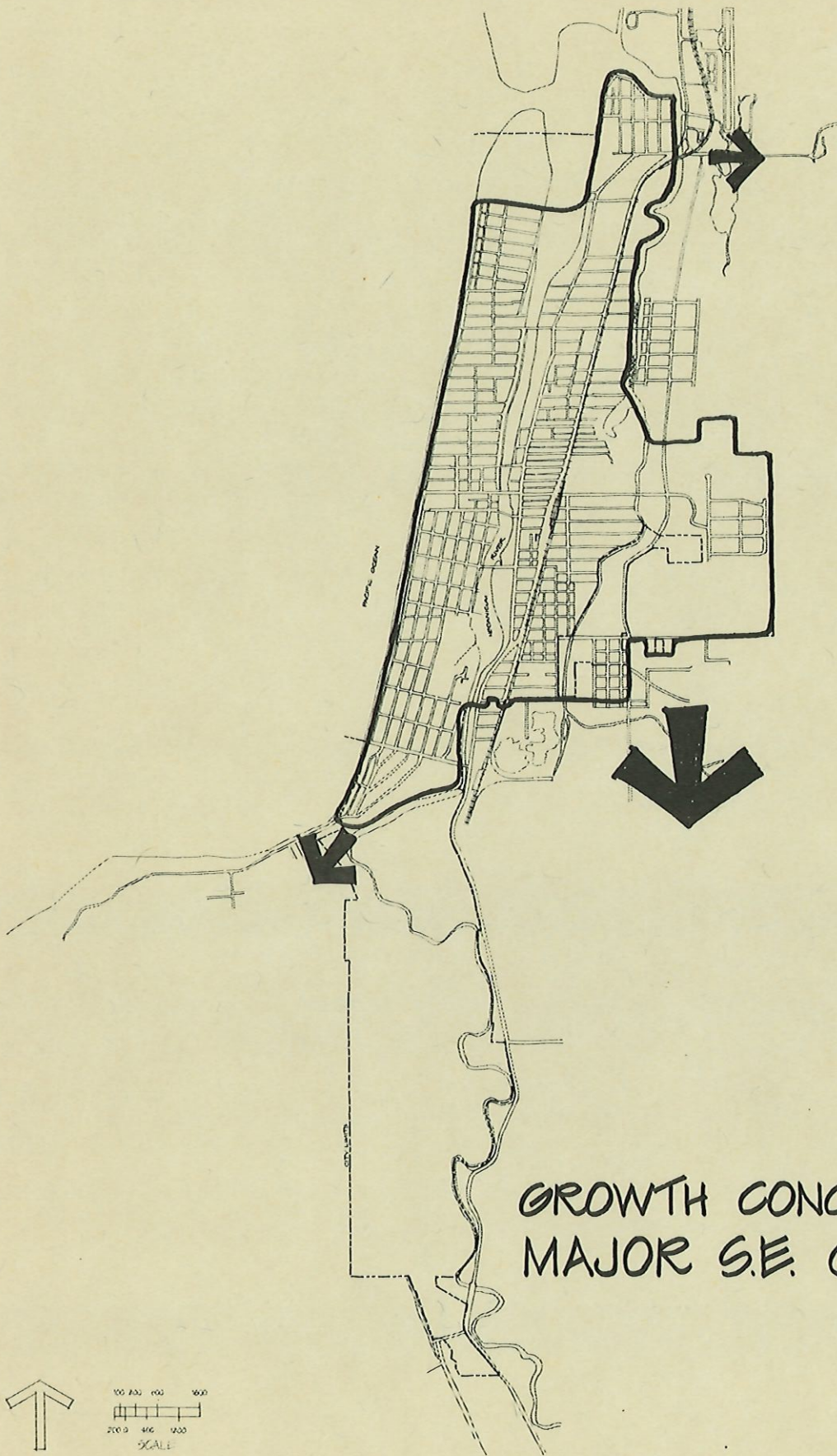




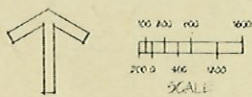
GROWTH CONCEPT  
MAJOR S.W. GROWTH



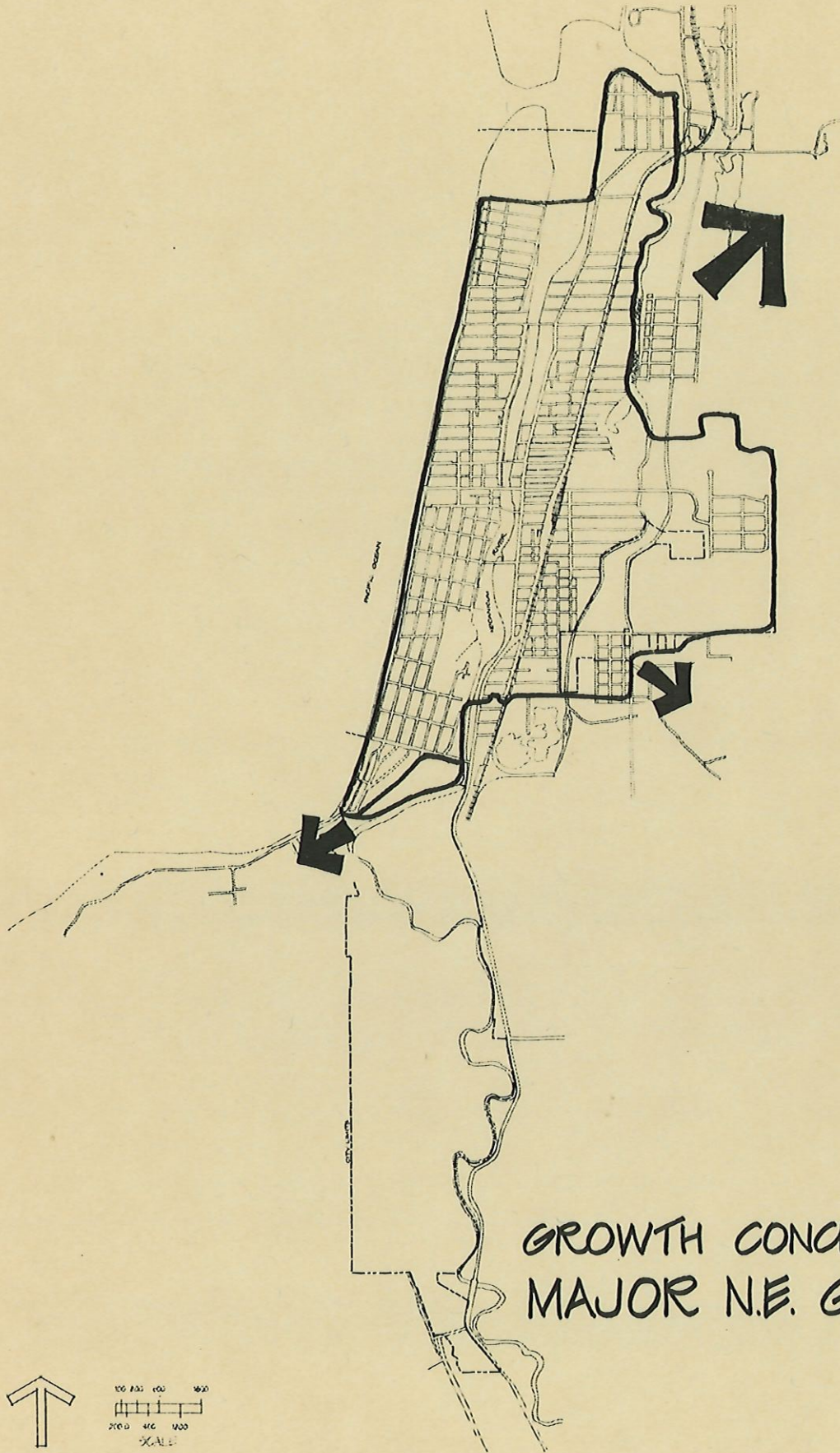




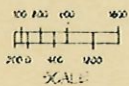
GROWTH CONCEPT  
MAJOR S.E. GROWTH



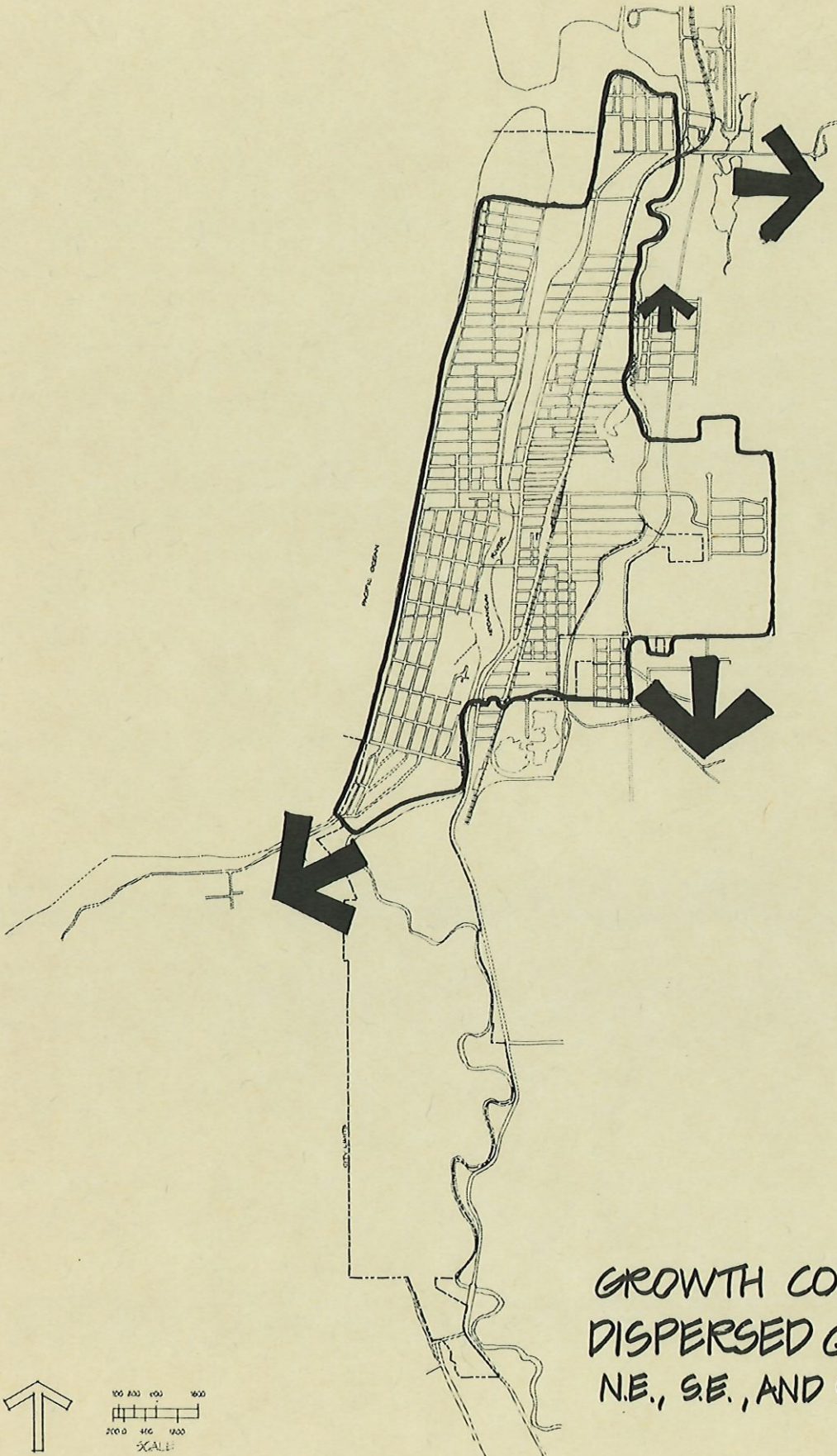




GROWTH CONCEPT  
MAJOR N.E. GROWTH







GROWTH CONCEPT  
DISPERSED GROWTH  
N.E., S.E., AND S.



## 3.2 Future Land Use Requirements

Future land use requirements are based on a design population of 7,700 which is expected to be reached about the year 2000. 1974 land areas were projected, as shown in the Projected Land Requirements table, and will mean about 416 acres of land will be developed for residential, industrial, commercial, transportation, public

and semipublic use. Vacant land includes unused land and agricultural and forest lands.

Seaside has a high vacancy rate—from 27.6 percent in the southwest area to 74.5 percent in the Sunset Hills area. The large area to the south is virtually all vacant. The overall vacancy rate in Seaside, not including the Halverson property is 42.2 percent. The normal vacancy rate in most small cities is about 20 percent.

If an average vacancy rate of 20 percent is assumed for Seaside, then about 133 acres of the projected 416 acres will occur within the present urbanized area, and 183 acres, plus a

20 percent vacancy rate, or 220 acres, will be added to the present urban area. These acreages are gross acreages which include street rights-of-way. The next step is to distribute the projected acreages first in an overall way by alternative growth patterns and finally in detail in the land use plan for the selected growth pattern.

These projected acreages, plus the 20 percent vacancy rate, will provide adequate choice for housing locations and development opportunities.

### PROJECTED LAND REQUIREMENTS

	1974	Add'l Needed	2000
Residential	394.3	+270	664.4
Industrial	14.1	+ 9.7	23.8
Commercial	64.7	+ 44.3	109.0
Trans.-Utilities	26.7	+ 18.3	45.0
Public/Semipublic	107.5	+ 73.6	181.1
Vacant	443.6		
<b>TOTAL</b>	<b>1,050.9</b>	<b>415.9</b>	

### ADDITIONAL LAND AREA

**416 Ac. projected for future development**

**42.2% of developed area—vacant**

**Reducing vacant area to 20%—  
need 183 add. ac. +20%  
vacant = 220 ac.**



Add to Section

### 3.2 FUTURE LAND USE REQUIREMENTS:

#### Vacant, Buildable Land

In conjunction with the housing condition windshield survey, vacant land was also surveyed.

An analysis of vacant land by comparing with the zoning map and existing utilities map resulted in the following:

#### VACANT AREA BY AVAILABILITY OF UTILITIES

with all utilities	74 acres
with water only	47 acres
with no services	<u>307 acres</u>
Total vacant land	428 acres

#### VACANT AREA BY ZONING CLASSIFICATION

Low density residential	238 acres
Medium density residential	127 acres
High density residential	17 acres
Commercial	13 acres
Industrial	<u>33 acres</u>
Total vacant land	428 acres

Projected land requirements shown in Section 3.2 indicate that a total of 416 acres of land will be needed to meet the needs of the design population of 7700 people.

The only type of land that is in short supply is commercial land, however a good deal of future commercial development is expected to take place on land that is presently used for residential. The excess residential land should take care of relocation needs.

If the maximum allowable densities are applied to the residential land, there would be sufficient land for over 2250 new housing units of all types even allowing for a 20% vacancy rate.

Housing projections based on the design population and using a household size of 2.5 indicate that only 1252 additional housing units will be needed in the future.



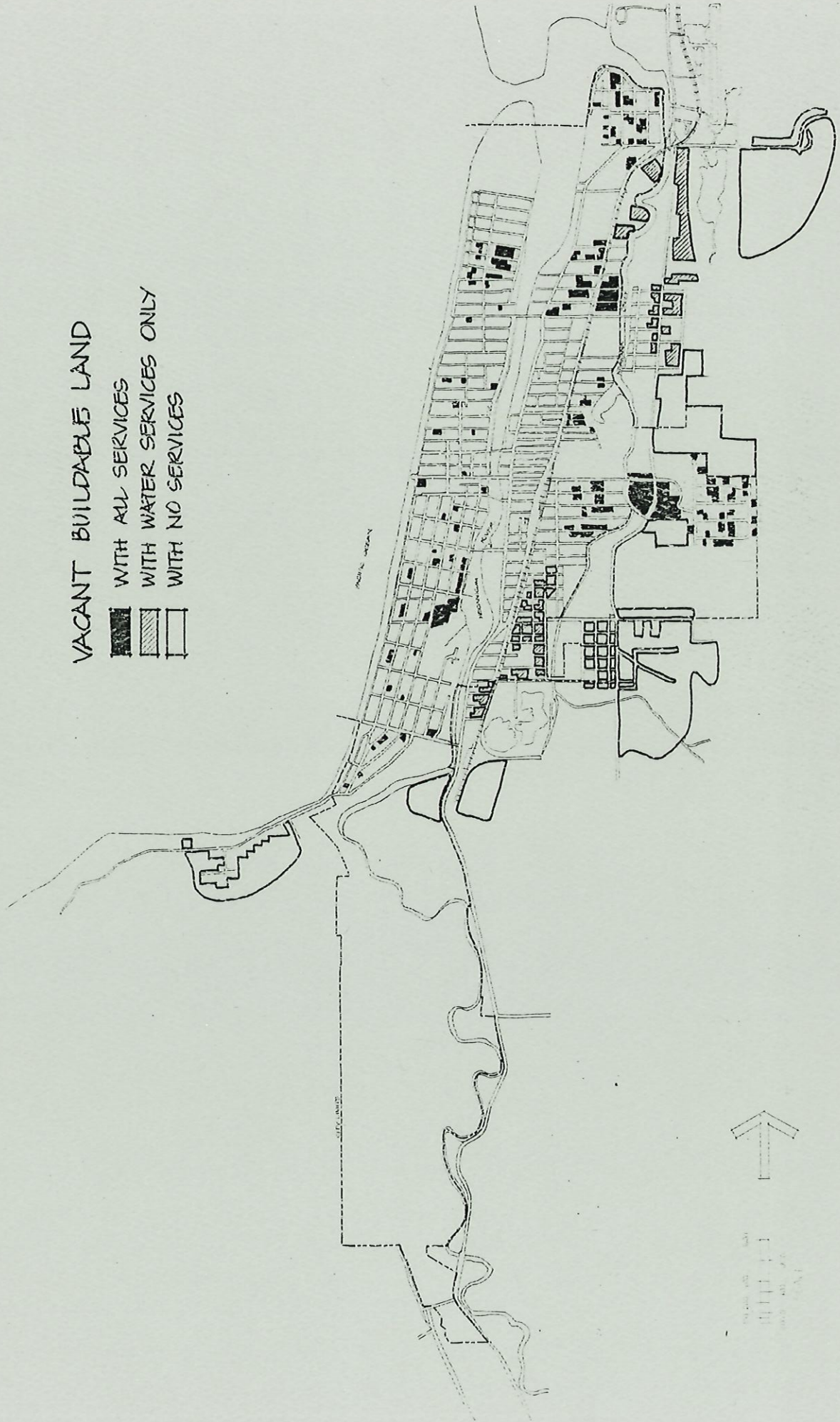
It is felt that the land use plan provides sufficient choice in housing location without an excess spreading out of the community or "urban sprawl".

Another factor that must be taken into account, although it cannot be measured or quantified, is the amount of private land that for one reason or another is not available for urban development.



# VACANT BUILDABLE LAND

- WITH ALL SERVICES
- WITH WATER SERVICES ONLY
- WITH NO SERVICES





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### 3.3 Alternative Growth Patterns

The 1974 existing urbanized area map shows the area that was basically developed in 1974. To this area is added the projected land use requirement of 416 acres, 133 acres in the existing boundaries and 220 additional acres, based on the growth concepts.

In each of the alternatives, the vacant area within the city limits was first filled in (assuming 20 percent vacancy) with regard to development constraints such as flood hazard areas, and then the added acreage

shown according to each growth concept.

The southwest pattern shows growth occurring generally along the lower slopes of Tillamook head and south of the Necanicum River outside the floodplain. This concept would place some development within present city limits in the Halverson property and some outside present city limits.

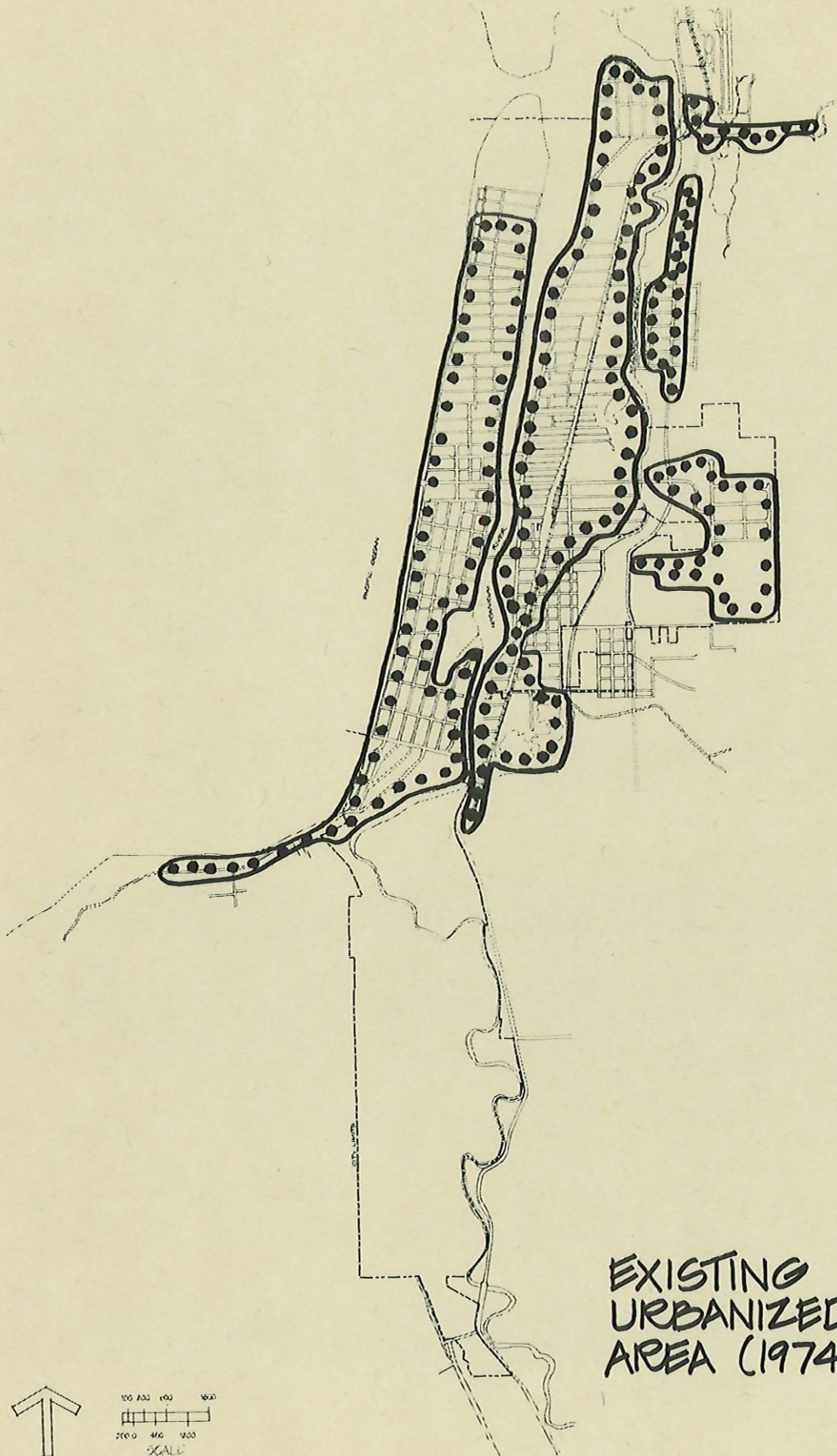
The southeast growth pattern shows growth occurring in the rolling lands to the south of Sunset Hills and the new elementary school. The east line of this pattern stays below the 80-foot contour line in order to avoid pumping water into a higher pressure zone.

When projected acreages were distributed according to the northeast concept, it was found that not enough developable land existed in that area so that the concept became, in effect, the same as the dispersed concept.

The dispersed growth pattern shows a greater growth in the northeast and southeast than in the south, because of the proximity to such things as utilities and schools. It also shows more filling in along Neawanna Road in the area that is presently outside the city limits.

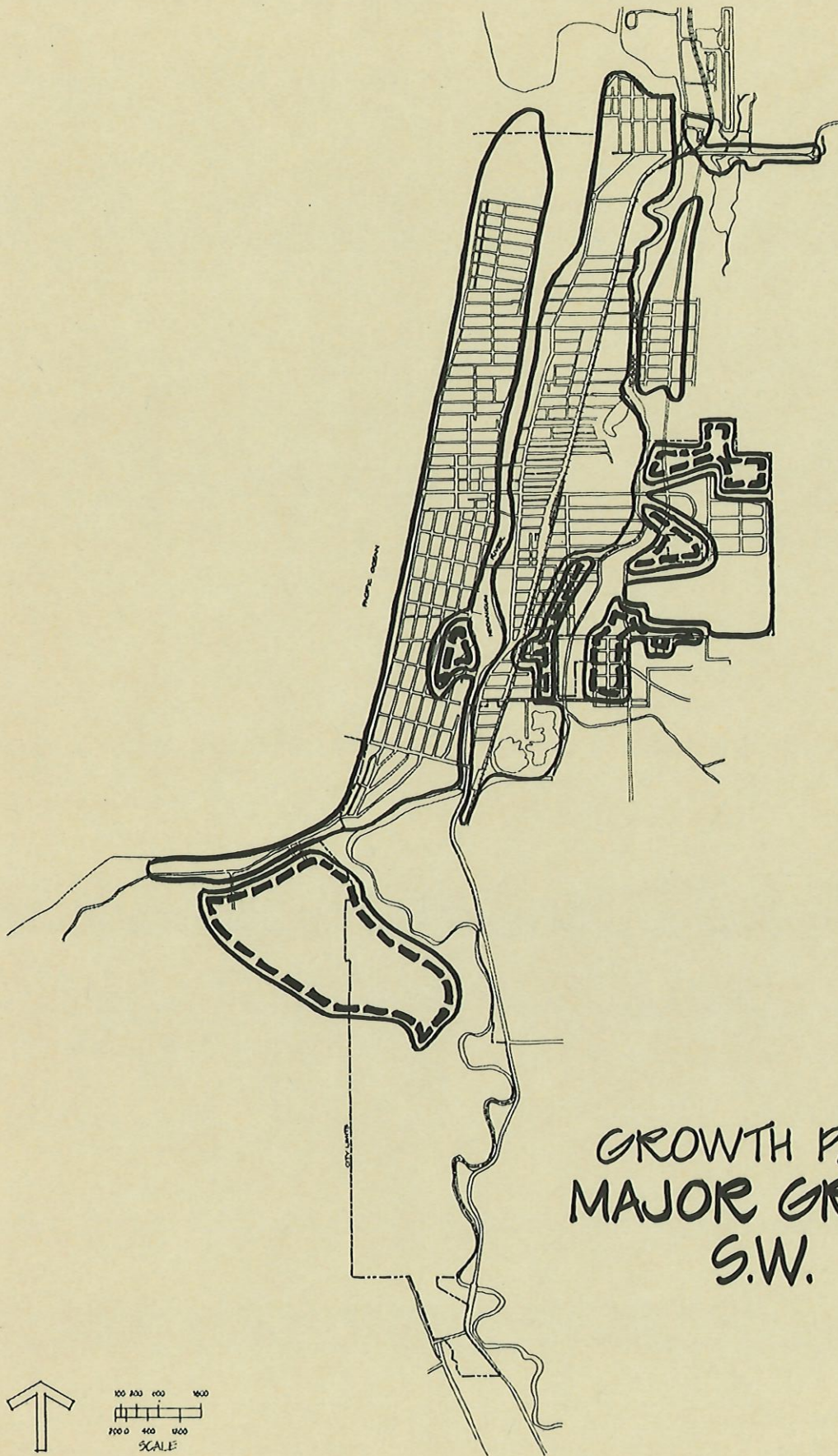
These alternative growth patterns were developed with consideration for the availability of utilities and access.





EXISTING  
URBANIZED  
AREA (1974)



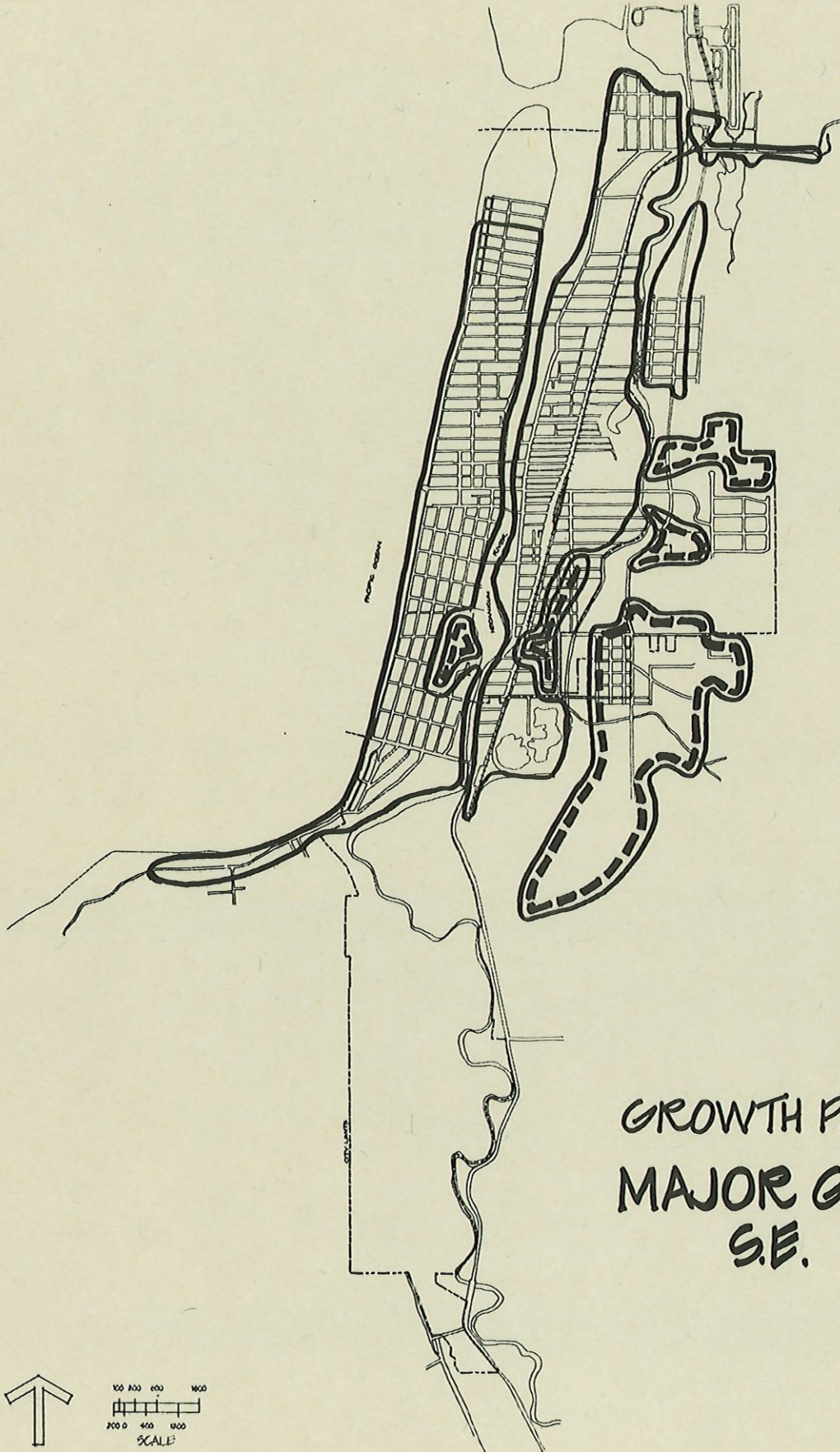


GROWTH PATTERNS  
MAJOR GROWTH  
S.W.

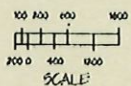


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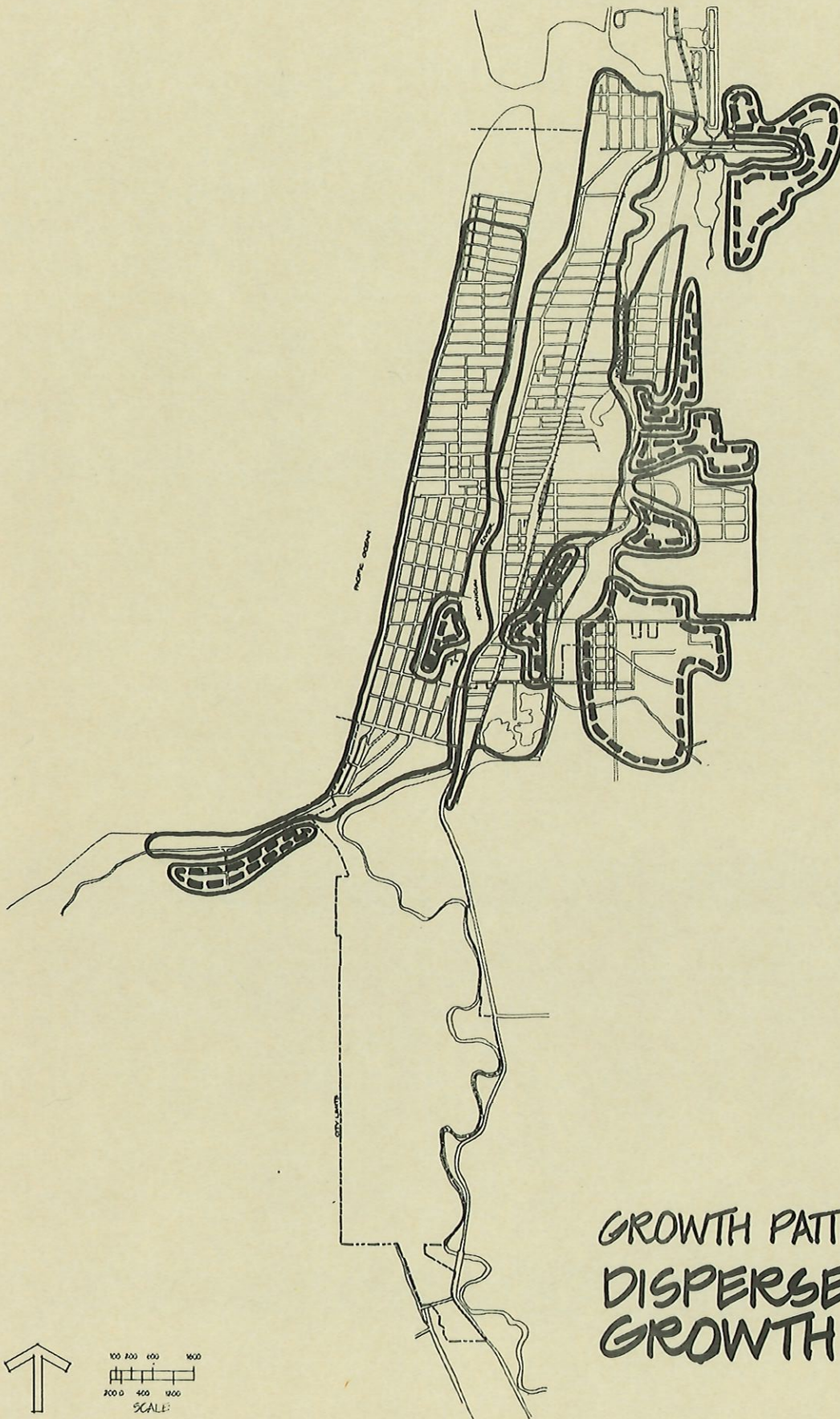




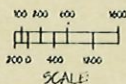
GROWTH PATTERNS  
MAJOR GROWTH  
S.E.







GROWTH PATTERNS  
DISPERSED  
GROWTH





### 3.4 Alternative Utility Plans

In Seaside it was found that the most significant element affecting the choice of alternative growth patterns was the economics of extension or provision of water and sewer service, especially the sewage collection system.

Preliminary engineering design of water and sewer extensions for each alternative growth pattern was accomplished in order to compare the relative cost of utilities for each alternative. Costs are based on 1975 costs and do not include the cost of laterals, the sewage treatment plant or expansion of water supply since these elements will be the same for all alternatives.

The sewage collection system is based on two alter-

natives for location of the sewage treatment plant—one at the site of the existing plant and one at a location near the south end of the Seaside Airport, or the Clatsop Plains site as suggested in the Clatsop Plains Sewerage Study, Clatsop County, Oregon, March 1975, by CH2M-Hill.

Of the three alternative growth patterns, the most economical, as far as utility extensions are concerned, is the southeast growth pattern with the sewage treatment plant at its present location. This same growth pattern is also most economical if the sewage treatment plant is located at the Clatsop Plains site.

The most expensive in all cases is the south growth pattern. This is primarily due to the long runs of trunk line necessary to accommodate growth to the south. If even larger growth were to occur to the south in the Halverson area, the costs would be even greater.

While the southeast growth pattern is the most economical, a problem would be presented in that the trunk lines would pass through the area along Neawanna Road, opening this area to development pressure. Also, if the treatment plant is located near the airport, the area to the northeast would be in a good position to be developed and there have been plans for a development called Horse World for some time in this area. In addition, the southwest district sewer system has additional capacity and can be expected to develop at least up to this capacity.

It appears, even though the southeast growth pattern alternative appears most economical, for practical reasons the dispersed growth pattern is the best choice.

#### ESTIMATED UTILITY COSTS

	Southwest Growth	Southeast Growth	Dispersed Growth
Water Mains	\$ 160,000	\$ 150,000	\$ 220,000
Sewerage Costs			
. To Clatsop Plains STP	1,300,000	1,000,000	1,100,000
. To Existing STP Site	<u>1,200,000</u>	<u>675,000</u>	<u>950,000</u>
TOTALS			
. To Clatsop Plains STP	\$1,460,000	\$1,150,000	\$1,320,000
. To Existing STP Site	\$1,360,000	\$ 825,000	\$1,170,000



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## 3.5 Urban Growth Boundary

The Land Conservation and Development Commission goal No. 14—Urbanization, is *to provide for an orderly and efficient transition from rural to urban land use*. It states that *Urban growth boundaries shall be established to identify and separate urbanizable land from rural lands*.

The urban growth boundary for Seaside is based on the analysis of growth concepts and future land use requirements

and a review of alternative growth patterns and utility systems as outlined in the preceding sections.

The boundary takes into account the City's growth policy as outlined in Section 2.5, Objectives; projected population and the design population as outlined in Section 2.2.1, Economic and Population; physical limitations and opportunities as outlined in Sections 2.2.3 and 2.3; and open space and recreation needs outlined in Sections 2.4, 2.5 and 4.5

The land areas shown within the boundary as being urbanizable are considered to be of adequate size based on a slight

increase in present population densities and extension of services as outlined in Sections 3.2, 3.3 and 3.4.

It should be noted that a large area within the present city limits is shown outside the urban growth boundary. This area should be zoned for a low-density agricultural use by the City with tax incentives such as for exclusive farm use provided by the county.

Lands that are within the growth boundary but not now within the Seaside city limits should be appropriately zoned by the county according to the land use plan.

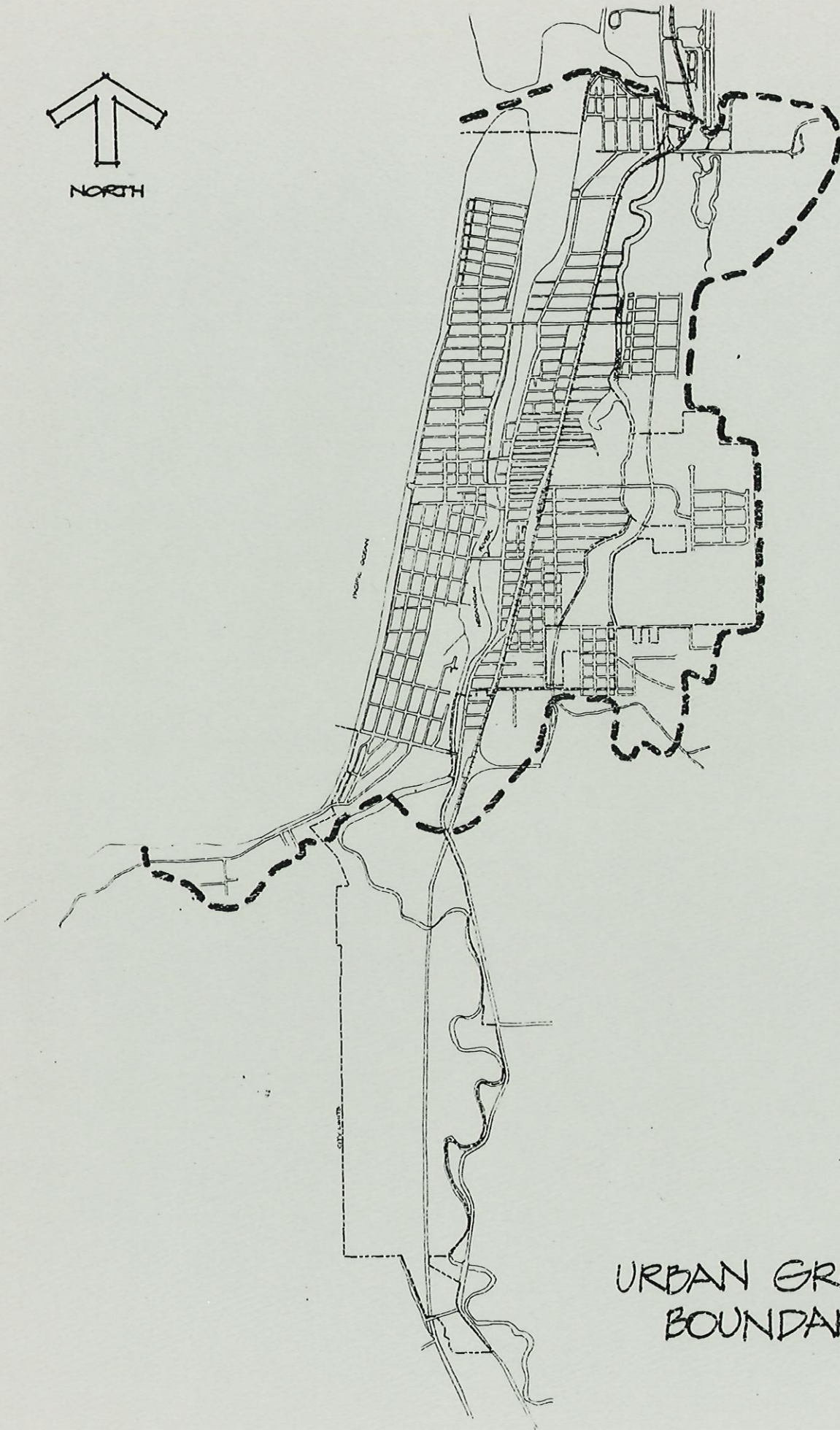
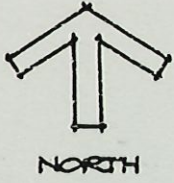


Add to Section  
3.5 URBAN GROWTH BOUNDARY

Urban Growth Policy

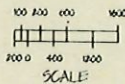
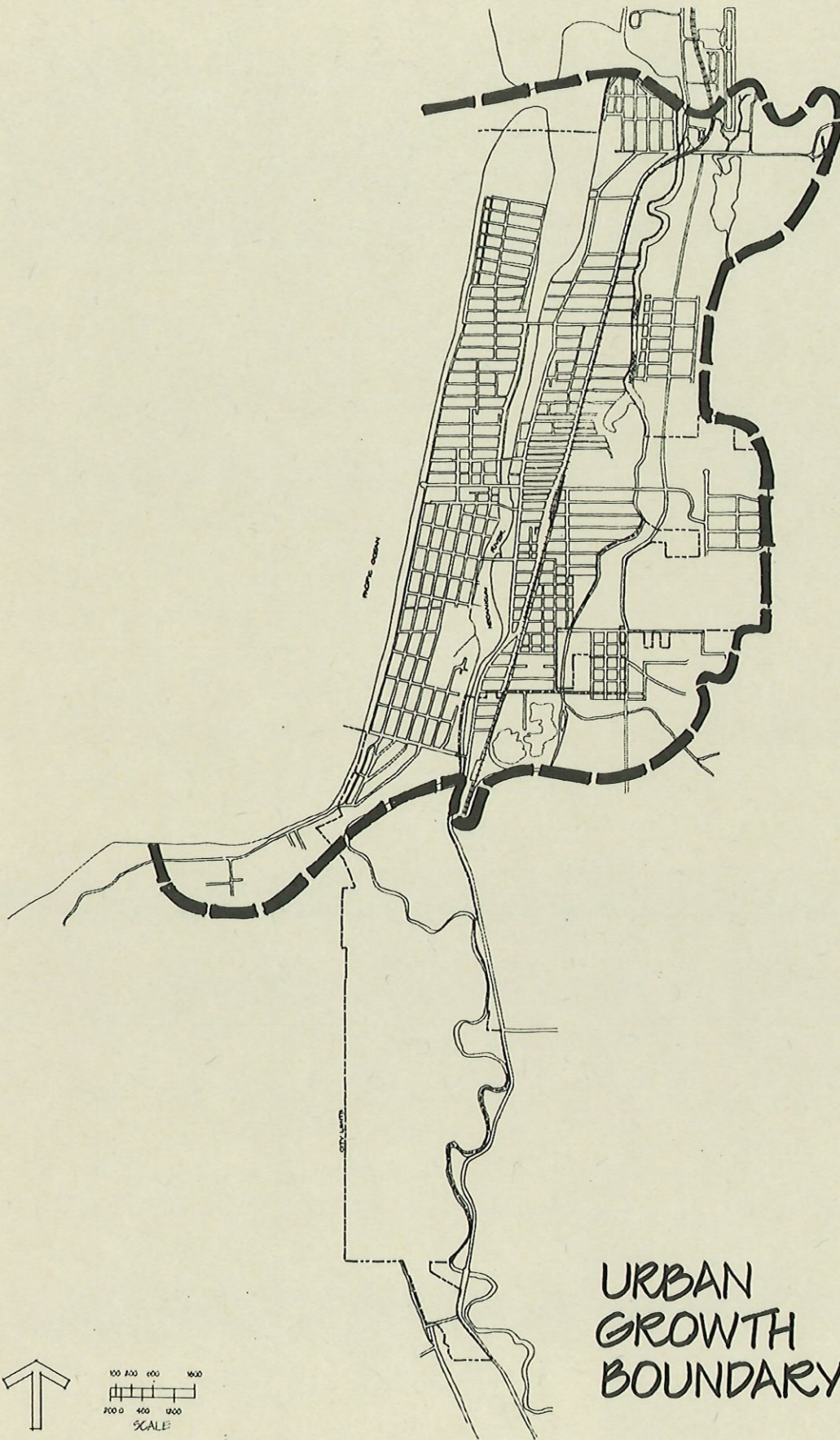
It shall be the policy of the City of Seaside to consider the Urban Growth Boundary as established by this plan to be the limits of urban development for the City of Seaside and the limit for the extension of all services provided by the City. The Urban Growth Boundary may be changed only after a complete review and amendment of the Seaside Comprehensive Plan and must be justified on the basis of a revised design population and/or changes in development patterns that are deemed desirable and in the best interests of the City of Seaside.





URBAN GROWTH  
BOUNDARY







# 4.0 PLAN ELEMENTS

## 4.1 Land Use

### STATE GOALS

**To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.**

**To protect life and property from natural disasters and hazards.**

**Developments subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards. Plans shall be based on an inventory of known areas of natural disaster and hazard.**

**To diversify and improve the economy of the state.**

**To conserve energy.**

**Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.**

The land use element of the comprehensive plan has been developed in a series of stages from growth concepts to alternative growth patterns as described in the previous sections and in this section from a generalized land intensity plan to the detailed land use plan.

The first step was to take the dispersed growth pattern, which shows the total land use requirements distributed on the basis of gross area without concern for different types of use, and develop a land use intensity map which shows the projected intensity of use in terms of the maximum number of dwelling units per acre in given areas. These intensities or development densities are the

primary criteria for design of the basic services and transportation systems such as water and sewer systems and highways.

Densities were arrived at by considering the capabilities of existing and planned utilities and street systems, and the maintenance of existing neighborhood characteristics and qualities.

Areas of low intensity are primarily residential areas with a density not exceeding five dwelling units per net acre. These areas may include public or semipublic uses such as schools or hospitals. Nonresidential uses are assumed to have a developed density equivalent to a residential density of five dwelling units per acre.

Medium intensity areas are primarily residential with a density not exceeding ten dwelling units per net acre. Medium intensity may include some commercial and public and semipublic type uses with an assumed developed density equivalent to a residential density of ten dwelling units per acre.

High intensity areas include residential, resort and motel, commercial, industrial and public and semipublic uses. Developed density is assumed to be equivalent to a residential density of 20 dwelling units per net acre.

The land use intensity map does not designate the type of use that an area may be put to, but does provide a guide to the density or intensity of land use for a given area. Areas that are not designated either low, medium or high intensity are generally open space, agricultural or forest lands where densities are so low that urban type services are not required.

The land use plan itself is divided into five major classifications:

Rural use  
Residential  
Commercial  
Industrial  
Public, Semipublic

Each of these are further subdivided into subclassifications as will be described later.

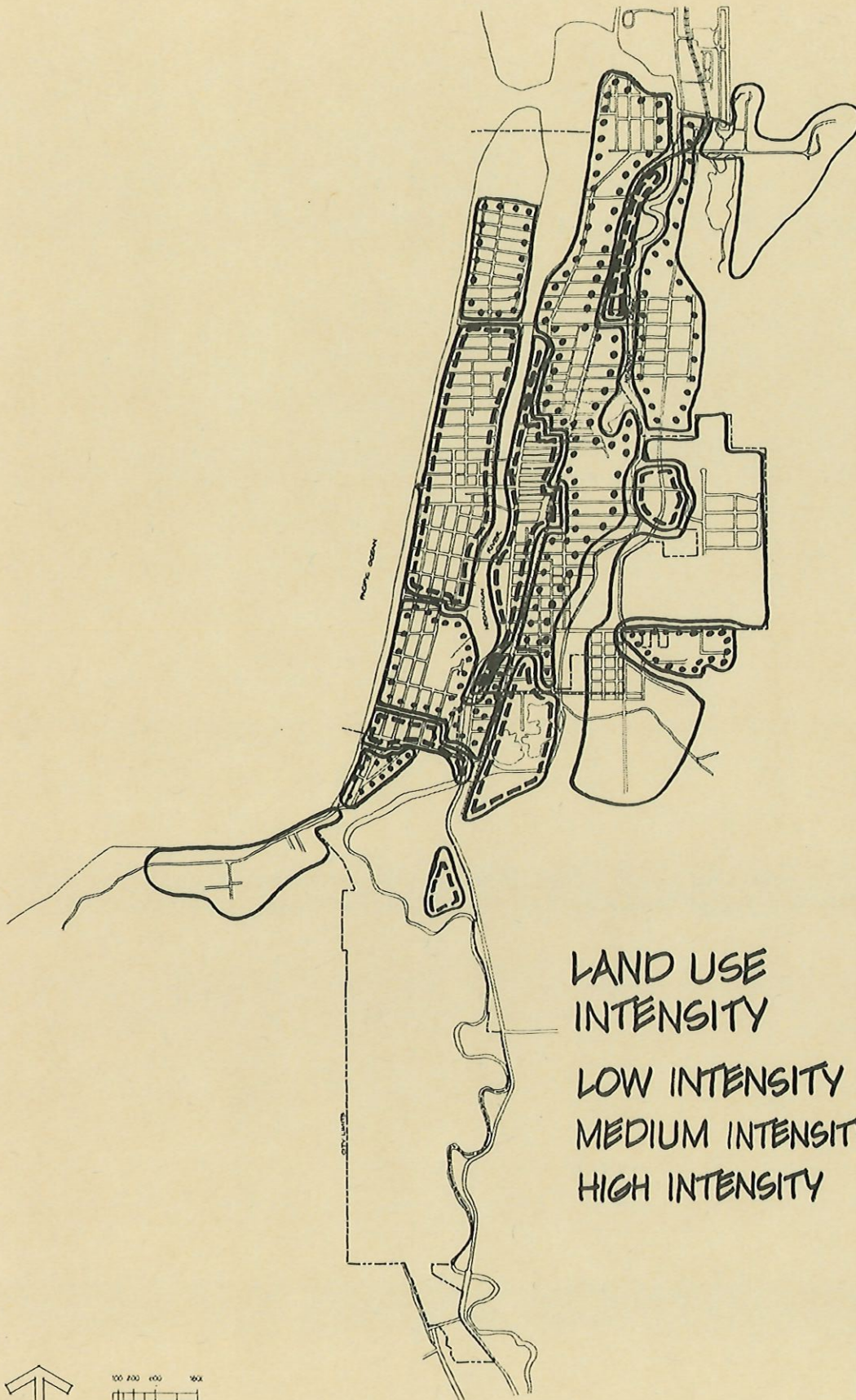
Recent land use decisions in the Oregon courts have determined that land use controls, such as zoning, must be based on an adopted land use plan and, where the zoning regulations are in conflict with the land use plan, the land use plan shall prevail.

This could cause some problems, since it is the purpose of the plan to reflect long-range land use goals, and these may sometimes differ from what may be best to show on the zoning map which is intended to reflect current use but also geared toward implementation of the long-range plan. In other words, the zoning regulations and map reflect short-range objectives while the plan reflects long-range goals.

Because of this difficulty, this plan will attempt to describe and graphically show the long-range land use goals and point out where there are differences between the long-range plan and that which should be reflected in the short-range plan or the zoning map. As a result, the plan will have two parts. The first is the long-range plan which should be adopted as one element of the comprehensive plan. The other is a zoning plan, which when adopted pursuant to the comprehensive plan, becomes the zoning map.

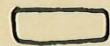
In describing the various land use classifications in the plan, the appropriate Land Conservation and Development Commission goals are referred to and where possible a description of how the guidelines have been followed is included.





LAND USE  
INTENSITY

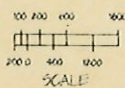
LOW INTENSITY



MEDIUM INTENSITY



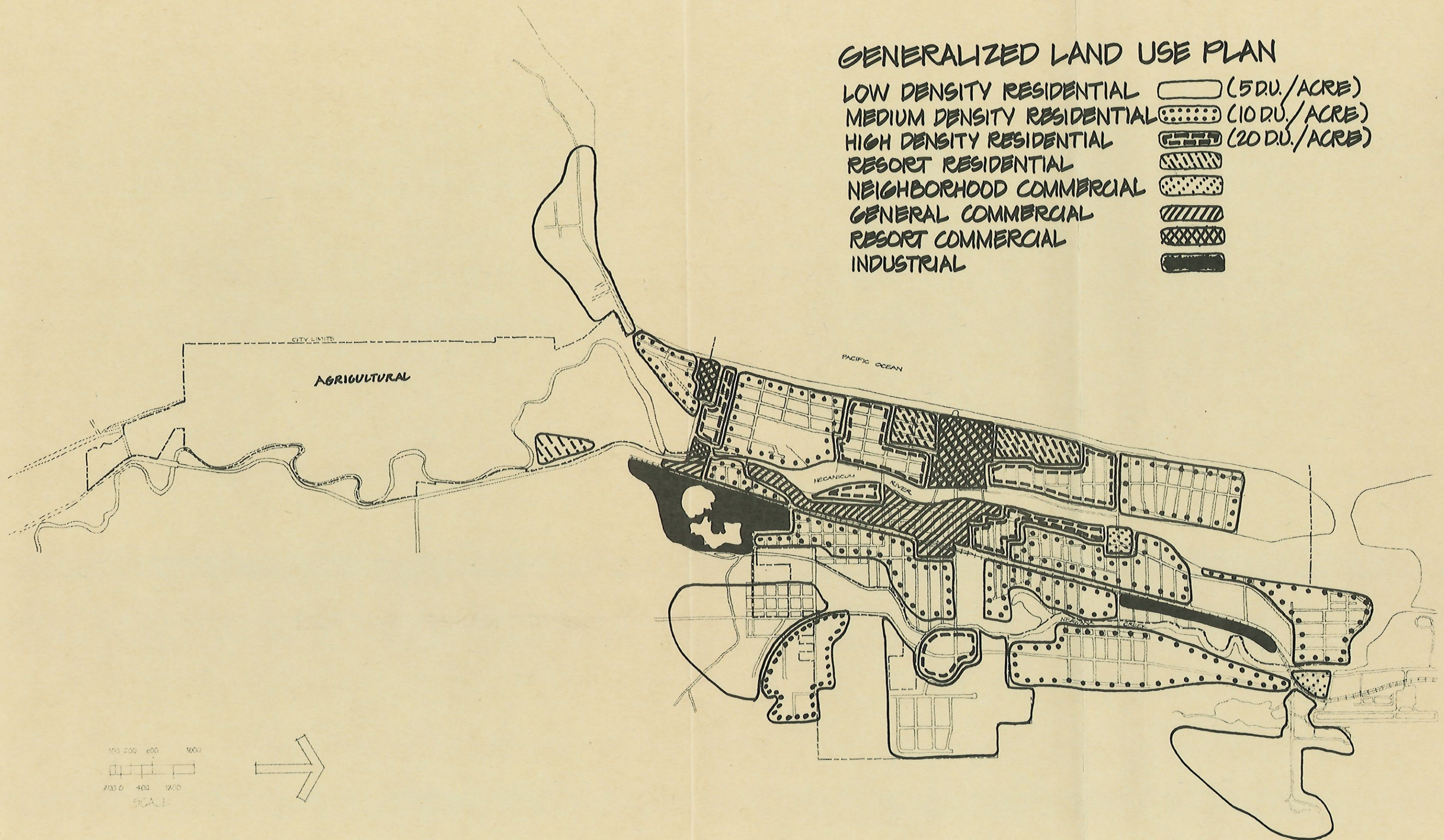
HIGH INTENSITY





# GENERALIZED LAND USE PLAN

LOW DENSITY RESIDENTIAL	(5 D.U./ACRE)
MEDIUM DENSITY RESIDENTIAL	(10 D.U./ACRE)
HIGH DENSITY RESIDENTIAL	(20 D.U./ACRE)
RESORT RESIDENTIAL	
NEIGHBORHOOD COMMERCIAL	
GENERAL COMMERCIAL	
RESORT COMMERCIAL	
INDUSTRIAL	





#### 4.1.1 RURAL USE

Add new paragraph:

Rural Use land is divided into three categories, agricultural, forest and open or unused land.

Delete the wording under Agricultural Land and Forest Land and replace with the following:

##### Agricultural Land

Seaside contains very little prime agricultural land within its boundaries and only small amounts adjacent to the City.

The primary areas designated for agriculture are the large area to the south of the golf course known as the Halverson land and the lowland areas east of Neawanna Creek in the South-East part of the planning area. The Halverson land contains the largest amount (192 acres) of Class 11 agriculture land.

The lowland area along Neawanna Creek is mostly Class 111 land and a good deal of it is in the flood plain.

Exceptions to State Goal 3 are being taken in three areas where Class 11 or 111 land exists. The area generally to the east of Wahanna Road and south of the Seaside Elementary School contains about 15 acres of Class 11 land and about 6 acres of Class 111 agricultural land. This area has already been subdivided to a large extent for urban development and is also an area that could be served economically with water and sewers. The area has not been used for any kind of crop production or pasture, but did at one time produce a tree crop. If development does not take place here, then it would have to take place in areas where the cost of providing services would be even higher.

The second area exception is the site of the Seaside Elementary School which contains about 12 acres of Class 111 agricultural land. This site has already been preempted for school use.

The third area is the area generally known as the Seaside Horse Ranch or Horse World, which contains about 4 acres of Class 11 and 19 acres of Class 111 agricultural land. This area is proposed for development for reasons stated in Section 3.0 Growth Concepts, and because the owners of the land have for many years had development plans pending for the area subject to financing and the ability to obtain water and sewer service from the city. If a new Sewage Treatment Plant is built near the airport in the near future, this area would be very easy and economical to serve.

In all cases there will be some loss of open space if these areas are developed. The loss of agriculture would be minimal since none of the area is in productive agricultural use now or is it likely to be in the future. Agriculture, except for forestry, plays little if any role in the economy of Seaside.



As described in Section 3.2 Future Land Use Requirements, there will be a demand for about 220 acres of additional land for the Seaside urban area based on the design population of 7700. If the development does not occur as shown in the land use plan, then it would take place in other areas which would increase the costs of providing services and because of the availability of land around Seaside, would also occur in land that contain either agricultural land or forest land.

#### Forest Land

No forest land as such exist within the city limits of Seaside or within the Urban Growth Boundary. The City is bordered by forest land on both the south and to the east. These lands are outside the City's jurisdiction and are administered by the County. There are no policies pertaining to forest lands.



#### 4.1.1 RURAL USE

##### *Agricultural Land.*

Seaside contains very little agricultural land within its boundaries and only small amounts adjacent. Agricultural lands are to the south of the developed area of the City and are primarily used for grazing.

All agricultural lands are outside the urban growth boundary and are separated by open space. At the immediate south end of the developed area of the City, the agricultural land is separated by the golf course. The only infringement into the agricultural land that will take land out of this classification is a small area adjacent to Highway 101 just south of the golf course which has been previously zoned for commercial use for a motel complex. Since one of the objectives stated in Section 2.5 was to *seek alternate locations for tourist facilities other than in the central*

*city area near the beach*, this area may, at a future date, be developed for tourist facilities. Although this would be a non-farm use, the area is not now in productive agricultural use.

No extension of water or sewer service has been planned in order to help preserve this area for agricultural use; however, it should be pointed out that Seaside's water supply transmission line runs through the area along Highway 101.

*Forest Land.* Only a very small area of forest land exists within the city limits of Seaside in the large undeveloped area to the south. The City is bordered by forest lands, however, on both the south and to the east. Since most forest lands are outside the City's jurisdiction, they are merely shown on the land use map. Forest lands within the City are shown and should be zoned for agricultural use in order to preserve them for forest use.

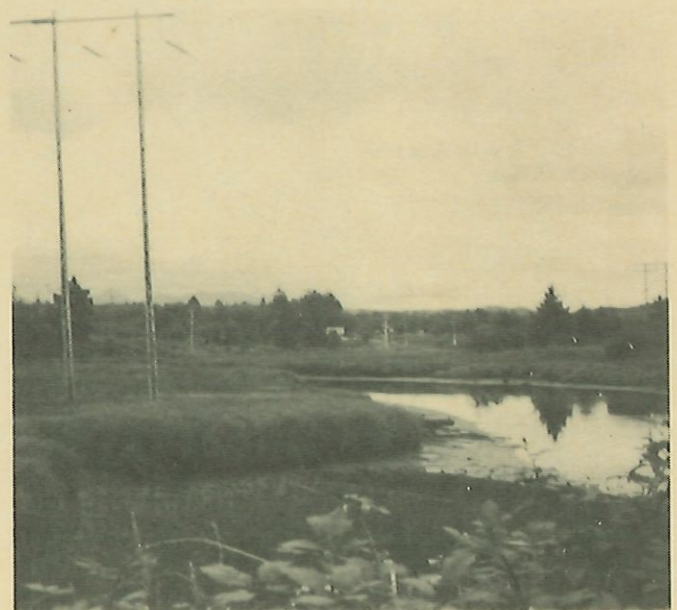
##### *Open or Unused Lands.*

Open or unused land is basically that land not used or designated for agricultural, forest or any kind of urban use. The lands designated as "open" are generally unused lands at the present time, but may have some scattered development such as a farm house and outbuildings or a rural home site. These uses should be limited to those that are in conjunction with or necessary for the continued operation of agricultural, forest and open uses.

Open space is covered in more detail in the Open Space and Recreational Element of the plan.

#### 4.1.2 RESIDENTIAL

Residential land use is divided into three levels of density to correspond with the three levels of land use intensity described earlier.





**Low Density.** These areas are characterized by suburban residential qualities, such as single-family units on individual lots, including other uses which are consistent with residential neighborhoods such as churches, schools, and community facilities. Planned unit developments, including limited commercial functions designed to serve only the planned development, are also appropriate in the low density area; however, no commercial or residential uses operated for commercial purposes should be located in the area. The maximum density should not exceed five dwelling units per net acre in low density areas.

**Medium Density.** These areas are characterized by moderately dense housing on generally small lots. Uses include mostly single-family dwellings with a mixture of duplex or two-family units and other uses consistent with residential neighborhoods, such as churches, schools, community facilities and parks or recreational areas. This area may also contain mobile home courts and planned unit developments.

This area includes much of the older areas of the City which contain a wide variety of uses which are not in keeping with the character of the predominant uses in the neighborhood. These "nonconforming" types of uses must be recognized and should be allowed to continue; however, their long-range use should be discouraged. Some of the nonconforming uses are old style tourist courts that are being converted to apartment-type use.

Maximum density should not exceed ten dwelling units per net acre in medium density areas.

**High Density.** These areas are characterized by urban high density qualities such as apartment houses and condo-

miniums as well as some mix of single-family, duplex and other uses consistent with high density residential areas. These areas may also contain limited amounts of commercial uses that are a convenience to residents of a high density area. These convenience establishments have the purpose of providing convenient shopping for daily necessities within easy walking distance which will help to cut down on traffic in areas presently congested because of very narrow streets. This will also help to conserve energy by saving on fuel consumption.

Condominiums in this area should be for full-time residential use rather than operated as motel or tourist uses.

Maximum density should not exceed twenty dwelling units per net acre in high density areas.

#### **Resort Residential.**

Because of the resort character of Seaside, a resort residential area has been designated on the plan to provide area for the orderly expansion of tourist accommodations and related business, such as restaurants and gift shops. Related business should only be allowed, however, when actually a part of a motel or hotel facility.

These areas are generally built-up areas that are in a state of transition from residential to commercial activity. Conversion to resort uses should cause a minimum of disruption of existing residential values.

There has been an identified need to provide more area for tourist facilities near Highway 101. These facilities could be located in the commercial areas along the highway; however, large parcels of suitable land do not appear to be available. An area south of the Seaside golf course has been designated as a resort residential. This area has been proposed for a major motel facility and the City has committed the area for this use. It also is one of the few areas within range of utilities. One other area for tourist facilities is the possible redevelopment of an industrial area located on the south edge of the City east of the railroad track.

### **4.1.3 COMMERCIAL**

Commercial uses cover a wide range of activity at different intensities of use. Since density of commercial uses cannot be determined by the number of dwelling units per





acre, uses are grouped into different classifications based on type of use and extent of use that is felt to be at a similar intensity of use as medium and high density residential areas. Some commercial areas will have a mixture of residential and commercial uses, such as resort-motel and neighborhood commercial areas, while others will be exclusively business or commercial uses.

#### *Neighborhood*

**Commercial.** These areas are for the location of small business and services within residential areas primarily for the convenience of nearby residents. Traffic generation and utility demands should be equivalent to and not exceed medium intensity use areas. Businesses are intended to fit into the residential character of the neighborhood and not create either architectural or traffic conflicts. The types of businesses should be those that are primarily for the convenience of nearby residents.

New residential uses should not be allowed except one that is in connection with a commercial use and is in the same structure; for example, a

grocery store with the owner's residence above or behind the store. Automobile service stations are appropriate in neighborhood commercial areas; however, because of fire danger and the very narrow streets on the west side of the Necanicum River, none should be located west of the Necanicum River. At the present time, no neighborhood commercial areas are indicated as being west of the Necanicum River. Because of the high traffic generation and the general incompatibility with residential uses, drive-in type restaurants should not be allowed in these areas.

#### *Resort Commercial.*

These areas are located on the west side of the Necanicum River. They are intended to provide for tourist-oriented business and services. The resort character of these areas should be emphasized, and businesses and uses which contribute to the attractiveness for tourists and residents should be encouraged.

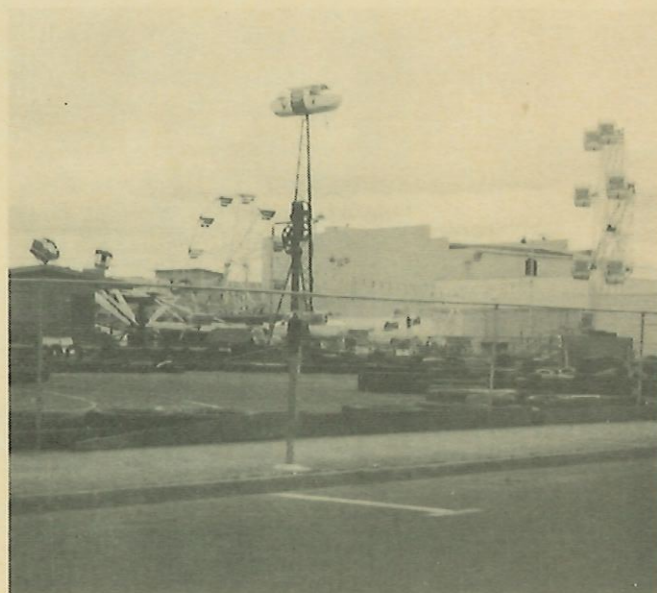
The primary area for resort commercial is along Broadway between the Necanicum River and the Prom Turn-around. Two smaller areas are

located on Avenue "U". Traffic generation, utility demands, and overall density should be equivalent to and not exceed high intensity use areas. Because of fire danger and the narrow street pattern on the west side of the river, automobile service stations should be prohibited from resort commercial areas.

#### *General Commercial.*

These areas are located east of the Necanicum River and are high intensity use areas. Because of the nature of this area, it is divided into two subareas to reflect differing types of uses within the areas, all of which are considered high intensity uses.

Seaside has a rather unique central business district in that it is centered along Broadway but divided in half by the Necanicum River. This division creates two rather distinct business areas, one the resort commercial, described in the previous section, and the other a typical CBD on the east side of the river. This area is referred to as central commercial to reflect its primary use as the central business district. This is the area where a broad range of commercial and business activities





that meet the day-to-day needs of Seaside's permanent residents are located. Because of the limited amount of area available, large land users, such as a drive-in theater, should be prohibited from the central commercial area.

The second subarea provides for more intensive commercial uses which do not require prime areas, such as in the central business district or resort areas. This is the area where wholesale, auto-oriented and heavier commercial uses such as normally occur in the fringe

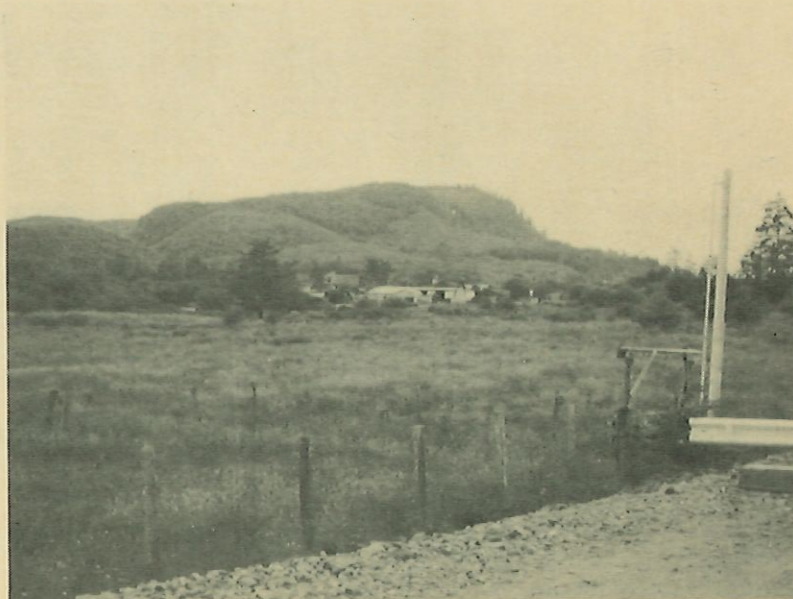
area of the CBD are located. The general commercial area is located to the south of the CBD generally along U. S. Highway 101.

#### **4.1.4 INDUSTRIAL**

Industrial land is not a major use in Seaside primarily because of its location on the Oregon Coast and its resort character. However, industrial land is important to help diversify Seaside's economy. Industrial areas are assumed to have a density equivalent to the high intensity use areas. Two areas are designated in the plan for industrial use, one on the north end east of the railroad tracks, the

other on the south end east and at the end of the track.

As discussed previously, there is a shortage of suitable locations close to the highway for development of tourist facilities, particularly motels. A portion of the industrial area on the south edge of Seaside has the potential for redevelopment as a first class tourist development. This area is presently a lumber mill but should the owner wish to redevelop the area, a tourist commercial type use should be considered to be compatible with the plan for this area.





Add New Section

4.1.5 LAND USE POLICY









- Implementation of the Land Use Plan shall be accomplished through the adoption of zoning and subdivision regulations. In the event of a conflict between the plan and the zoning or subdivision ordinances, the intent of the plan shall prevail. (Goal 2)
- Other devices may be utilized to implement the plan including, but not limited to, building codes, sign ordinances, and design review. (Goal 2)
- Development within the existing, built-up area presently served with all utilities shall be considered as having the highest priority. Areas not now served but capable of being served without major additions to the system shall have the next highest priority. Areas planned for development but which would require major additions or expansion of the utility system shall be considered the lowest priority.
- The fact that some high priority areas are not developed for one reason or another shall not be considered grounds for curtailing development into unserved areas as long as the developers are willing to finance the cost of extending utilities.
- Agricultural land shall be preserved through adoption of exclusive farm use zoning pursuant to ORS 215. (Goal 3)
- Non-Farm uses shall be permitted only in accordance with ORS 215.213. (Goal 3)
- Water distribution and sewage collection line shall not be extended into lands designated for agriculture use: however where it is necessary to cross agriculture acres with water or sewer lines, those lines should be located in public rights-of-way with no connections allowed. (Goal 3)
- Areas designated as low or medium density residential but are presently undeveloped and contain Class II or III agricultural land shall be zoned for agricultural use until such time as they are needed for development. Rezoning to residential use at that time shall be considered to be in conformance with the long range land use plan. (Goal 3)
- It is the intent of the plan to maintain the existing high quality of the air, water and land resources of the Seaside planning area, therefore no development or activities shall be allowed which will violate or threaten to violate any applicable state or federal environmental quality statutes, rules or standards. (Goal 6)

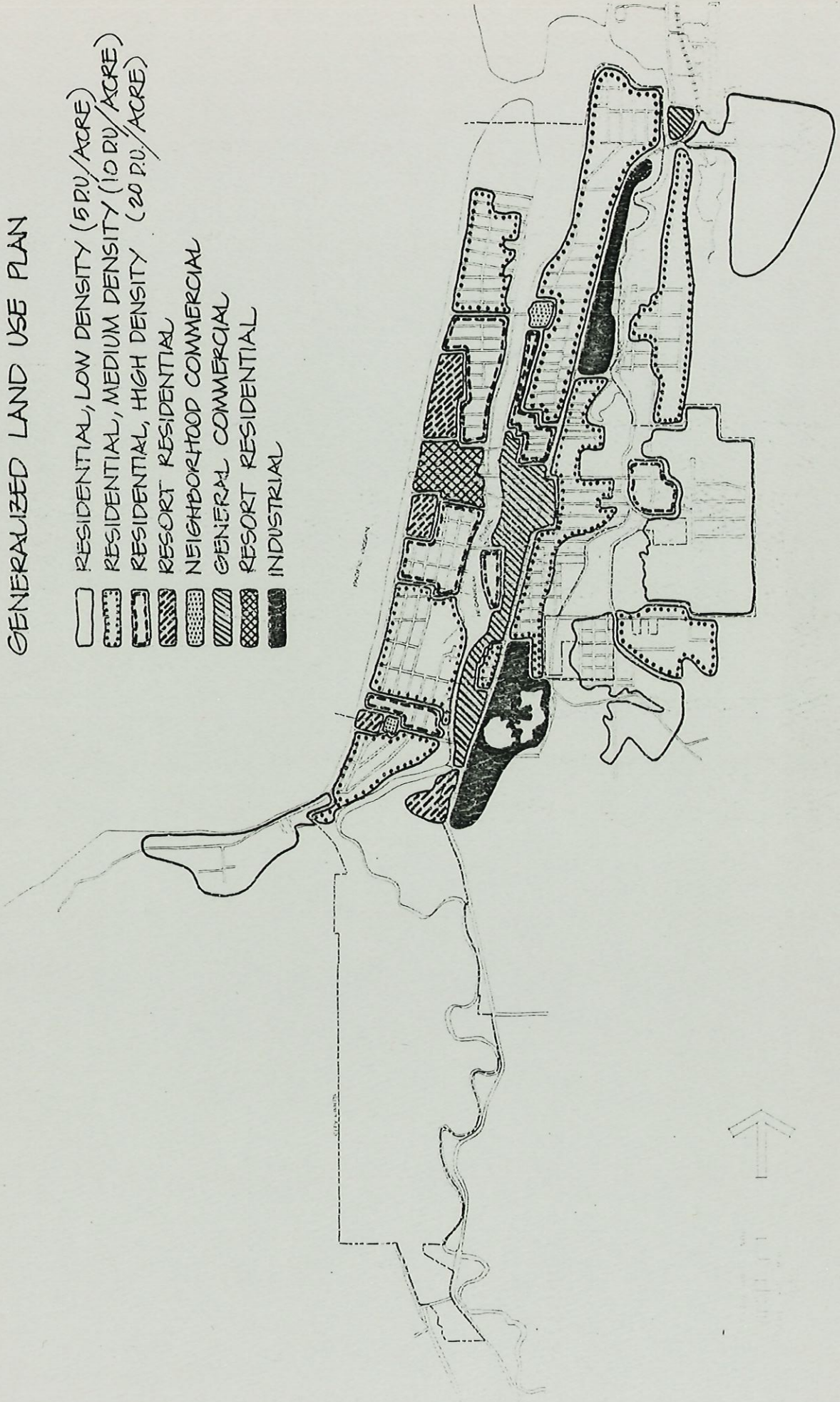


- All new development proposals shall comply with all state and federal environmental quality statutes, rules and standards which are applicable to the proposed project.
- Urban land use development shall only be allowed where sewage collections systems are available or are planned. (Goal 6)
- All development in the 100 year Flood Hazard Areas shall be regulated by the adoption of a flood plain management ordinance (flood plain zoning) pursuant to Public Law 90-488, the National Insurance Act of 1968. (Goal 7)
- Since recreation and tourism are the major economic base in Seaside, all future development decisions shall consider both beneficial and adverse impacts on that base, and only projects that contribute to or strengthen Seaside's economic base shall be approved.
- Seaside has a very limited potential for industrial development which shall not be discouraged but shall also not be considered to be of major economic benefit in the future.



# GENERALIZED LAND USE PLAN

-  RESIDENTIAL, LOW DENSITY (5 DU/ACRE)
-  RESIDENTIAL, MEDIUM DENSITY (10 DU/ACRE)
-  RESIDENTIAL, HIGH DENSITY (20 DU/ACRE)
-  RESORT RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL
-  GENERAL COMMERCIAL
-  RESORT RESIDENTIAL
-  INDUSTRIAL





## 4.2 Community Facilities

### STATE GOAL

**To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.**

The community facilities element of the comprehensive plan covers those public and semipublic activities in the community with the exception of utilities and parks and open space. Each of these are considered as separate elements.

As the City of Seaside grows and expands, it is necessary to expand community facilities to meet future needs. The community facility element is based on the needs identified in Section 2.4. Most of these future needs can be met or are being met by expansion of existing facilities at their present locations. Specific community facility plans are summarized as follows.

#### *Senior Citizens Center.*

A site and structure, which was part of the old Catholic convent site, has been acquired by the City and should be converted for use by the elderly and youth to provide health and other social services. The structure has a large meeting and activity room, a smaller meeting room, kitchen, office and storage, and is ideally suited for a Senior Citizen Center.

*Civic Center.* A new city hall and law enforcement facility is badly needed in Seaside, as well as new facilities for the Seaside Volunteer Fire Department. The remaining land area of the old Catholic convent, which contains a structure on one portion, and some additional land that could be acquired would make an ideal site, and is being considered for a new Civic Center complex. The site is located between Broadway and Avenue "B" and east of Roosevelt Drive.

The remaining structure could easily be converted into a law enforcement facility with only the necessity to build some holding cells for short-term

detention of prisoners. The site is large enough to construct a city hall and a fire station and also to maintain an open-space connection between the city park on the north side of Broadway and the proposed Senior Citizen Center.

A site plan for this entire Civic Center complex should be prepared as soon as possible to guide future decisions as to placement of buildings and other facilities. The old city hall and fire station site could be redeveloped for commercial use, possibly as a site for a close-in motel facility.

#### *Hospital and Health*

*Care.* The Seaside Community Hospital is a relatively new facility to the west of the new elementary school just south of Sunset Hills subdivision. The hospital has sufficient space for the foreseeable future and no expansion is anticipated. There is a need for an emergency heliport at the hospital site which is described in the transportation element section.





## Section 4.2

### COMMUNITY FACILITIES

Under sub-title "Senior Citizens", in the first sentence change "should be converted" to "has been converted".

Under sub-title "Civic Center", delete all of the second sentence beginning "The remaining land".



Under sub-title "Schools", delete wording and replace with the following:

#### Schools

Projections of future school enrollments indicate that within the planning period, both the Broadway Junior High and the Seaside High schools will be exceeding their design capacity.

School enrollment projections are based on the design populations from Section 2.2.1 Economic and Population, using a ratio of students to population and assuming that the ratios would remain fairly constant over the planning period. For elementary schools the ratio of students to population is .07. For the Junior High the ratio is .15 with .19 for the High School. These ratios are about the average for the 1973, 1974 and 1975 enrollments for the schools located in Seaside, and reduced slightly to account for the declining family size of recent years.

#### School Enrollment Projections

	Design Population				
	6100	6500	6900	7300	7700
Seaside Heights	427	455	483	511	539
Broadway Jr. Hi.	305	325	345	365	385
Seaside High	<u>549</u>	<u>585</u>	<u>621</u>	<u>657</u>	<u>693</u>
Total	1281	1365	1449	1533	1617

Seaside Heights elementary school has a design capacity of 500 but can be expanded to a capacity of 700. Expansion of the facility should not be necessary until the population of Seaside reaches the design population of 7700.

Broadway Junior High is presently at capacity and will exceed capacity in the near future, possibly within the next five years. A serious overcrowding problem could arise at the Broadway school if expansion is not planned for now. By the time the design population is reached, the Junior High enrollment could well be increased by 79%.

Consideration should be given to either a second junior high school in the District, changes in the grades in the Junior High to shift, for example the 7th grade to Seaside Heights school; or plans for expansion of the present facility to a capacity of about 400 students.

The capacity of Seaside High School will be exceeded when the population reaches about 6900 or in about thirteen years.

Planning should be started soon to expand the capacity of the High School to at least 700 in the not to distant future.



An identified need in Seaside is additional and improved nursing homes and a preventive medicine or home-care program.

Nursing homes might be considered as semipublic uses but are generally privately operated, and as such are not the responsibility of the city government; however, the City can and should make provision for allowing nursing homes within the City subject to the appropriate considerations such as sufficient area, parking, access, and relation to surrounding uses.

Preventive medicine and home-care programs should be addressed on a larger scale than just the City, perhaps through county-wide programs of the county health office or regional programs of the Clatsop-Tillamook Intergovernmental Council.

**Schools.** The Seaside School District does not anticipate any new school sites during the planning period, but expansion of the Senior High School site is desired. Possible expansion of this site is shown generally to the north of the present site.



The school districts administrative offices are located in the old community hospital building which is owned by the City. Ownership of this facility should be transferred to the district, perhaps through trade of the old abandoned elementary school on Holladay Drive to the City. The City could then make this site available for a low-income housing project.

**Convention Center.** The Seaside Convention Center is a new facility that is designed for vertical expansion. No additional land area is anticipated. Parking is, or could be, the major problem; however, parking near the center that serves the business area does provide adequate facilities during events at the center which are usually after normal business hours.

**Library.** The present library appears to be adequate for the foreseeable future; therefore, no expansion is planned.

**City Shops.** The City's new shop facilities, which also house the Public Works Department, are also adequate for the foreseeable future.





All New Section

4.2.1 COMMUNITY FACILITIES POLICY

- The City of Seaside will continue to operate and maintain the Senior Citizen Center for the benefit and welfare of the senior citizens of the community. Efforts will be made, within the financial capabilities of the city, to expand and improve the facilities and services provided by the center.
- The City of Seaside will continue its efforts to construct new facilities for city administration, the police department and the Seaside Volunteer Fire Department.
- The City of Seaside will cooperate to the fullest extent with the Seaside School District to assure adequate sites for new schools that may be needed in the future or for expansion of existing facilities to meet future education requirements.
- The City of Seaside will continue to fulfill its responsibility to operate and maintain the Seaside Convention Center for the benefit of all of the citizens of Seaside and the State of Oregon.
- The City of Seaside will continue its support, and operation and maintenance of the Seaside Library.



Add New Section:

#### 4.3.1 UTILITIES POLICY

- The City of Seaside will comply with all applicable State and Federal environmental quality statutes, rules and standards related to water supply and distribution, sewage collection and treatment, storm drainage, and solid waste disposal.
- The City of Seaside will cooperate with Clatsop County and the City of Gearhart in the development of a regional sewerage system to serve the South Clatsop Plains area.
- Water or sewer services will be extended to unserved areas only if they are within the city limits or are adjacent and agree to annexation into the City of Seaside.
- Since the present sewage treatment plant has limited capacity, and is designed to serve only certain areas, service to areas that were not included in the original design area shall only be provided after a complete engineering analysis and assurance that service within the design area will not be adversely affected.
- The City of Seaside Comprehensive Plan does not anticipate the provision of any urban services beyond the Urban Growth Boundary and the City will not consider any requests for such extensions without a complete review and analysis of the Plan and amendment to the Urban Growth Boundary and concurrence with Clatsop County.



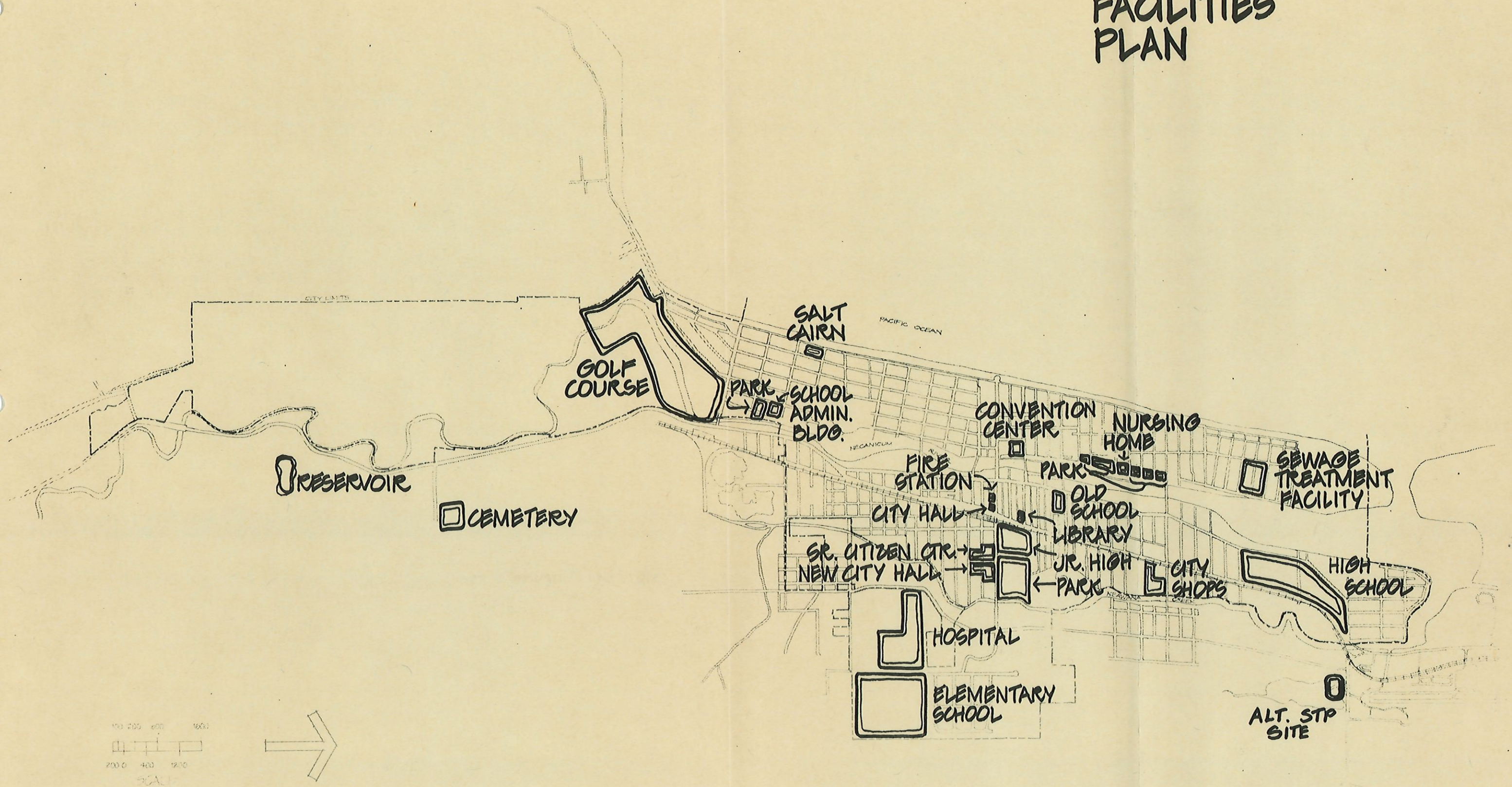
Add New Section:

#### 4.4.1 TRANSPORTATION POLICY

- The improvement of the existing street and highway system, especially the improvement of U.S. 101 through Seaside, is preferred over the creation of a new by-pass route around Seaside.
- All proposed developments on or adjacent to U.S. 101 shall be reviewed by the City and consideration given to the impact of such development on the traffic carrying capacity and safety of U.S. 101.
- The local street system including major, collector and local streets will not be extended beyond the Urban Growth Boundary.
- The City of Seaside encourages the cooperation of private property owners in the development of a bike and trail system throughout Seaside for the use and enjoyment of the citizens of Seaside and visitors to the community.
- Future bike trails in the Seaside area shall be physically separated from vehical lanes and on seperate rights-of-way if possible.
- Energy conservation shall be achieved in Seaside by keeping future development within the Urban Growth Boundary and keeping travel distance in the community to a minimum, and through the development of a bike and trail system to serve as an alternate form of local transportation.



# COMMUNITY FACILITIES PLAN





## 4.3 Utilities

### STATE GOALS

**To maintain and improve the quality of the air, water and land resources of the state.**

**All waste and process discharges from future development, when combined with such discharges from existing developments shall not threaten to violate, or violate applicable state or federal environmental quality statutes, rules and standards.**

The utility plans for Seaside include a sewerage collection and treatment plan and a water supply and distribution plan which are based on the land use plan as described in Section 4.1. The plans follow the dispersed growth pattern alternative as described in Section 3.4. Other utilities, such as power and telephone systems, are considered but not in as much detail.

**Sewer System.** The major element of the sewer system plan is the location of a new regional sewage treatment plant near the airport to serve Seaside, Gearhart and the southern portion of the Clatsop Plains area, as recommended in the Clatsop Plans Sewerage Study dated March 1975 by CH<sub>2</sub>M-Hill.

This will require the flow from Pump Station 3 to be reversed and flow to the east on 12th Avenue connecting to a gravity line on Wahanna Road then to the treatment plant. The 18th Avenue pump station would be connected to the STP force main reversing the flow and pumping back to Pump Station 3

in the vicinity of the 12th Avenue bridge.

Other parts of the plan include a new pump station east across Neawanna Creek from Pump Station 10 with a trunk to pick up sewage from the area south of the hospital and new elementary school. Trunks to serve the area east of the railroad tracks and west of Neawanna Creek flow to Pump Station 10, then by force main across the creek to the new pump station, then by force main to the gravity line into the Hospital pump station. From the Hospital pump station, sewage would be pumped north along Wahanna Road picking up the Sunset Hills trunk and then by gravity to the treatment plant.

The Holladay Drive trunk line is extended south to about Avenue "U" to serve the area presently outside the city limits. Another trunk extends southwest from the existing line on to Edgewood Street serving the area to the southwest of the present city limits. This line flows into the southwest district system, is picked up by Pump Station 8 and flows into the Holladay Drive trunk. This part of the entire system presently has excess capacity and could be extended without overloading the rest of the system and is not dependent on the major new parts of the system on Wahanna Road.

An alternative to the sewage treatment plant near the airport is to rebuild the existing plant into a regional plant. This virtually involves a completely new facility, since the existing plant is not capable of being expanded to meet current DEQ

discharge standards. A new pump station would be required on the east side of Neawanna Creek near 12th Avenue which would pump west along 12th to Pump Station 3.

**Water System.** Major additions to the water system are much simpler than for the sewer system as long as development is kept below the 80-foot contour line to avoid either pumping or the construction of a reservoir above Sunset Hills.

A new 10-inch trunk line is shown extending southwest from Ocean Vista Way to serve the area presently outside the City.

A 10-inch line is shown running east on Sundquist Road to Wahanna Road then north to tie into the existing line near the Hospital forming a loop line in this area. Another 10-inch line is shown on Wahanna Road north of Broadway connecting back to an existing line at 24th Avenue forming another loop. From here another 10-inch line extends east serving the area known as the Seaside Farms.

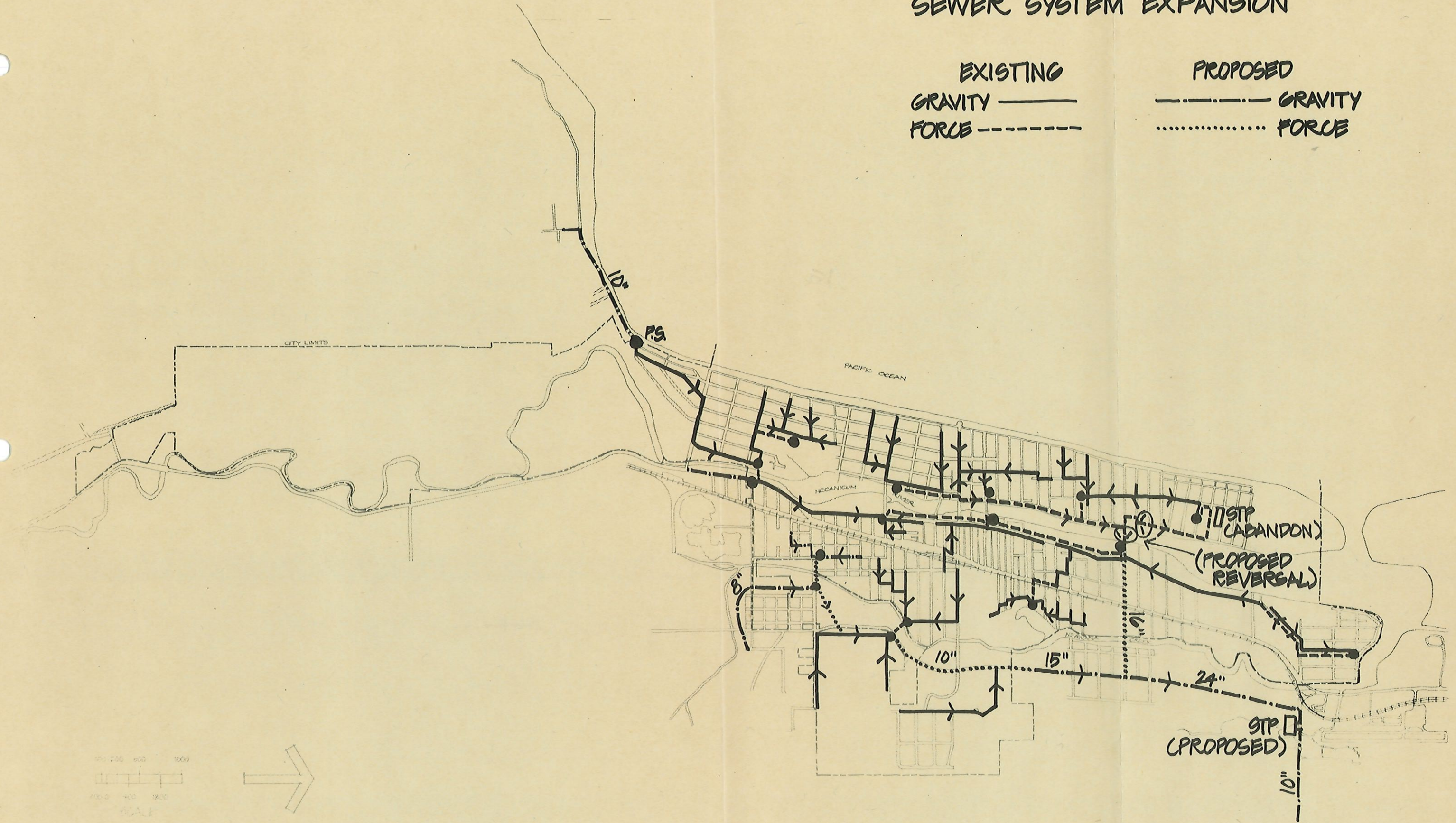
**Other Utilities.** Electric power, natural gas, telephone, and cable television are private utilities and not the direct responsibility of the City; however, the City should make sure that all future developments make provisions for these utilities through easements and utility corridors. All new developments should be coordinated with the utility companies before final approval. Provisions should be made requiring all utilities in new developments to be placed underground.



# SEWER SYSTEM EXPANSION

EXISTING  
GRAVITY ———  
FORCE - - - - -

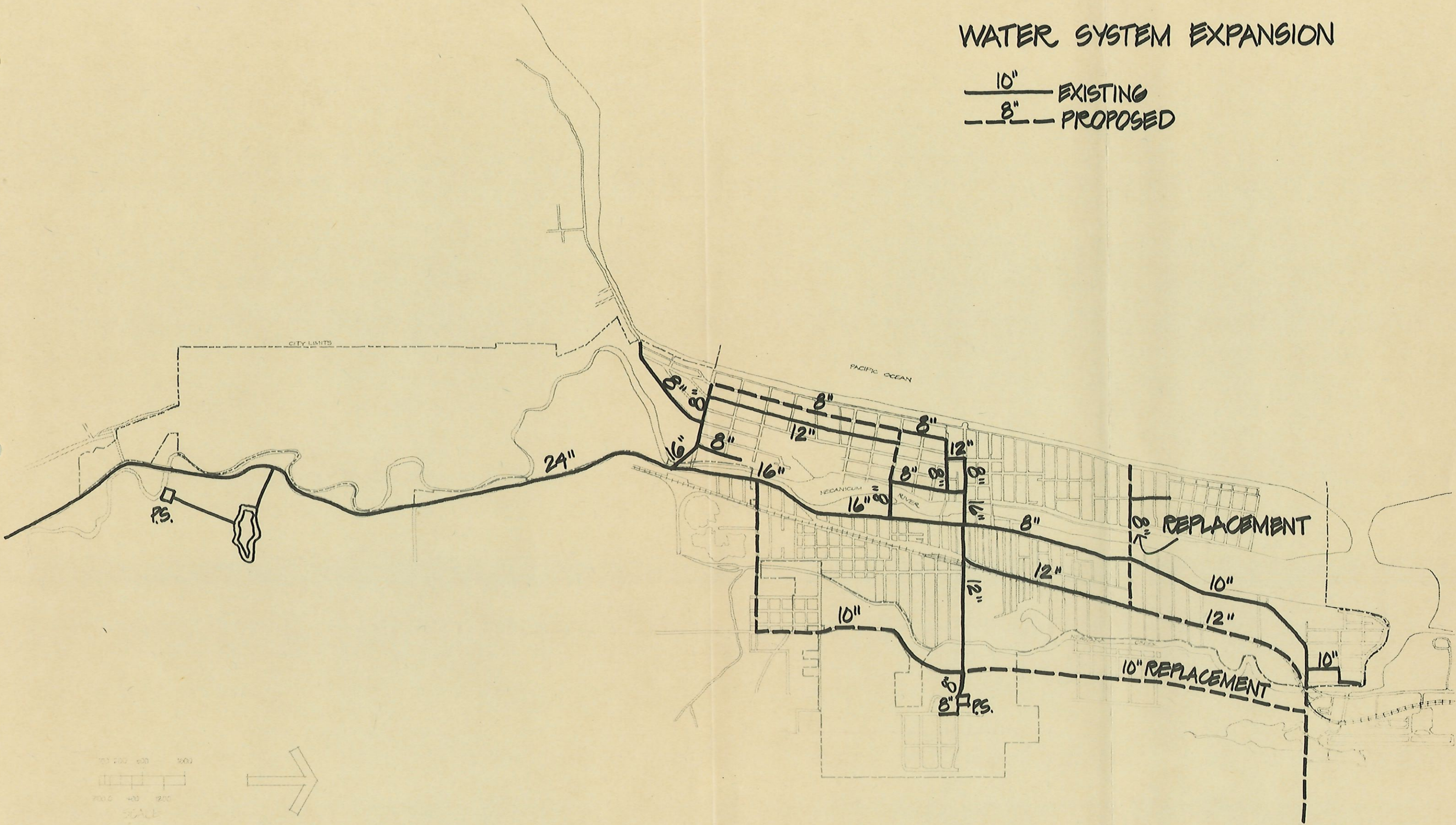
PROPOSED  
- - - - - GRAVITY  
..... FORCE





WATER SYSTEM EXPANSION

10" EXISTING  
8" PROPOSED





## 4.4 Transportation

### STATE GOAL

**To provide and encourage a safe, convenient and economic transportation system.**

The transportation plan element is based on the needs identified in Section 2.4 and considering the land use, community facilities and utilities plan elements.

The major part of the transportation plan is the street and highway system. The major proposal in the existing system is to upgrade Highway 101 through Seaside instead of the previous bypass plan. Joint efforts by the City and the Highway Division should be made to improve traffic flow on the existing highway route. These improvements include a detailed study of

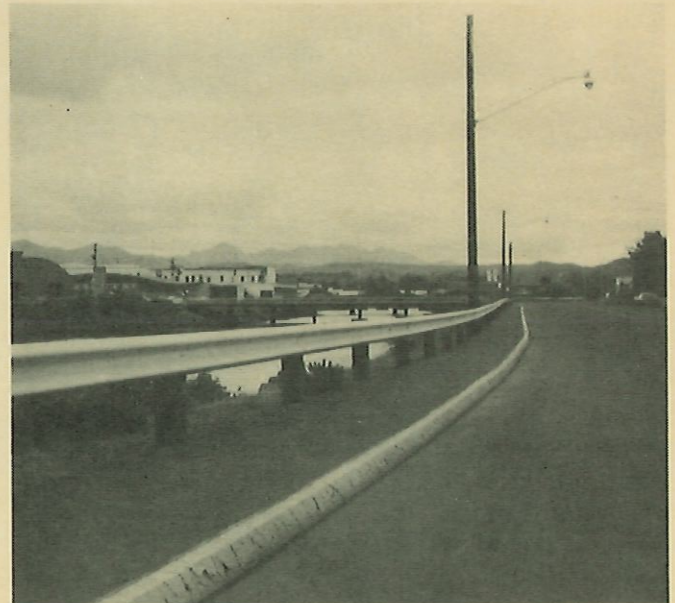
the length of the route to determine the feasibility of such things as reducing the number of intersections on Roosevelt Drive by closing off certain streets, widening the street where possible, or additional right-of-way.

At the south end of the City, a minor route change utilizing the railroad right-of-way to bypass the congestion in the vicinity of Avenue "U" might be possible. The streets shown on the plan as "Major Arterials" should have the right-of-way over other streets so the plan becomes a guide for placement of traffic control devices such as stop signs.

A second major feature of the transportation plan is the bike and trail system. The beginning of this system is the Promenade with potential for expansion of the system north into the dunes, then along the Necanicum River connecting with the Promenade again at the extreme south end. A pedestrian and bike bridge across the Necanicum south of the

Avenue "G" bridge would give a much needed access route to shopping areas along Holladay for those living on the west side of the river. This could reduce the need for automobile travel for short shopping trips.

The bike and trail system is extended east of the Necanicum and forms a link between park areas, the new school, the Senior Citizen Center, etc. Extending the system into the new elementary school is important to providing good access to the school by other than automobile means. A trail access should also be provided to the school from the Sunset Hills area. One means of developing and maintaining the trail system is by organizing youth groups such as Boy Scouts and Girl Scouts to form a trail group as a service project.





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The Seaside Airport, which is state-owned and operated, is not planned for any expansion; however, the clean zone needs to be protected from development that could conflict with aircraft approach safety. The approach zone on the south end of the runway has been designated as open space to provide this protection. This area also happens to be a swamp that is unsuitable for extensive development. The site for the proposed Clatsop Plains sewerage treatment plant may be located in the approach zone but as long as the height of structures is kept below the glide path there should be no conflict between the treatment plant and aircraft operations.

The State Aviation Division should be contacted and

encouraged to provide refueling facilities for in-transit and local aircraft, and to provide a phone for visitors' use to call for ground transportation. This could be simply a pay phone near the tiedown area.

A heliport for emergency use is needed at the hospital. There is sufficient area on the hospital grounds for such a facility which can be simply a flat, cleared area marked appropriately for helicopter landings. Since the hospital is in line with the airport runway, a thorough check should be made with the Federal Aviation Agency and the State Aviation Division before any construction of a heliport is started.

A mass transit system is not feasible in Seaside at the present time; however, efforts should be made, perhaps by the Chamber of Commerce or other service clubs, to seek feasible ways of improving intracity transportation for the elderly and handicapped.

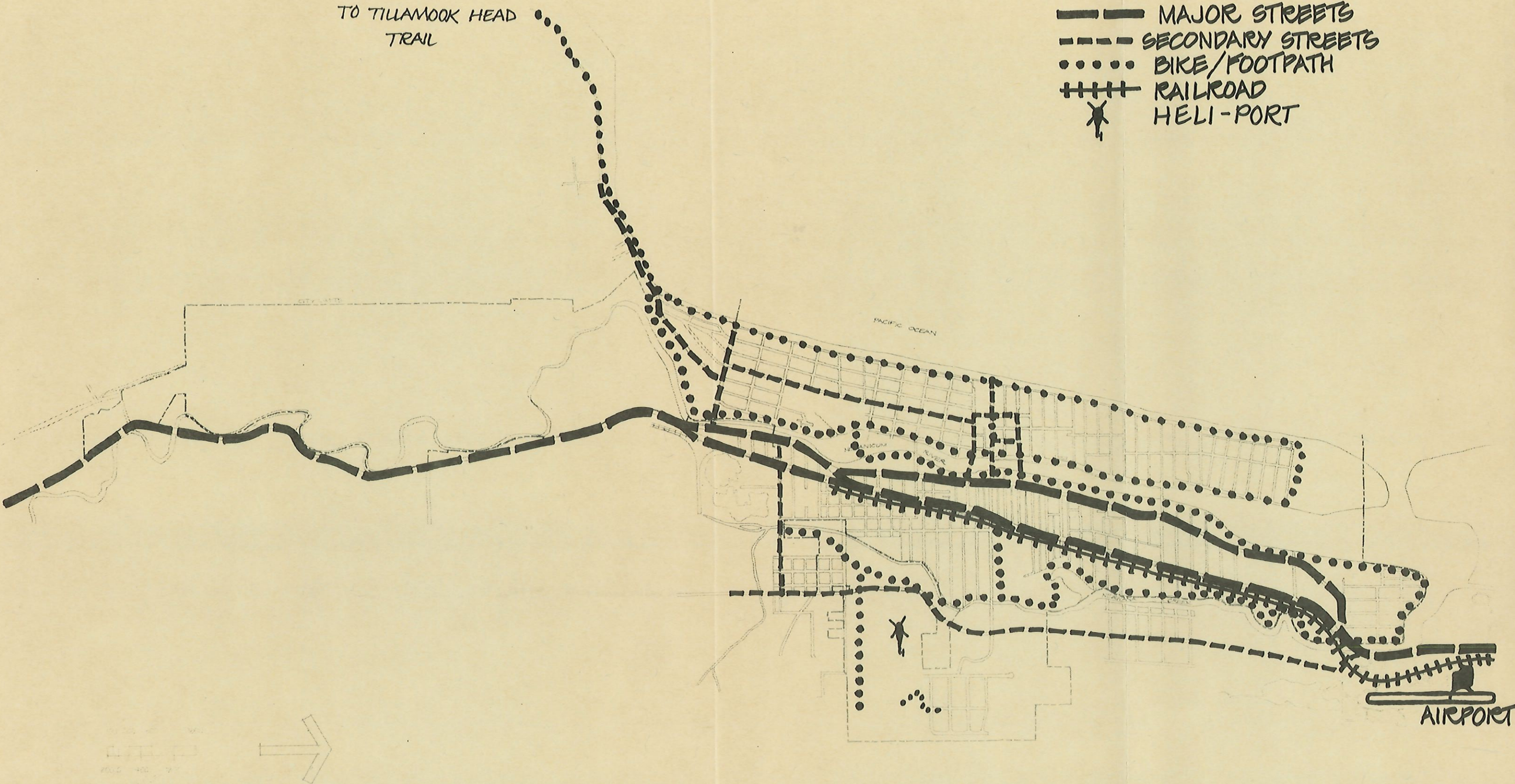
Intercity transportation is through the Greyhound system which should be encouraged to maintain at least the present level of service and, if possible, an improved system.

There are no plans for expansion or abandonment of the Burlington Northern Railroad tracks serving Seaside. The City should encourage the continued use of this line in order to provide a service to existing and potential industry. While not very likely in the near future, there is always a possibility of a return to rail passenger service between Seaside and Portland, and this option should be kept open. The energy crisis and fuel shortages may make this form of intercity transportation more attractive in the future.



TRANSPORTATION PLAN

- MAJOR STREETS
- SECONDARY STREETS
- BIKE/FOOTPATH
- RAILROAD
- HELI-PORT





#### Section 4.5 PARKS AND OPEN SPACE

Change the seventh paragraph to read:

City parks include the area adjacent to Broadway School where a new enclosed community swimming pool is being constructed by the Sunset Park and Recreation District.



## 4.5 Parks and Open Space

### STATE GOALS

**To conserve open space and protect natural and scenic resources. Programs shall be provided that will: (1) insure open space, (2) protect scenic and historic areas and natural resources for future generations, and (3) promote healthy and visually attractive environments in harmony with the natural landscape character.**

**To satisfy the recreational needs of the citizens of the state and visitors.**

Seaside is basically a tourist- and recreation-oriented city, making the parks and open-space element of the plan one of the most important elements. The plan is divided into two types of recreation, active and passive recreation.

Active recreation areas are areas where active types of recreation such as sports, golf, and playground activities take place. They include the parks and playgrounds and the golf course.

Passive recreation includes such things as walking or hiking and just plain sight-seeing. Obviously, some areas contain both active and passive recreation opportunities.

The major features of the park and open-space plan element are the beach and sand dune areas and the greenway along the Necanicum River and Neawanna Creek. The Seaside beach, which is one of its major attractions, should be preserved in as natural a state as possible; however, because of the problems incurred by drifting sand covering the Promenade, the present beach sand removal

program must be continued. The beach itself is under state jurisdiction and beach restrictions which apply to the entire Oregon Coast. Vehicles are prohibited on the beach from just north of Gearhart to just north of Cannon Beach, which includes the Seaside beach.

The sand dunes on the north end of the spit at the mouth of the Necanicum River is a natural area which should be preserved in its natural state. The proposed bike and pedestrian trail will form a south boundary to the dunes area and should be the only access to the area. No development of any kind should be allowed in the sand dunes.

The open-space greenway is basically the floodplain of the Necanicum River and Neawanna Creek. This area can be preserved by zoning for low-density agricultural use and floodplain zoning. The fact that this area is designated as open space does not mean that it is public area or open to the public. Some agricultural activities that are not subject to flood damage may occur in the open space as can some public uses, such as the proposed bike and pedestrian trails.

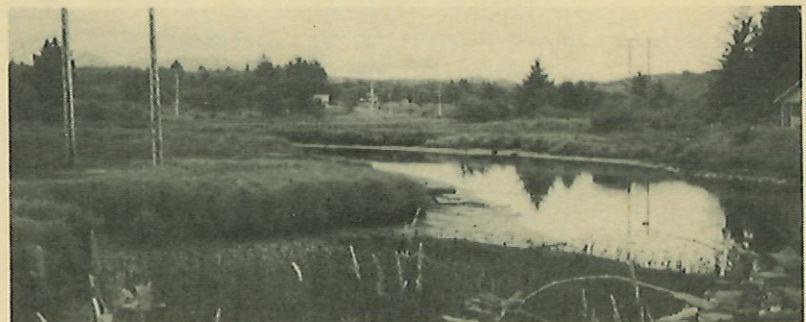
City parks include the area adjacent to Broadway School. A new enclosed community swimming pool is proposed to be located in this park by the Seaside Park and Recreation District. Two other park areas are designated and should

be developed through joint efforts of the City, the Park and Recreation District and local service clubs. These are the area adjacent to the School District Administration office and the small area along Riverside Drive.

Historic and scenic areas that should be preserved include the famous Seaside Turnaround which is the end of the Lewis and Clark trail and affords a beautiful view of the Pacific Ocean for tourists and residents alike. The Promenade, which has been enjoyed by people for many years, forms a major link in the proposed bike and trail system. The Lewis and Clark salt cairn, where members of the Lewis and Clark expedition rendered salt from seawater, has been preserved and marked.




There is also a burial site of four Portuguese sailors who were washed ashore in 1865 located near Avenue "U" which should be better marked and identified. There are several historic homes and structures that should be identified and marked. The Seaside Historic Society should conduct or sponsor such a study.

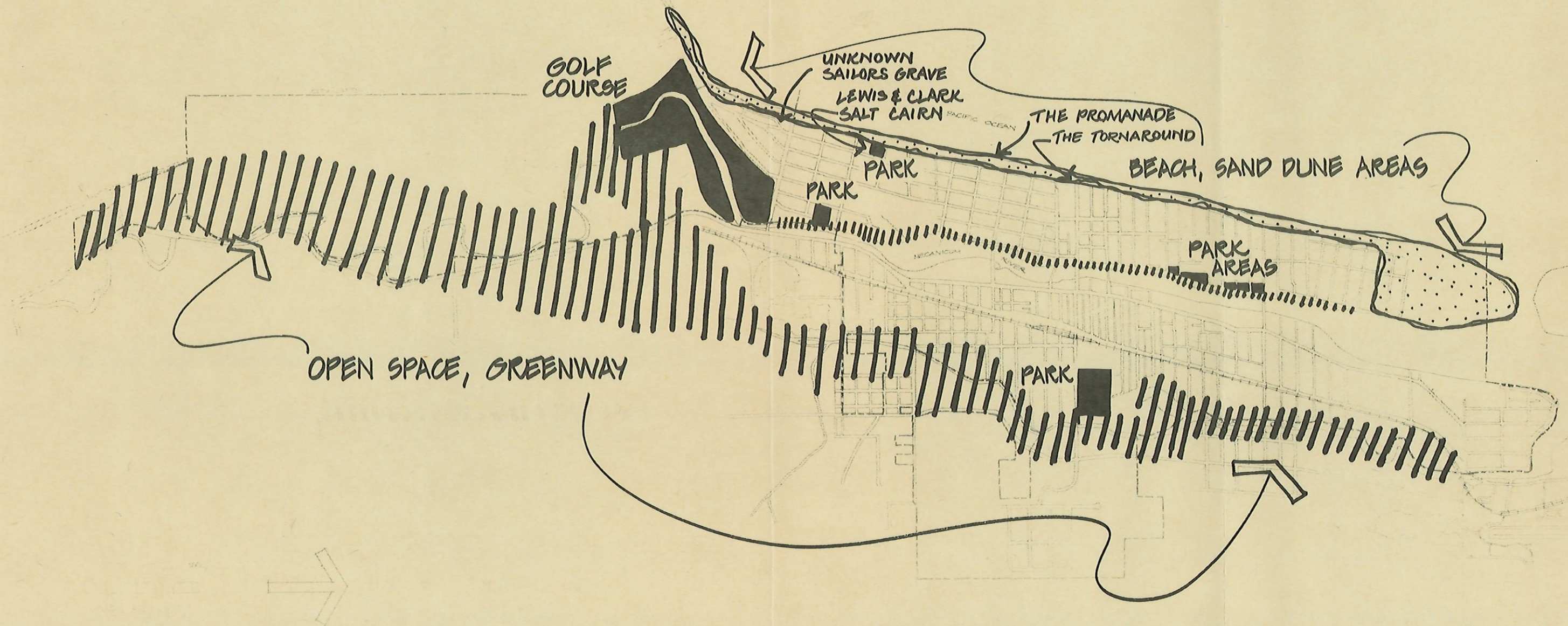
A major recreation and scenic resource that has not been fully realized is the Necanicum River and Neawanna Creek. A design study should be made of these areas to provide a guide for future development along the streams and for preservation projects.





# PARKS & OPEN SPACE

- ACTIVE RECREATION -  
 PARKS, PLAYGROUND, GOLF COURSE, HISTORICAL SITES
- PASSIVE RECREATION -  
 OPEN SPACE, GREENWAY  
 BEACH, SAND DUNE AREAS





Add New Sub-section:

#### OPEN-SPACE

Open-space is "that portion of the landscape which has not been built over and which is sought to be reserved in its natural state or for agricultural or outdoor recreational use".<sup>(1)</sup>

In its broadest terms, open-space is the opposite of development and would include even yards and space around buildings not used for parking.

For the purposes of this comprehensive plan, open-space is defined as in the quote from Charles Abrams.

The beginning point for the analysis of existing and potential open-space is the vacant land map which is compared to soil classifications for agriculture, flood plains, and fish and wildlife resources to determine those lands that are vacant but have potential for development, and those that should be left as open-space for recreation, conservation, or agricultural purposes.

Most of the Class II and a part of the Class III agriculture land, except for those areas outlined in Section 4., are designated as agricultural open-space.

All of the Floodway as designated by the Flood Hazard Analysis of the Necanicum River by the Soil Conservation Service, March 1976, are designated as open-space. The Floodway Fringe areas are designated as open-space where development has not already occurred or if the area has not been preempted for some other use.

Areas having value as fish and wildlife resources are also designated as open-space.

(1) Charles Abrams, The Language of Cities, The Viking Press; New York 1971



Add New Section 4.5.1  
RECREATION POLICY

- Recreation is recognized as the major economic resource of Seaside and as such, all development decisions shall consider the impact of such development on the recreation and tourist resource of the community.
- The amusement activities and business on Broadway are a part of the recreation opportunities of Seaside, and as such are encouraged, however these commercial recreation activities should be concentrated in the areas of West Broadway and not scattered throughout the city.
- Because of the cities limited resources for park development, the development of the small park lands on Necanicum Drive and near the School District offcies by civic groups is encouraged and welcomed.
- Future development proposals in areas where the proposed bike and foot trail is suggested shall be evaluated as to how the trail system might be encorporated into the proposed development.
- Future bike trails shall, to the extent possible, not be located within or adjacent to the vehicular roadway but should be on sepearte right-of-way. Where it is necessary to utilize existing road right-of-way, the trail shall be physically seperated from vehical lanes.



Add New Section

#### 4.5.2 OPEN-SPACE POLICY

- Development shall be discouraged or prohibited from designated open-space through the use of exclusive farm use zoning, flood plain zoning, outright acquisition, or acquisition of development rights.
- Any activity which would have a detrimental impact on fish and wildlife areas and habitats shall be prohibited.
- The use of open-space shall be limited to outdoor activities such as hiking or bicycle paths outdoor recreation, grazing, small farming or garden plots, and simply unused conservation areas.
- Open-space buffer areas shall be provided to separate industrial areas from residential areas. These could be required landscaped setbacks where industrial zones are adjacent to residential areas.
- All proposed development adjacent to designated open-space shall be evaluated for the probable impact of the development on the open-space.
- Scenic vistas shall be protected through restrictions on building volume, height limits and setbacks. The major vistas are the Pacific Ocean and beach from the Prom and from the high ground to the east, the mouth of the Necanicum River and the sand dunes as viewed from North Holladay, and the mouth of Neawanna Creek as viewed from U.S. 101.
- No development shall be allowed which would damage or destroy any historic site as shown in the plan.
- The preservation or restoration of privately owned structures of local historic significance is encouraged, however in recognition of private property right, these types of structures are not identified on the Comprehensive Plan map.



## 4.6 Housing

### STATE GOAL

**To provide for the housing needs of citizens of the state.**

Since the early 1950's, this country has essentially set a goal to generate new housing starts to adequately insure that all people will have the opportunity and choice to acquire safe and sanitary housing. The number of yearly housing starts necessary to meet this goal is in the millions.

Unfortunately, private enterprise has not been able to fulfill this need. This has prompted local governments to take an increasing role in the area of housing due to the significant social impact decent housing has upon a community and its citizens. The City of Seaside is not in a position to solve housing problems on its own, but it can do certain things to encourage and stimulate the housing market.

The City should, first of all, cooperate with the Clatsop-Tillamook Intergovernmental Council which, through its A-94 review process, is in a position to take the lead in providing and coordinating housing efforts in the region. The City should encourage CTIC to develop a comprehensive housing information system which can continually monitor supply and demand on a regional, county and city basis and make this information available to the local units of government. Meanwhile, until such a system is fully operational, the City should conduct a housing survey to determine more accurately than is available from census data the extent of Seaside housing needs and the condition of the current housing supply.

Since preliminary data indicates a need for more low and moderate income housing, the following specific actions are recommended.

Some specific areas where low or moderate income

housing is appropriate are in the Venice Park area on the north end of Seaside and the undeveloped area east of Roosevelt and south of Broadway. The Venice Park area is presently served with all utilities, but does have flooding problems in some areas. A drainage and flood control program would assist in making this area more attractive for development. The area east of Roosevelt is presently without sewers. A city-sponsored project to provide sewage collection would open this area for development.

One means of providing low and moderate income housing is with mobile homes which are of much better quality than in years past. Presently, mobile homes are allowed in Seaside only in approved mobile home parks. A major problem existed in finding suitable land area with available utilities for construction of a mobile home park. The present zoning ordinance should be amended to permit mobile home parks in all residential zones as conditional uses subject to appropriate conditions such as minimum area and compatibility with surrounding uses.

The old central elementary school site is an ideal location for a major low income housing project in Seaside. The City should attempt to acquire this property from the School district, perhaps through a trade for the old hospital structure which the district uses for administrative offices. The City could then clear the site and make it available for a low-income housing project through the County Housing Authority.

The City should begin, as part of its overall code enforcement program, a program to identify and remove dilapidated structures.





Add to SEction  
4.6 HOUSING

The improvement of the quality and variety of future housing can be achieved through the use of "Planned Developments". A Planned Development (PD) is a residential development in which zoning and subdivision regulations apply to the project as a whole rather than to individual lots as in the typical development. This permits much more flexibility in design, the mixing of building types, the provision of more usable open-space, and the reduction of utility costs through such things as clustering of housing units.

The Planned Development provisions of the Zoning Ordinance should be utilized by the City to encourage developers to provide better design and imagination in their projects. Its use would be appropriate also as a means of meeting the needs for recreation oriented projects such as second home developments and other types of part-time recreation residential uses.



Add New Section

#### 4.6.1 HOUSING POLICY

- It is the policy of the City of Seaside to maintain the present predominately single family housing character of Seaside, however it is recognized that there is a need for other types of housing such as duplexes, apartments and mobile homes, and these types should be allowed in appropriate places.
- Since the City of Seaside is a recreation community and major tourist attraction on the Oregon Coast, it is recognized that there is a need for recreation type housing including beach homes, motels, recreation vehicle parks and camp grounds, which should be considered subject to a through design review.
- The City of Seaside encourages the rehabilitation of existing housing and the maintenance of high quality housing and will make every effort to establish housing assistance programs either seperately or in cooperation with a County Housing Authority.
- The City of Seaside will continue and expand its housing code enforcement program.



# 5.0 COMPREHENSIVE PLAN

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The comprehensive plan is an official public document that is adopted by the City as the policy guide to physical development decisions. The comprehensive plan has been defined by T. J. Kent, Jr., in the following terms: *The general plan is the official statement of a municipal legislative body which sets forth its major policies concerning desirable future physical development.* \*

The plan is considered to be comprehensive, general and long range. It is "comprehensive" in that it encompasses all parts of the City and all functional elements that affect physical development. It is "general" in that the plan summarizes policies

and proposals and does not show specific locations on detailed regulations. The plan is "long range" in that it plans for a period of about twenty years into the future.

In addition, the plan should be considered to be a dynamic document which should be kept up-to-date constantly and revised as conditions change.

The comprehensive plan has recently been given more status by the courts, in such decisions now as the Fasano case and the Baker case, which makes the comprehensive plan the prerequisite and the legal basis for implementing regulations such as the zoning ordinance. These decisions should be familiar to members of the Planning Commission, the City Council and the City staff.

The Seaside comprehensive plan consists of six plan elements as described in Sections 4.1 through 4.6 plus all of the background material contained in this report.

The land use element is the basis for the zoning ordinance and should be referred to in updating or revising the zoning ordinance. This element deals primarily with the present and future use of private property whereas the community facilities, utilities, transportation and parks are open space elements dealing with public property or utilities.

The comprehensive plan map is a graphic summary of all of the elements that make up the comprehensive and should only be used for this purpose. Specific development decisions should be checked against the individual plan element. If a conflict appears between a plan element map and the comprehensive plan map, the individual plan element map should be considered to prevail.

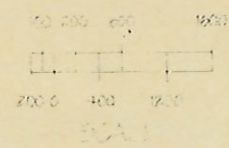
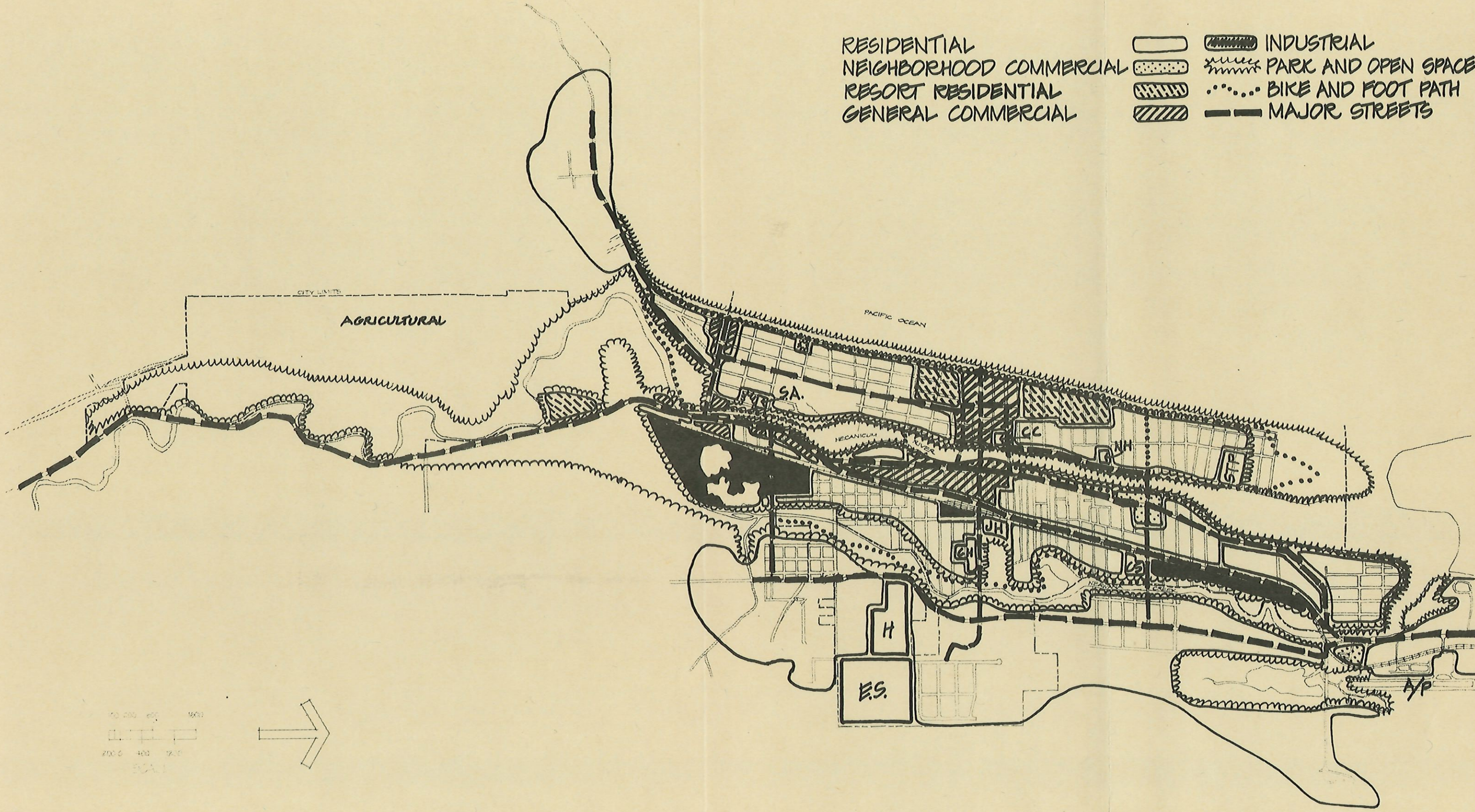
\* T. J. Kent, Jr., *The Urban General Plan* (San Francisco: Chandler Publishing Co., 1964), p. 18.



# COMPREHENSIVE PLAN

RESIDENTIAL  
NEIGHBORHOOD COMMERCIAL  
RESORT RESIDENTIAL  
GENERAL COMMERCIAL

INDUSTRIAL  
PARK AND OPEN SPACE  
BIKE AND FOOT PATH  
MAJOR STREETS





# 6.0 IMPLEMENTATION

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For the comprehensive plan to be an effective long-range guide for the future development of the community, implementation measures are a necessity. This entails utilization of legal tools for land use control and development of a capital improvement program for public improvements and facilities.

## 6.1 Land Use Controls

Traditionally, the two most important tools for land use control have been zoning and subdivision regulations. Of these, zoning has usually been the most widely used device to carry out the plan.

The basis of zoning is the comprehensive plan, and, in this case in particular, the land use plan element. Where the comprehensive plan delineates in a generalized manner land use for the future, the zoning ordinance governs existing land use in a specific manner. The zoning ordinance essentially insures that the community at any point in time has adequate space for various land uses, that these uses are properly situated in relation to one another, and that appropriate development densities are maintained. In this manner, the community can direct growth to occur in appropriate places where public services can be economically provided.

Because of modifications to the Seaside Comprehensive Plan, the existing zoning ordinance will need to be reviewed and revised to be in accordance with the plan. Review of the zoning ordinance should also occur on a periodic basis to insure that it keeps pace with changes in the community or with changes in the Comprehensive plan.

The subdivision ordinance is another legal tool by which the City can implement the plan, since the ordinance deals with prescribed standards of street and lot design as they relate to the objectives of the plan. In essence, the subdivision offers the opportunity for planning new additions to the City in accordance with the Comprehensive Plan, thereby enhancing future development while avoiding the recurrence of past mistakes.

The existing subdivision ordinance, like the zoning ordinance, must also be reviewed and revised in view of the modifications to the City's Comprehensive Plan.



Section

6.1 LAND USE CONTROLS

In the third paragraph, delete all of the first sentence and the word "also" in the second sentence.

Revise the fifth sentence to read:

"The subdivision ordinance, like the zoning ordinance, must also be reviewed periodically and revised as required to insure conformance with the Comprehensive Plan".



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## 6.2 Capital Improvement Program

A capital improvement program consists of a comprehensive list of needed public improvements or facilities. These include such items as roads, utilities, and public buildings such as fire and police facilities, schools, city hall, library, and convention center.

The type, location, and timing of these public improvements has a pronounced effect on the physical development of the City, and, with careful planning, the provision of these facilities can be influential in helping to implement the Comprehensive Plan. Thus, the role of the capital improvements program is to identify needed improvements and facilities, to determine the relative priority of each, and determine approximately when these improvements or facilities will be needed as they relate to the Comprehensive Plan.

The most descriptive example is the provision of water and sewerage facilities. The Comprehensive Plan gives general directions as to where and when future growth should occur. The capital improvement program seeks to utilize the financial capabilities of the City to insure that adequate water and sewer capacities and facilities will be available at the right time in the right location to sustain and stimulate development. Thus, the capital improvement program is a means by which the City can program its limited financial capabilities with the need to provide basic services to the community and to make these available at the appropriate time.

While the Comprehensive Plan deals with the long-range development of the City, the capital improvement program usually centers on shorter periods of time in terms of priorities and financing programs. As a result, specific priorities and costs may be designated over a five- or, in some instances, a ten-year period. On a short-range basis, this type of programming helps to coordinate day-to-day decisions with the longer range objectives of the plan. It is, therefore, strongly recommended that the City of Seaside develop such a capital improvement program.

## 6.3 Updating The Plan

In order to maintain a workable plan, the City must review the plan on a regular basis. It is suggested that the plan be reviewed yearly and amended as necessary with major revision and updating occurring at five-year intervals.

The Comprehensive Plan is intended to be flexible, and part of this flexibility is the ability to amend the plan when situations warrant changes. The long-range nature of the plan requires decisions to be made based upon projection, namely economic and population projections. As time progresses, these projections must be continually compared with existing conditions, and if a wide discrepancy occurs, the plan should be updated to reflect these changes. Otherwise, it will not realistically meet the needs of the community.



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# Credits

Special acknowledgment is given to Burton Lowe, City Manager, and to the staff of the various City Departments who were of invaluable assistance in helping to develop this Plan.

Also, appreciation is extended to the City Council, Planning Commission, other Governmental Agencies, Special Districts and Organization, and to the Citizens of Seaside for their time and effort in participating in the various programming and planning sessions conducted in Seaside.

## City Council

Elvin C. Goodman, Mayor  
John Tuhy  
Clifford Harrison  
Vern Davis  
John Corkrey  
Harold Johnson  
Henry Desler

## Planning Commission

Jack Kohl, Chairman  
Glenn Bard  
Dick Carlton  
Phil Hingston  
Bob Huntsman  
Warren Kan  
Ray Lerback  
Harry Wahlstrom  
Allen Wood



# Resolution Number \_\_\_\_\_

## A RESOLUTION BY THE CITY PLANNING COMMISSION RECOMMENDING ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF SEASIDE BY THE CITY COUNCIL

**WHEREAS**, the Seaside City Planning Commission has studied the City's developmental trends, potentials, needs, problems, and prospects as they relate to population growth, land suitability, land use, transportation, utilities, community facilities, and housing; and

**WHEREAS**, the Commission is charged with the responsibility of recommending to the City Council plans for future City growth, development, and beautification; and

**WHEREAS**, the Commission is interested in the promotion and preservation of community health, safety, and general welfare, as well as the stabilization and protection of property values and the community's economic well-being; and

**WHEREAS**, the Commission believes that these aims and the aims of the State Land Conservation and Development Commission's goals and objectives can best be pursued through coordinated public and private effort which is guided by a Comprehensive Plan for Seaside; now therefore

**BE IT RESOLVED** that the Seaside Planning Commission recommend this plan to the City Council for adoption as the Official Comprehensive Plan for the City of Seaside.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Jack Kohl, Chairman

\_\_\_\_\_  
Glenn Bard

\_\_\_\_\_  
Dick Carlton

\_\_\_\_\_  
Phil Hingston

\_\_\_\_\_  
Bob Huntsman

\_\_\_\_\_  
Warren Kan

\_\_\_\_\_  
Ray Lerback

\_\_\_\_\_  
Harry Wahlstrom

\_\_\_\_\_  
Allen Wood



# Resolution Number \_\_\_\_\_

## A RESOLUTION BY THE CITY COUNCIL ADOPTING A COM- PREHENSIVE PLAN FOR THE CITY OF SEASIDE, OREGON

**WHEREAS**, the Seaside City Planning Commission has studied the City's developmental trends, potentials, and prospects as they relate to population growth, land suitability, transportation, utilities, land use, community facilities, and housing; and

**WHEREAS**, the Seaside City Planning Commission is charged with the responsibility of recommending to the City Council plans for future city growth, development, and beautification; and

**WHEREAS**, the Seaside City Planning Commission recommends the accompanying map and document entitled *Seaside Comprehensive Plan*; and

**WHEREAS**, the City Council believes that a better city can be achieved through coordinated public and private effort which is guided by a Comprehensive Plan for Seaside; now therefore

**BE IT RESOLVED** that the Seaside City Council hereby adopts the accompanying map and document as the Official Comprehensive Plan for the City of Seaside, Oregon.

Adopted by the Seaside City Council this \_\_\_\_\_ day of \_\_\_\_\_, 1975.

\_\_\_\_\_  
Elvin C. Goodman, Mayor

ATTEST:

\_\_\_\_\_  
Recorder



# Printing Information

This publication was expressly designed for ease of adding supplementary data or amendments without the need for extensive reprinting. The following information concerns design and printing and is necessary to any revision of this document.

## FORMAT DESIGN

The three-column format is based on column widths of 13 picas with 2 picas of separation. The left-hand margin measures 5 picas and the first line of text begins 7 picas from the top of the page. The bottom of the line at

the top of the page measures 6 picas from the top and is 43 picas in length. A  $\frac{3}{4}$ " bottom margin was maintained. The major title headings were set with Letraset serif Gothic bold press letters. Both 36 and 24 point sizes were used.

Format, design, and page layouts were furnished by Vance Smith, Graphic Design, Portland, Oregon.

## TYPING

The text of this plan was recorded and replayed on an IBM MTSC (composing type-writer system). The type for the text is 11 point Univers light. The headings are 11 point Univers bold. The italic type is 11 point Univers medium.

The leading (space from one line to another) is 12 which is also equal to one pica of measurement.

## PRINTING

The paper used was as follows:

### Cover and Dividers

Type: Rhododendron-Telanian Finish  
Color: Pompeian Red  
Weight: Basis 130

### Text

Type: Carnival Kraft  
Color: Putty  
Weight: 24 lb.

The three-ring notebooks were purchased from Kelly Binder Sales, Portland, Oregon. The manufacturer is Arizona Trade Bindery—color, Brown 826 S.K.; size, 1½".

Printing was provided by Stevens, Thompson & Runyan, Inc., Reprographics Dept.