

**AGENDA SEASIDE CITY COUNCIL MEETING  
MAY 11, 2015 7:00 PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. PROCLAMATION – EMERGENCY MEDICAL SERVICE WEEK, Brian Cole
6. COMMENTS – PUBLIC
7. COMMENTS FROM STUDENT REPRESENTATIVE, Taylor Barnes
8. DECLARATION OF POTENTIAL CONFLICT OF INTEREST
9. CONSENT AGENDA
  - a) PAYMENT OF THE BILLS – \$571,340.02
  - b) APPROVAL OF MINUTES – APRIL 27, 2015 REGULAR MINUTES
10. UNFINISHED BUSINESS:
  - a) VACANCY – CITY TREE BOARD
  - b) ORDINANCE 2015-03 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, OREGON PURSUANT TO ORS 223.112-223.132, SETTING A PUBLIC HEARING, EXTENDING THE TERM OF THE ASSESSMENT DISTRICT FOR ECONOMIC IMPROVEMENT, KNOWN AS THE “DOWNTOWN MAINTENANCE DISTRICT”; REPEALING ORDINANCE NO. 2014-04 AND ALL ORDINANCES IN CONFLICT – THIRD AND FINAL
    - > OPEN PUBLIC COMMENTS
    - > CLOSE PUBLIC COMMENTS
    - > COUNCIL COMMENTS
    - > MOTION FOR THIRD READING BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
    - > MOTION TO ADOPT – ROLL CALL VOTE
  - c) ORDINANCE 2015-04 – AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, AMENDING SEASIDE CODE OF ORDINANCE CHAPTER 110.04: UNLAWFUL, ILLEGAL OR PROHIBITED BUSINESSES NOT AUTHORIZED AND CREATING A NEW CHAPTER 118: MEDICAL MARIJUANA DISPENSARIES – THIRD AND FINAL
    - > OPEN PUBLIC COMMENTS
    - > CLOSE PUBLIC COMMENTS
    - > COUNCIL COMMENTS
    - > MOTION FOR THIRD READING BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
    - > MOTION TO ADOPT – ROLL CALL VOTE
11. NEW BUSINESS:
  - a) LIQUOR LICENSE APPLICATION - ASHORE HOTEL, 125 OCEANWAY

- b) RESOLUTION #3838 – A RESOLUTION OF THE CITY OF SEASIDE, OREGON, ESTABLISHING FEES FOR MEDICAL MARIJUANA DISPENSARY LICENSE APPLICATIONS AND ASSOCIATED BACKGROUND CHECKS
  - PUBLIC COMMENTS
  - COUNCIL COMMENTS
  - MOTION TO READ BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - MOTION TO ADOPT – ALL IN FAVOR AND OPPOSED
  
- c) RESOLUTION #3839 – A RESOLUTION OF THE CITY OF SEASIDE, OREGON, NATURAL MITIGATION PLAN
  - PUBLIC COMMENTS
  - COUNCIL COMMENTS
  - MOTION TO READ BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - MOTION TO ADOPT – ALL IN FAVOR AND OPPOSED
  
- d) RESOLUTION #3840 – A RESOLUTION OF THE CITY OF SEASIDE, OREGON, AUTHORIZING PARTICIPATION IN THE TRANSPORTATION AND GROWTH MANAGEMENT GRANT PROGRAM, Neal Wallace
  - PUBLIC COMMENTS
  - COUNCIL COMMENTS
  - MOTION TO READ BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - MOTION TO ADOPT – ALL IN FAVOR AND OPPOSED
  
- e) RESOLUTION #3841 – A RESOLUTION OF THE CITY OF SEASIDE, OREGON, EXTENDING SEASIDE'S WORKERS' COMPENSATION COVERAGE TO VOLUNTEERS OF THE CITY OF SEASIDE
  - PUBLIC COMMENTS
  - COUNCIL COMMENTS
  - MOTION TO READ BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - MOTION TO ADOPT – ALL IN FAVOR AND OPPOSED
  
- f) BID RESULTS – QUATAT PARK BOAT RAMP SECURITY, Neal Wallace
  
- g) FINAL – WASTEWATER TREATMENT PLANT EROSION PROJECT, Neal Wallace
  
- h) APPROVAL – 2015 SEASIDE AIRPORT – LIGHTING, SIGNAGE, AND FENCING PROJECT, Neal Wallace
  
- i) VACANCY – AIRPORT COMMITTEE (Term Expirations)  
COMMUNITY CENTER & SENIOR COMMISSION (Term Expirations)
  
- j) DISCUSSION - CITY COUNCIL MEETING MAY 25, 2015 (MEMORIAL DAY)
  
- 12. COMMENTS FROM THE COUNCIL
- 13. COMMENTS FROM THE CITY STAFF
- 14. ADJOURNMENT

Complete copies of the Current Council meeting Agenda Packets can be viewed at: *Seaside Public Library and Seaside City Hall. The Agendas and Minutes can be viewed on our website at [www.cityofseaside.us](http://www.cityofseaside.us).*

All meetings other than executive sessions are open to the public. When appropriate, any public member desiring to address the Council may be recognized by the presiding officer. Remarks are limited to the question under discussion except during public comment. This meeting is handicapped accessible. Please let us know at 503-738-5511 if you will need any special accommodation to participate in this meeting.

# CITY of SEASIDE

OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

## EMERGENCY MEDICAL SERVICES WEEK 2015



**WHEREAS**, emergency medical services is a vital public service; and

**WHEREAS**, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

**WHEREAS**, Medix Ambulance Service has been providing quality, dependable, and professional services for 40 years; and

**WHEREAS**, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

**WHEREAS**, the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

**WHEREAS**, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

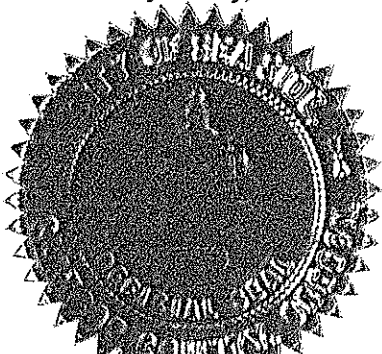
**WHEREAS**, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week; now

**NOW THEREFORE**, I Don Larson, Mayor of the City of Seaside, in the State of Oregon, in recognition of this event do hereby proclaim the week of May 17-23, 2015, as

## EMERGENCY MEDICAL SERVICES WEEK

*With the theme, EMS Strong, and encourage the community to observe this week with appropriate programs, ceremonies and activities.*

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Seaside to be affixed this 11<sup>th</sup> day of May, 2015.



---

DON LARSON, MAYOR

## **SEASIDE CITY TREE BOARD**

The purpose of the City Tree Board is to study, investigate, and develop and/or update annually, a written plan for the care, preservation, pruning, planting, replanting, removal or disposition of trees in parks, along streets, and in other public areas. The Tree Board, when requested by the City Council, shall consider, investigate, make findings, report and recommend upon any special matter or question coming within the scope of its duties and responsibilities,

- (1) Develop criteria for city staff and/or contractors to apply in making decisions entrusted to staff and/or contractor discretion,
- (2) Designate Heritage Trees on public and private lands within the city,
- (3) Promote the planting and proper maintenance of trees through special events including an annual local celebration of Arbor Day, and
- (4) Obtain the annual Tree City USA designation by the National Arbor Day Foundation.

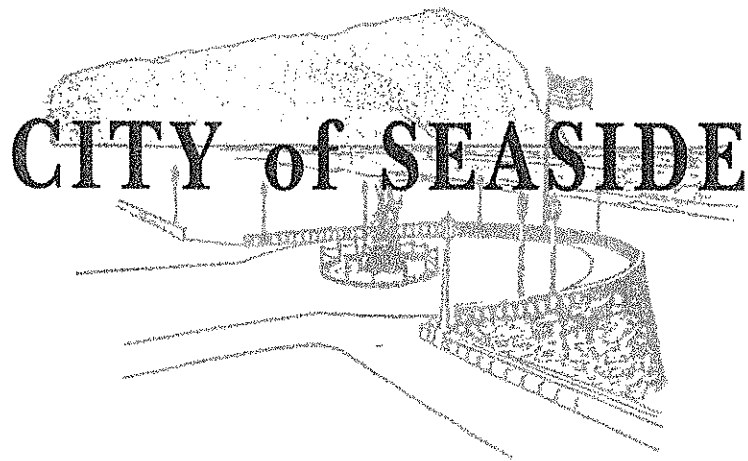
The Board consists of five members, appointed by the City Council for a three-year term, and who are residents, or owners or employees of businesses within the city limit.

The City Tree Board shall schedule meetings as needed and elect a chairperson and a vice-chairperson. No more than 3 unexcused absences allowed in a calendar year.

Tree Board members serve without salary or compensation of any nature.

## COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** July 28, 2014  
  
**Name:** Jason Smith  
Richard Bailey  
  
**Commission/Committee:** City Tree Board Committee  
  
**Resignation Date:** N/A  
  
**Term Expiration Date:** June 30, 2015  
  
**Wants to be considered again:** N/A
2. **Applicants:**
3. **Nominations:**
4. **Appointment:**



OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

CITY TREE BOARD

Term of Office: 3 years

Number of Members: 5

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
VACANCY			6/30/2015
VACANCY			6/30/2015
CRAIG SORTER	840 5 <sup>TH</sup> AVENUE	440-7201	6/30/2016
DALE MCDOWELL	3760 SUNSET BLVD.	717-8084	6/30/2017
PAM FLEMING	1255 AVENUE 'B'	738-5637	6/30/2017
NEAL WALLACE	989 BROADWAY	738-5112	STAFF REPRESENTATIVE

## ORDINANCE NO. 2015-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, OREGON, PURSUANT TO ORS 223.112-223.132, SETTING A PUBLIC HEARING, EXTENDING THE TERM OF THE ASSESSMENT DISTRICT FOR ECONOMIC IMPROVEMENT, KNOWN AS THE "DOWNTOWN MAINTENANCE DISTRICT"; REPEALING ORDINANCE NO. 2014-04, AND ALL ORDINANCES IN CONFLICT.

WHEREAS, the current Downtown Maintenance District expires on June 30, 2015; and

WHEREAS, it is in the best interest of the City to extend the term of the District.

NOW, THEREFORE, THE CITY OF SEASIDE ORDAINS AS FOLLOWS:

**SECTION 1. PURPOSE.** The economic improvement district shall be continued to provide maintenance, upkeep, and litter control of planting areas, seating areas, sidewalks, curbs, and gutters within a designated area known as the "Downtown Maintenance District."

**SECTION 2. BOUNDARIES.** The Boundaries of the Downtown Maintenance District are described as follows: Broadway from Roosevelt to the Prom; Avenue A from Holladay to the Prom; Columbia Street from Avenue A to Oceanway; Downing Mall from Broadway to Oceanway; Franklin Street from Broadway to Avenue A; First Avenue from Holladay to the Necanicum Bridge; Holladay from 1<sup>st</sup> Avenue to Avenue A on the West, and from 1<sup>st</sup> Avenue to Avenue B on the east, including 50' to the south of Avenue A and 50' south of Avenue B. (See Exhibit A attached.)

When the Council considers it necessary to expand the boundaries of the District, each new property owner affected will receive notice stating the time and place of a public hearing at which affected property owners may appear to support or object to the District. Boundary changes will be made by the enactment of an ordinance by the Council.

**SECTION 3. COSTS.** The cost of the Downtown Maintenance District is estimated to be \$92,051.00 annually. Based on the total assessed linear footage of 10,409.3 feet, the benefited properties within the Downtown Maintenance District will pay \$8.843150 per front foot.

**SECTION 4. TERM OF DISTRICT.** Assessments will be levied to the benefited property owners for a maximum of one (1) year, starting July 1, 2015, to provide for the Downtown Maintenance District.

**SECTION 5. AUDITOR TO FILE PROPOSED ASSESSMENT.** The City Auditor shall be required to prepare the proposed assessment for each lot in the District and file it with the Finance Office.

**SECTION 6. NOTICE OF AFFECTED PROPERTY OWNERS.** Notice shall be mailed to the owner of each lot to be assessed, the notice shall state the amount of the assessment proposed on the property of the owner receiving the notice. The notice shall state the time and place of a public hearing at which time affected property owners may appear to support or object to the proposed assessment. The hearing shall not be held sooner than thirty (30) days after the mailing of the notices. The Council shall consider any objections and may adopt, correct, modify or revise the proposed assessments.

Notice shall be mailed out to affected property by March 27, 2014, announcing the intention of the Council to extend the Downtown Maintenance District and to assess the benefited property for all the cost. A public hearing will be held on Monday, April 27, 2015, at 7:00 PM at City Hall, 989 Broadway, at which time affected property owners may appear to support or object to the proposed extension of the district.

**SECTION 7. ASSESSMENTS.** If, after the hearing, the Council determines that the Downtown Maintenance District shall be extended, the Council shall determine the amount of the assessment on each lot in the District, and the extension of such assessments.

Assessments will not be made and Downtown Maintenance District will be abolished if written objections are received at the public hearing from owners of property upon which more than thirty-three percent (33%) of the total amount of assessments is to be levied.

**SECTION 8. REPEAL.** Ordinance No. 2014-04, adopted May 12, 2014, is repealed.

**ADOPTED** by the City Council of the City of Seaside on this \_\_\_\_ day of \_\_\_\_\_, 2015, by the following roll call vote:

YEAS:  
NAYS:  
ABSTAIN:  
ABSENT:

**SUBMITTED** to and **APPROVED** by the Mayor on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DON LARSON, MAYOR

ATTEST:

\_\_\_\_\_  
Mark J. Winstanley, City Manager



**ORDINANCE NO. 2015-04**

**AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, AMENDING SEASIDE  
CODE OF ORDINANCE CHAPTER 110.04: UNLAWFUL, ILLEGAL OR  
PROHIBITED BUSINESSES NOT AUTHORIZED AND CREATING A NEW  
CHAPTER 118: MEDICAL MARIJUANA DISPENSARIES.**

**WHEREAS**, the 2013 Oregon Legislature enacted House Bill 3460 (2013) which creates a registration system for medical marijuana facilities; and

**WHEREAS**, House Bill 3460 (2013) directed that persons who operate or are employed by a registered medical marijuana facility would enjoy immunity from state prosecution; and

**WHEREAS**, the Oregon Legislature enacted Senate Bill 1531 (2014) which grants a city the authority to adopt ordinances that impose reasonable regulations on the operation of medical marijuana facilities registered under ORS 475.314 that are located in the city's jurisdiction; and

**WHEREAS**, this is a new industry and the City seeks to develop regulations that protect public health and safety; and

**WHEREAS**, the City of Seaside wishes to develop reasonable regulations for this industry; and

**WHEREAS**, the City of Seaside believes it is in the best interest of the health, safety and welfare of the citizens of the city to adopt and include such regulations in the Municipal Code.

**NOW, THEREFORE, THE CITY OF SEASIDE ORDAINS AS FOLLOWS:**

**SECTION 1:** Chapter 110 of the Code of Seaside is amended to read:

**110.04 UNLAWFUL, ILLEGAL OR PROHIBITED BUSINESSES NOT AUTHORIZED.**

The levy or collection of a license fee upon any business shall not be construed to be a license or permit of the city, to the person engaged therein, in the event such business shall be unlawful, illegal, or prohibited by the laws of the state or the United States or ordinances of the city. Notwithstanding the aforementioned provisions, a license can be issued for medical marijuana dispensaries that comply with the additional licensing requirements in Chapter 118.

**SECTION 2:** A new Chapter 118 is hereby created and added to the Code of Seaside to read:

**Chapter 118 MEDICAL MARIJUANA DISPENSARIES**

**118.01 DEFINITIONS.**

For the purpose of this chapter, the following definitions shall apply unless the content clearly indicates or requires a different meaning:

***Marijuana.*** As defined under ORS 475.005.

***Dispensary.*** A medical marijuana facility registered by the Oregon Health Authority under ORS 475.314.

***Cardholders.*** Persons authorized under Oregon's Medical Marijuana Program to buy and transfer medical marijuana. This includes patients, designated primary caregivers, person responsible for a medical marijuana facility, and person responsible for a medical marijuana grow site.

***License.*** A medical marijuana dispensary license issued pursuant to this Chapter.

**118.02 PURPOSE OF REGULATION.**

To protect the public health and safety from unlawful use and sale of marijuana, all medical marijuana dispensaries shall be registered in accordance with ORS Chapter 475.300 to 475.346 and the applicable Oregon Administrative Rule (OAR 333-008).

Registration by the Oregon Health Authority is not a guarantee that a dispensary is permitted to operate under applicable local municipal regulations. All dispensaries shall comply with the regulations set forth in the *Code of Seaside*.

The regulations set forth by the City of Seaside in this chapter provide reasonable regulations that supplement the Oregon Health Authority's Medical Marijuana Program. These regulations are intended to solely address the issue of selling or dispensing medical marijuana. These regulations do not address and shall not be applied to any recreational or other use of marijuana that does not relate to the authorized use under Oregon's existing Medical Marijuana Act.

### **118.03 LICENSE REQUIRED.**

- (A) No person shall establish, maintain or operate a dispensary within the city unless an annual license is obtained from the city. Every place or building where a dispensary is established shall be deemed a dispensary subject to the provisions of this chapter. Each licensee shall also obtain a General Business License in accordance with Chapter 110 of the Code of Seaside.
- (B) No license will be issued without proof of registration to operate a dispensary issued by the State of Oregon. The applicant for the license must also provide copies of the written detailed policies and procedures and training for employees on the policies and procedures that are used as the basis for documenting compliance with OAR 333-008-1200 (4).
- (C) The City may deny a license if any owner, manager, operator, employee, agent, or volunteer:
  - (1) Has been convicted for the manufacture or delivery of a controlled substance in Schedule I or Schedule II within five years from the date the application for a license was received by the City; or
  - (2) Has been Convicted more than once for the manufacture or delivery of a controlled substance in Schedule I or Schedule II; or
  - (3) Is prohibited by a court from participating in the Oregon Medical Marijuana Program (OMMP).
- (D) Application for a license must include the information necessary for criminal record background checks for any owner, manager, operator, employee, agent, or volunteer. The City of Seaside police department will conduct all necessary background checks.
- (E) No license shall be issued until after a criminal record background check has been completed for the applicant and all individuals employed or volunteering with the dispensary.
- (F) Once the dispensary is licensed, the licensee must notify the city and submit necessary information for criminal record background checks of any new owner, manager, operator, employee, agent, or volunteer.
- (G) Each licensee shall be required to pay the applicable license fee as set by Resolution of the Seaside City Council.
- (H) The requirements of sections 118.01 to 118.04 shall apply to the owners, managers, operators, employees, agents, and volunteers of the licensee's business.

### **118.04 OPERATIONAL REQUIREMENTS.**

- (A) Dispensaries must be located in accordance with ORS 475.314.
- (B) Remain in compliance with all of the applicable provision of OAR 333-008 and specifically recognize local law enforcement officers as government officials that have jurisdiction over some aspect of the registered facility or that otherwise have authority to be on the premises of the registered facility as specified in OAR 333-008-1200 (3) (h).
- (C) Non-Operational Hours. No sale or other distribution of marijuana shall occur upon the premises or via delivery between 8:00 pm and 8:00 am.
- (D) Giveaways. Dispensaries shall not distribute to consumers marijuana or marijuana-infused products free of charge.

### **118.05 LICENSE VALIDITY & ANNUAL REVIEW FOR RENEWAL.**

A license will be valid for one calendar year and a new application for a license must be submitted each year. A previously licensed business may continue to operate during the next calendar year until the status of their new application is determined, provided a complete renewal application is submitted in December.

**118.06 REVOCATION OF LICENSE**

(A) A license is subject to revocation at any time for violation of this chapter or any of the provisions of state law or the applicable Oregon Administrative Rule.

(B) If at any time facts arise or become known to the City Manager that are sufficient to show violation of this chapter, state law, or Oregon Administrative Rule; the City Manager shall notify the licensee, in writing, that the license is to be revoked and that all dispensary activities must cease within 15 days.

(C) The violations need not lead to a conviction, but must establish a reasonable doubt about the licensee's ability to perform the licensed activity without danger to property, public health or safety.

**11.13 SUSPENSION OF LICENSE.**

(A) Upon determining that a licensed activity presents an immediate danger to person or property, the City Manager may suspend the license for the activity.

(B) The suspension shall take effect immediately on notice being received by the licensee, or being delivered to the licensee's business address, as stated on the licensee's application for the license that is being suspended.

(C) The notice shall be mailed to the licensee and state the reason for the suspension, and inform the licensee of the procedures for filing an appeal.

(D) The City Manager may continue the suspension for as long as the reason for the suspension exists, or until a decision by the appellate authority on an appeal regarding the suspension concludes the matter.

**118.99 PENALTY.**

(A) Any person violating any of the provisions of this chapter shall, upon conviction thereof in the municipal court of the city, be punishable by a fine not to exceed \$700.

(B) Each day a violation of a provision of this chapter constitutes a separate violation.

(C) Revocation or suspension of a license is not a penalty for violation of this chapter and it does not relieve a person of any fine for the violation.

**ADOPTED** by the City Council of the City of Seaside on this \_\_\_ day of \_\_\_\_\_, 2015, by the following roll call vote:

- YEAS:
- NAYS:
- ABSTAIN:
- ABSENT:

**SUBMITTED** to and **APPROVED** by the Mayor on this \_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DON LARSON, MAYOR

**ATTEST:**  
\_\_\_\_\_  
Mark J. Winstanley, City Manager

## LIQUOR LICENSE APPLICATION

Tiffany Turner  
Ashore Hotel  
125 Oceanway  
Seaside

This business has applied for a Limited On-Premises Sales Liquor License. This would be for a new outlet.

**Limited On-premises sales license – allows the sale of malt beverages, wine, and cider for consumption at the licensed business, and the sale of kegs of malt beverages to go. Licensees can cater small scale and large-scale private events if they have pre-approval from OLCC.**

The Police Department has reviewed the applicant and business applying for the liquor license and attached is the information received. The applicant was sent a copy of the Police Department review.

## Criteria for consideration

The City Council, after consideration, may determine to make a favorable, unfavorable, conditionally favorable or no recommendation to the OLCC. If the City Council makes an unfavorable or conditionally favorable recommendation to the OLCC regarding any application for liquor license, the recommendation will be based on a finding that one or more of the following conditions exist:

1. There is a history or pattern of illegal or disorderly activity on the premises.
2. There have been disturbances and/or other problems (such as fights, altercations, drug dealing by patrons, furnishing alcohol to minors by patrons, public drunkenness, alcohol related litter, etc.) related to the exercise of the applicant's alcohol license privilege and the applicant has failed to take reasonable and timely corrective action when notified of these problems by the police or the OLCC.
3. There is a continuing problem of noise from this business disturbing neighbors.
4. The applicant would be a poor risk for compliance with liquor laws, as indicated by a felony conviction, which reflects on the applicant's ability to be a responsible liquor licensee.
5. The applicant would be a poor risk for compliance with liquor laws, as indicated by a failure to comply with liquor laws.
6. The applicant has a history of abusing alcohol or other controlled substances and would be a poor risk for compliance with liquor laws.
7. The applicant has made an intentional and materially false statement about a matter that reflects on the applicant's ability to comply with the State's liquor laws.
8. An un-licensable person or a party not named as applicant has an ownership interest in the business to be licensed.
9. The applicant has failed to operate as originally proposed to the City Council, the original proposal having been a deciding factor in the Council's favorable recommendation to the OLCC.
10. The applicant has expanded the boundaries of the licensed premises to areas not originally considered by the Council and without City and OLCC approval.
11. The business is located within 500 feet of a school, child care facility, church, hospital, nursing or convalescent care facility, a park or child oriented recreation facility, or an alcohol and other drug treatment facility and there is evidence that the business will adversely impact the facility.

# *Seaside Police Department*

April 15, 2015

## **MEMORANDUM**

**TO:** Mark Winstanley, City Manager  
**FROM:** Steven M. Barnett, Lieutenant  
**SUBJECT:** Ashore Hotel OLCC Application

The Seaside Police Department has reviewed the liquor application for new limited on-premises sales of liquor at 125 Oceanway previously known as the Sundowner Motel. A change of ownership of the motel has taken place and the new owners wish to add a liquor license. The new name of the business location has been identified as, "Ashore Hotel" with continued room rentals and limited on-premises sale of liquor.

Our background check did not find anything that would disqualify the owners from obtaining a liquor license.

If you have any additional questions, please let me know.

**CITY OF SEASIDE MEMORANDUM**

**To: Mayor & City Council**  
**From: Community Development Department**  
**Date: May 11, 2015**  
**Subject: Resolution #3838, Medical Marijuana Dispensary License Fees**

**Background:**

The City Council is currently in the legislative process of adopting an ordinance that will establish licensing provisions for medical marijuana dispensaries. In conjunction with this effort, the approval of Resolution #3838 (attached) would establish a fees schedule for the new licensing process. It is intended to help offset the costs associated with processing the new licenses when the ordinance becomes effective.

**Recommended City Council Action:**

After hearing any public comments on Resolution 3838; review the new medical marijuana dispensary licensing fees, and determine if the resolution should be read by title only, prior to adoption.

**RESOLUTION #3838**

**A RESOLUTION OF THE CITY OF SEASIDE, OREGON, ESTABLISHING FEES  
FOR MEDICAL MARIJUANA DISPENSARY LICENSE APPLICATIONS AND  
ASSOCIATED BACKGROUND CHECKS**

**THE SEASIDE CITY COUNCIL RESOLVES AS FOLLOWS:**

**SECTION 1.** In accordance with Chapter 118.03 (G) of the Code of Seaside, fees for medical marijuana dispensary license application are adopted as follows:

**MEDICAL MARIJUANA DISPENSARY LICENSE APPLICATION FEE.**

(A) Application and renewal fee for a dispensary license by the person responsible for a medical marijuana facility (PRF), otherwise known as the individual who owns, operates, or otherwise has legal responsibility for a facility. Fee \$100.

(B) Additional fee for each criminal record background check for the owner, manager, operator, employee, agent, or volunteer working in a facility that is not the PRF. Fee \$50.00 each

**SECTION 2.** This Resolution shall become effective upon Council adoption of Chapter 118 of the Code of Seaside.

PASSED by the Council of the City of Seaside this \_\_\_\_ day of \_\_\_\_\_, 2015.

SUBMITTED to the Mayor and APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DON LARSON, MAYOR

ATTEST:

\_\_\_\_\_  
Mark J. Winstanley, City Manager



## CITY OF SEASIDE MEMORANDUM

**To:** Mayor & City Council  
**From:** Community Development Department  
**Date:** May 11, 2015  
**Subject:** Resolution #3839, Natural Hazards Mitigation Plan Adoption

### Background:

The City Council adopted a draft of Seaside's Annex to the County's Natural Hazards Mitigation Plan (NHMP) on February 11<sup>th</sup>, 2013. The County's Plan, along with all of the other local city annexes were then updated and sent to Oregon Emergency Management (OEM) for preliminary review prior to submittal to the Federal Emergency Management Agency (FEMA). Based on OEM's comments, minor modifications were made to Seaside's draft plan, along with all of the other segments of the County's plan, before it was submittal to FEMA.

FEMA has now provided pre-approval of the updated plan subject to adoption by resolution by the County and all of the local jurisdictions. Approval by FEMA is required in order for a jurisdiction to be eligible for funding assistance from three federal programs: The Pre-Disaster Mitigation Grant Program (PDMGP), the Hazard Mitigation Grant Program (HMGP), and the Flood Mitigation Assistance (FMA) program.

The attached resolution (Res. #3939) will formally adopt Seaside's amended annex to the County's NHMP. This will be combined with the entirety of the Clatsop County NHMP currently slated for adoption by the Board of Commissioners on May 13<sup>th</sup>. These plans are dynamic documents that can be updated at any time; however, FEMA requires formal updates every five years.

### Recommended City Council Action:

After hearing any public comments on Resolution 3839; review Seaside's annex to the Clatsop County NHMP, and determine if the resolution should be read by title only, prior to adoption.

**RESOLUTION #3839**

**A RESOLUTION OF THE CITY OF SEASIDE, OREGON, ADOPTING THE CITY OF SEASIDE'S ANNEX TO THE CLATSOP COUNTY NATURAL HAZARDS MITIGATION PLAN**

**WHEREAS, response to and recovery from major emergencies and disasters requires proper pre-planning; and**

**WHEREAS, the City of Seaside has updated there draft annex to the Clatsop County Natural Hazards Mitigation Plan created in 2013; and**

**WHEREAS, the adoption of a Clatsop County Natural Hazards Mitigation Plan is required to seek assistance through FEMA for Pre-Disaster Mitigation, Hazard Mitigation and Flood Mitigation funds; and**

**WHEREAS, the use of the Natural Hazards Mitigation Plan will assist the City to better plan for and mitigate natural hazards in a more effective manner, so as to better protect and serve our citizens in times of crisis; and**

**WHEREAS, the adoption of the Natural Hazards Mitigation Plan provides a collaborative and community-wide view of the specific hazards and recommended mitigation strategies; now, therefore,**

**THE SEASIDE CITY COUNCIL RESOLVES AS FOLLOWS:**

**SECTION 1.** The City Council hereby adopts the City of Seaside Annex to the Clatsop County Natural Hazards Mitigation Plan attached to this resolution.

**SECTION 2.** The City's Natural Hazards Mitigation Plan Annex will be available for viewing on the City website and the entire County Plan is available via the County website or in office of the Emergency Management Division.

**SECTION 3.** This Resolution shall become effective upon Council adoption.

PASSED by the Council of the City of Seaside this \_\_\_\_ day of \_\_\_\_\_, 2015.

SUBMITTED to the Mayor and APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DON LARSON, MAYOR

ATTEST:

\_\_\_\_\_  
Mark J. Winstanley, City Manager

# Volume III: City Addendum

## Seaside

### Table of Contents

#### Overview

#### Section 1: Public Outreach

- 1.1 Stakeholder Engagement
- 1.2 Planning Timeline

#### Section 2: Community Profile

- 2.1 Geography and Climate
- 2.2 Population and Demographics
- 2.3 Employment and Economics
- 2.4 Housing
- 2.5 Land Use and Development
- 2.6 Transportation
- 2.7 Critical Facilities and Infrastructure
- 2.8 Historical and Cultural Resources
- 2.9 Government Structure and Institutions
- 2.10 Existing Plans and Policies
- 2.11 Community Organizations and Programs

#### Section 3: Risk Assessment

- 3.1 Coastal Erosion
- 3.2 Draught
- 3.3 Earthquake
- 3.4 Flood
- 3.5 Landslide
- 3.6 Tsunami
- 3.7 Volcano
- 3.8 Wildfire
- 3.9 Wind and Winter Storms
- 3.10 All Hazards

#### Section 4: Action Items

# Overview

The City of Seaside has developed this addendum to the Clatsop County multi-jurisdictional Natural Hazards Mitigation Plan (NHMP) in an effort to increase the community's resilience to natural hazards. The addendum focuses on the natural hazards that could affect Seaside, Oregon, which include coastal erosion, wildfires, droughts, floods, landslides, volcanoes, winter storms, tsunamis, earthquakes, and tornadoes. This plan addresses the specific challenges and sensitivities faced by the city, as well as the local resources to mitigate these risks. It is impossible to predict exactly when disasters may occur, or the extent to which they will affect the City. However, with careful planning and collaboration among public agencies, private sector organizations, and citizens within the community, it is possible to minimize damage and speed recovery from natural disasters.

This addendum provides a set of actions that aim to reduce the risks posed by natural hazards through education and outreach programs, the development of partnerships, and the implementation of preventative activities such as infrastructure improvements. Natural disaster planning is prudent both economically and socially; it can profoundly reduce the loss of hundreds, if not thousands of lives, and ensure an easier path to recovery after a significant event.

This addendum to the County's Multi-Jurisdictional Plan is comprised of the following sections:

- 1) Public Outreach: This section describes the process the city used to develop the plan, city staff's participation, and the stakeholder committees involvement in the planning process.
- 2) Community Profile: This chapter provides background information about the city's demographics, infrastructure and socio-economic conditions.
- 3) Hazard Assessment: The Hazard assessment includes a description of potential natural hazards that could trigger emergency conditions in Seaside. This information is intended to supplement the hazard information in the County NHMP by identifying risks that are specific to Seaside or vary from the concerns in the County's broader plan.
- 4) Action Items: The Plan includes a list of recommended action items based on input from the city staff and community stakeholders.

# Section 1:

## Public Outreach

The City of Seaside has taken several steps to build public support for the Natural Hazard Mitigation Plan and develop coalitions to oversee implementation of the plan's action items. The involvement of community groups as well as the emergency responder community and city administrators will ensure that the plan reflects progress on the ground towards a more resilient and prepared Seaside.

### 1.1 Stakeholder Involvement

#### **Tsunami Advisory Group**

The Tsunami Advisory Group (TAG) is a volunteer group of citizens that meets regularly to organize outreach events and support the city's efforts to prepare for a Cascadia Subduction Zone (CSZ) earthquake and tsunami event. The TAG influenced the development of the plan's recommendations for future action through the group's independently drafted *Tsunami Strategic Investment Plan, Seaside, Oregon: Education, Evacuation and Survival, 20,000 refugees for 20 Days by 2020*, which was completed by the group in 2009 and updated in 2012. TAG members were also asked to review a working draft of the city's NHMP, and were considered the technical advisory committee for the plan.

#### **Emergency Preparedness Committee**

The City of Seaside operates the Emergency Preparedness Committee (E-PREP) to coordinate internal hazard planning and community preparedness activities across city departments. The committee is composed of all department heads, as well as the director of the Seaside visitor's Bureau and the communication director for the Seaside Police Department. In the event of an emergency, this committee will be responsible for staffing the Seaside Emergency Operation Center (EOC) and coordinating the city's response and recovery efforts, in partnership with outside agencies as needed. The E-PREP Committee completed the City's Emergency Operation Plan in 2010. This document defines how the City of Seaside will organize and respond to incidents.<sup>1</sup> The E-PREP Committee served as a local stakeholder advisory group for the Seaside Addendum planning process.

#### **City of Seaside Staff**

The initial Seaside Addendum was compiled and written by City Planning Director Kevin Cupples, with assistance from RARE (Resource Assistance for Rural Environments) participants Joe Otts and Sarah Bronstein. Sarah Bronstein was contracted through the RARE program as an Emergency Preparedness Assistant for the City, a position which included coordinating school outreach and organizing the restocking of tsunami supply barrels in addition to assisting with the City's NHMP Addendum. Five year updates will be accomplished by current planning staff.

## **Clatsop County**

This Addendum was initiated as part of a County-wide planning effort that began in 2006, when FEMA awarded Clatsop and Lincoln Counties a grant to support the development of Natural Hazard Mitigation Plans for both counties and the cities in their jurisdiction. This grant was acquired through a partnership with the Oregon Partnership for Disaster Resilience (OPDR) at the University of Oregon's Community Service Center and Oregon Emergency Management (OEM). The grant was awarded in 2006, and planning efforts began in 2007. Although Seaside was included in the initial planning process, the city's plan was not finished at that time. Since the beginning of the County-wide Natural Hazard Mitigation Planning Process in 2007, the City of Seaside's Planning Director, Kevin Cupples, and the School District Superintendent Doug Dougherty, have been members of Clatsop County's NHMP Steering Committee.

Seaside's plan addendum has now been completed concurrently with the County's NHMP 2013 update. This addendum is consistent with the updated county plan, and is intended to be implemented in conjunction with county-wide planning efforts. The Seaside Addendum will be updated on a five year basis by the E-PREP Committee, TAG, and planning staff to maintain consistency with the County-wide NHMP.

In addition, the city E-PREP group will continue to meet regularly to consider updates to the Seaside City Addendum. Any formal updates generated at these meetings will be presented to the city council on an annual basis for review and adoption.

## **1.2 Planning Timeline**

### **June – October, 2012: Background Research**

- Gather data and background information, including city history, local hazard maps, and census data. Review existing plans and policies.

### **December, 2012: Plan and Guideline Review**

- Review adopted plans for the neighboring jurisdictions of Astoria, Cannon Beach and Gearhart.
- Refine plan outline based on these examples.
- Review FEMA's Local Plan Review Guide for guidance.

### **January 1-10<sup>th</sup>, 2013: Assemble Stakeholders**

- Alert all stakeholder groups (TAG, E-PREP, OEM and OPDR) of pending rough draft and timeline for review and comments. Solicit components of plan from specific groups.
- January 8<sup>th</sup> 2013: City Department Heads Meeting. Planning Director Kevin Cupples alerted E-PREP members of the timeline for the plan.

- January 10<sup>th</sup>, 2013: Tsunami Advisory Group Meeting. City planning staff attends to provide the timeline for the plan and solicit plan components regarding recommended infrastructure improvements for tsunami hazard mitigation.

#### **January, 2013: Rough Draft Development**

- Identify elements of TAG Strategic Investment Plan and any additional projects and/or mitigation measures to include in the plan.
- Include tsunami debris component (modeled after County's draft language).
- Prepare a school campus relocation component with input from School District.

#### **Seaside NHMP Rough Draft Comment Period: January 25<sup>th</sup> – February 6<sup>th</sup>, 2013**

- Consolidate all updated information into working draft and submit draft to TAG, County Emergency Management, E-PREP, OPDR and Seaside Public School District for review and comment.
- Submit amended plan draft to E-PREP for final comment.

#### **February, 2013: Public Review and Plan Adoption**

- City Planning Department submits final draft to City Council for review, February 7<sup>th</sup>, 2013.
- Plan is presented to City Council, Monday, February 11<sup>th</sup>, 2013. Opportunity for public comment and recommendation by the Council on plan submittal. Council approves draft for submittal pending FEMA approval.
- Forward plan to County Emergency Manager Director & State Emergency Management Director for final review & submittal to FEMA.
- Once FEMA has approved the plan, submit to City Council for final adoption.

#### **Clatsop County NHMP Steering Committee Meetings & Coordination**

- **Clatsop County Emergency Management conduct county wide steering committee meetings to discuss NHMP update process. These activities are documented in the County Plan**
- **County provides draft city addendum with comments from OEM.**
- **May 27, 2014, review update drafts, discuss FEMA approval process and future plans for the committee.**
- **October 31, 2014: City draft addendum addressing OEM comments is submitted to Clatsop County for final inclusion into the county plan for FEMA review**

#### **Plan Adoption**

The Seaside City Council adopted the final City of Seaside Addendum to the Clatsop County Natural Hazard Mitigation Plan by the adoption of Resolution 3839 on May 11, 2015.

## Section 2

### Community Profile

The following section describes the City of Seaside in order to help define and understand the City's sensitivity and resilience to natural hazards. Sensitivity factors can be defined as those community assets and populations that may be impacted by natural hazards. Community resilience factors can be defined as the community's ability to manage risk and adapt to hazard event impacts (e.g., governmental structure, agency missions, directives, plans, policies, and programs). The information in this section represents a snapshot in time of the current sensitivity and resilience factors in the City when the plan was developed. The information documented below, along with the risk assessment, should be used as the local level rationale for the risk reduction actions identified in this addendum. The identification of actions that reduce the City's sensitivity and increase its resilience assist in reducing overall risk.

#### 2.1 Geography & Climate

The City of Seaside is located on the Oregon Coast at the southern end of the Clatsop Plains and about 18 miles south of the mouth of the Columbia River (Figure 2.1). The Necanicum River bisects the town and flows out to the ocean at the northern edge of town.

The City of Seaside's climate is considered moderate. Summer temperatures average in the 50's and 60's, while winter temperatures range from the high 30's to 40s, respectively (see Table 2.1). But while the temperatures are mild year round due to the city's proximity to the ocean, the city also experiences high levels of precipitation and occasional high winds. The city receives approximately 75.74 inches of precipitation annually (see Table 2.2).<sup>ii</sup> Winter storms are of particular concern to the city because of the potential damage caused by strong winds accompanied by heavy rainfall.

**Table 2.1 Normal Temperatures in Seaside, OR**

Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Max °F	51.6	54	55.8	58.4	61.9	64.8	67.7	69	69.6	63.6	55.7	51.6	60.3
Mean °F	45.1	46.7	48	50.4	54.2	57.5	60.3	61.2	59.8	54.6	48.7	45	52.6
Min °F	38.5	39.4	40.2	42.4	46.5	50.2	52.9	53.3	50	45.5	41.7	38.4	44.9

Source: NOAA

**Table 2.2 Average Precipitation in Seaside, OR**

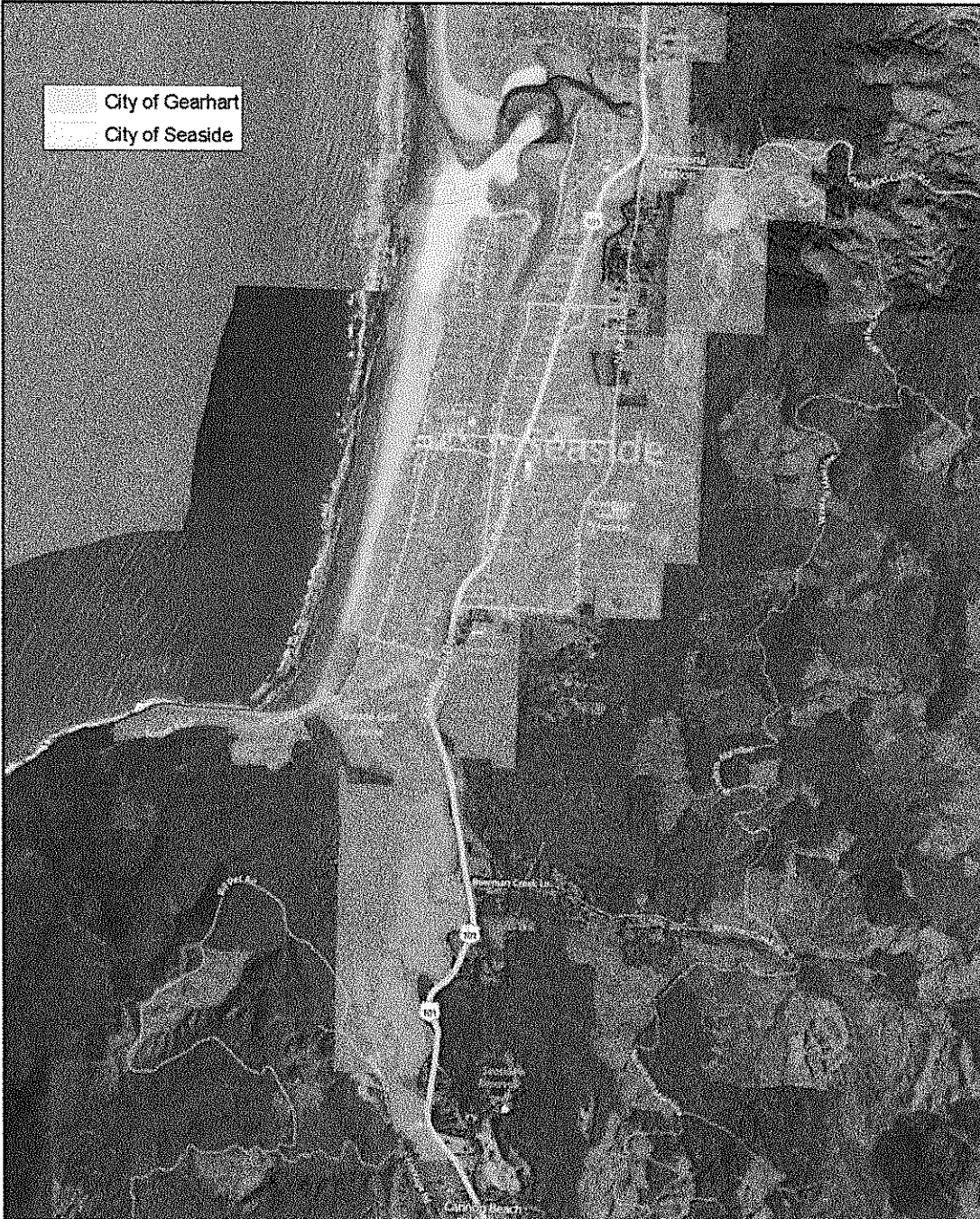
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Inch	10.3	9.57	8.44	5.74	3.96	3	1.63	1.34	3	6.07	11.38	11.34	75.74

Source: NOAA



Figure 2.1 Map of Seaside

Seaside City Limits



Disclaimer:  
This data was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.



Source: Clatsop County

## 2.2 Population & Demographics

Seaside sits at the mouth of three primary rivers that combine to form a tidally influenced estuary: the Necanicum River, Neawanna Creek and Neacoxie Creek. This site was once populated by three villages of the Clatsop Tribe of Native Americans, who relied heavily on salmon and shellfish for their diet. The tribe dwindled following the arrival of Lewis and Clark’s party in 1805 and the subsequent western settlement of the area, with most members moving to the Grand Ronde Reservation by the late 1800’s. In 1852, two entrepreneurs purchased 6,112 acres and constructed a summer boarding house, establishing Seaside as a summer tourism destination for Portland residents. By 1900 Seaside – named after one of the first established “summer houses,” the Seaside House, – had evolved into two separate towns, Seaside and West Seaside, on separate sides of the Necanicum River. By 1902 the combined population was 500 and during the summer, populations would rise to 5,500-10,500. The two cities, Seaside and West Seaside (incorporated in 1899 and 1905, respectively), merged in 1913.<sup>iii</sup>

Table 2-3 shows population trends between 1980 and 2010 for Seaside, Clatsop County, and the State of Oregon. Seaside grew by 1,264 persons or 24.3% between 1980 and 2010. Little growth occurred in Seaside during the 1980s. Seaside grew at an average annual rate of 1.0% from 1990 to 2000. This growth rate is lower than Oregon’s 2.0% growth rate, but higher than the 0.7% growth rate of Clatsop County. Between 2000 and 2010, Seaside grew at an average annual rate of 0.9%, a rate more than twice that of the County but still less than the state of Oregon overall (see Table 2.3).

**Table 2.3 Population Trends, Seaside, Clatsop County, and Oregon, 1980-2010**

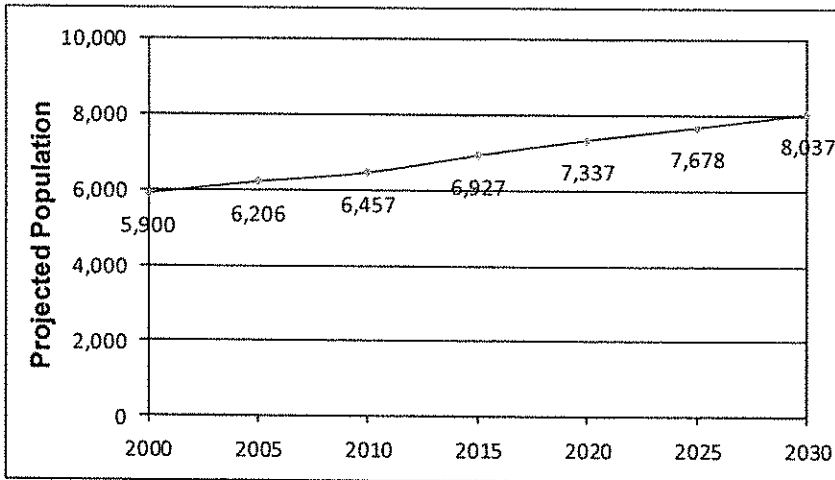
Year	Seaside	AAGR	Clatsop County	AAGR	Oregon	AAGR
1980	5,193		32,489		2,633,105	
1990	5,359	0.3%	33,301	0.2%	2,842,321	0.8%
2000	5,900	1.0%	35,630	0.7%	3,421,399	2.0%
2010	6,457	0.9%	37,039	0.4%	3,831,074	1.2%
<b>Change 1980-2010</b>						
Number	1,264		4,550		1,197,969	
Percent	24.3%		14.0%		45.5%	

Source: US Census

AAGR = Average Annual Growth Rate

The county coordinated 2030 population forecast for Seaside is 8,037 (Figure 2.2). The coordinated forecast indicates Seaside will add 1,580 persons between 2010 and 2030, an increase of nearly 25%. The forecast assumes an average annual growth rate of 1.2%--a figure slightly higher than the growth experienced between 2000 and 2010.

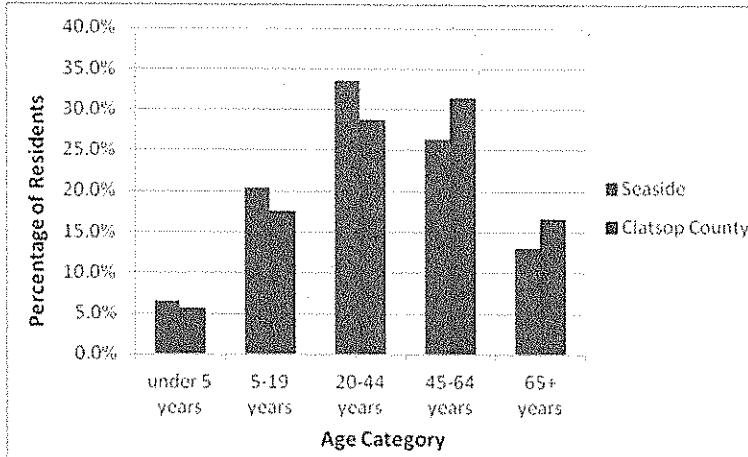
**Figure 2.2 Population Forecast, Seaside UGB, 2000-2030**



Source: 2000, 2010 population from US Census, 2005-2030 estimates from county coordinated population forecast.

The resiliency and recovery rates after a disaster vary among population groups, with some being more sensitive to natural hazards than others. A disproportionate burden is placed upon dependent populations, particularly children, the elderly, the disabled, minorities, and low income persons. Portions of Seaside’s residents fall into these special needs populations. Over 8% of the city’s households report speaking a primary language other than English at home. Between 2006 and 2010, an estimated 17.3% of all individuals and 15.2% of families in Seaside were living below the federal poverty level over at least a 12 month period.<sup>vi</sup> Approximately 17% of residents are over 65 years of age, and 25% are between the ages of 0 and 19 (see Figure 2.3).

**Figure 2.3 Age Distribution, Seaside and Clatsop County, 2010**



Source: US Census, 2010

## 2.3 Employment & Economics

From 2006-2010, an estimated 32.8% (1,011 individuals) of Seaside's employed population 16 years and over were working in "service occupations," 24.4% (754 individuals) in "sales and office occupations," and 26.1% (805 individuals) in "management, professional, and related occupations." An additional 9.5% (294) of the employed population were classified under "production, transportation, and material moving occupations" and 7.1% (220 individuals) under "natural resources, construction, and maintenance occupations."<sup>iv</sup>

Seaside's economy is heavily reliant on tourism. Currently, there are over 300 vacation rental dwellings and approximately 1,350 transient room accommodations divided up among 37 buildings within the city. In 2002, the top four employers in Seaside were the Seaside School District (187), Providence Seaside Hospital (185), Safeway (160), and the City of Seaside (80).<sup>v</sup> Table 2.4 shows a breakdown of employment in Seaside by industry. 3,446 employees work in tsunami prone areas within the city, and are considered an at-risk population in the event of a local tsunami incident.

Median income can be used as an indicator of the strength of the region's economic stability. From 2006-2010, the median household income in Seaside was about \$36,670. This is more than \$15,000 below the 2006-2010 national median household income of \$51,914, and nearly \$6,000 below the \$42,211 median household income for Clatsop County.<sup>vi</sup> Although it can be used to compare areas as a whole, this number does not reflect how income is divided among area residents.

**Table 2.4 Employment by Industry, City of Seaside, 2006-2010**

<b>Industry</b>	<b>Percent</b>
Arts, entertainment, recreation, accommodation and food services	29.0%
Educational, health and social services	21.1%
Retail trade	16.9%
Professional, scientific, management, administrative, and waste management services	7.8%
Construction	6.6%
Finance, insurance, real estate and rental and leasing	4.4%
Manufacturing	4.1%
Transportation and warehousing, utilities	2.7%
Other services (except public administration)	2.4%
Information	2.0%
Public administration	1.7%
Agriculture, forestry, fishing and hunting, and mining	0.9%
Wholesale trade	0.4%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates

## 2.4 Housing

Housing type and year-built dates are important factors in mitigation planning. Certain housing types tend to be less disaster resistant and warrant special attention: mobile homes, for example, are generally more prone to wind and water damage than standard stick-built homes. Generally older homes are not built to current building codes and pose a greater seismic risk than newer structures. In addition, FEMA began assisting communities with floodplain mapping in 1978, and communities have developed ordinances that require homes in the floodplain to be elevated to one foot above Base Flood Elevation.

In 2010, the City of Seaside had 4,638 housing units. Of those, 28.4% (1,317) were owner occupied, 35.6% (1,652) were renter occupied, and 36.0% were vacant (1,669). Of the vacant housing, 75.7% (1,264) are for seasonal, recreational, or occasional use.<sup>vii</sup> Around 65% of the city's housing stock was built prior to 1980, before stronger seismic building codes were put into place. Other housing characteristics for Seaside are provided in Tables 2.5 and 2.6.

**Table 2.5 Housing Type, City of Seaside, 2006-2010 Estimates**

Housing Type	Percentage
Single-Family and Duplexes	67.0%
Multi-Family	32.9%
Mobile Home	4.5%
Boat, RV, van, etc.	0.3%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates

**Table 2.6 Housing Structure Age, City of Seaside, 2006-2010 Estimates**

Year Built	Percent of Structures
1980-2009	35.4%
1960-1980	24.1%
Before 1960	40.5%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates

According to the 2010 American Community Survey 5-year estimates, the median rent in Seaside from 2006-2010 is estimated at \$741/month, and the average home value is estimated at \$263,600.

Of all developed land in the City of Seaside, 87% lies within DOGAMI's estimated local tsunami inundation zone. This area includes 4,790 residents.<sup>viii</sup>

## 2.5 Land Use & Development

Development in Seaside is mostly on a two-mile strip between the Pacific Ocean and Neawanna Creek (see Figure 2.4). The city's central core has undergone revitalization and new construction in recent years to cater to the tourist and service industries. Although infill development continues to occur in this area, most new development occurs in the outer areas away from the central business district.

Building permits issued for new residential dwellings fluctuated between 6 and 54 per year between 2001 and 2011, with an average of 31 permits issued each year (see Table 2.7). The number of units built exceeded the number of buildings permits, indicating that some multi-family residential structures were built.

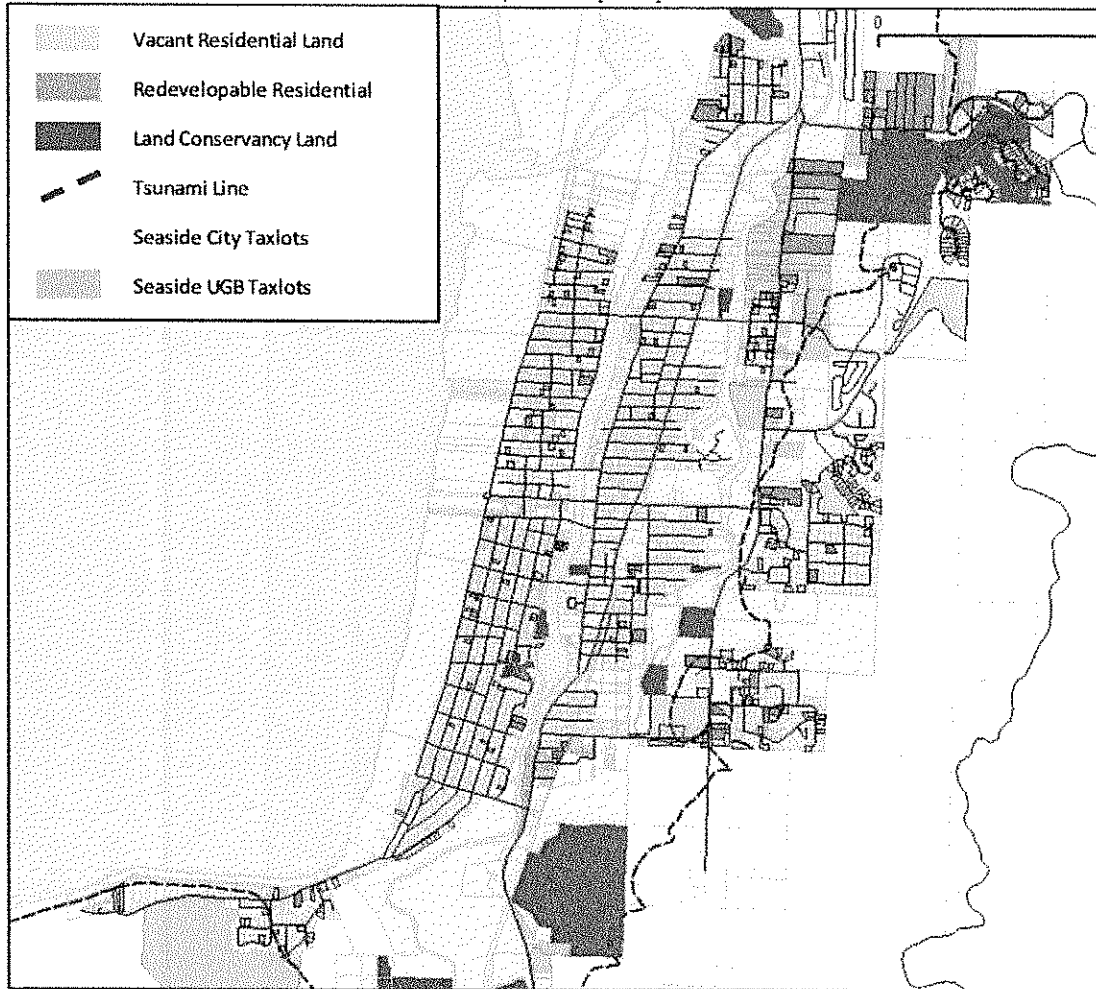
**Table 2.7 Building Permits Issued in Seaside, 2001-2011**

Year	Building Permits	Units Built
2001	19	19
2002	48	55
2003	35	43
2004	41	63
2005	46	47
2006	40	95
2007	54	54
2008	27	27
2009	6	6
2010	17	17
2011	10	10

Source: US Census, Current Construction Reports

Additional growth is limited by water bodies and designated rural land uses surrounding the city's Urban Growth Boundary (UGB). The city's Comprehensive Plan identifies land use needs and designations within the city and the UGB. A buildable lands assessment conducted in 2012 found that, based on current development trends, housing demand by 2032 will require the development of 1,425 new housing units, of which 61% will be ownership units and 39% will be rental units. This far exceeds current available capacity of buildable lands. (See Figure 2.4)

**Figure 2.4 Residential Buildable Lands**



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

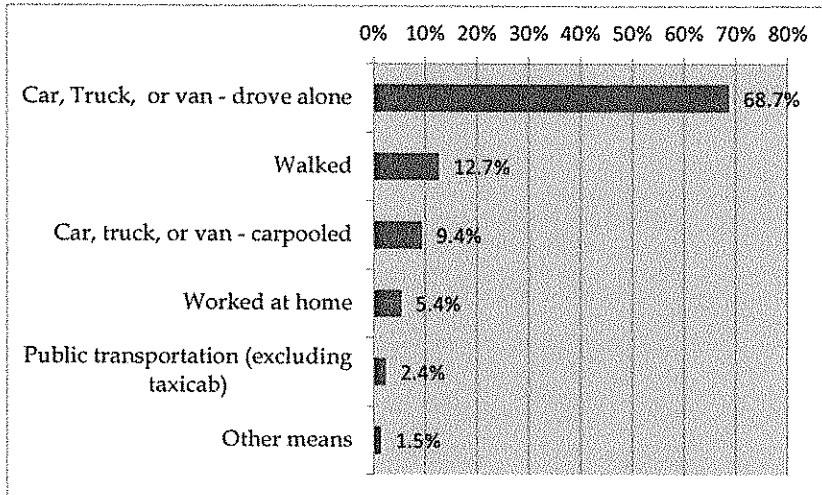
In the 2007 Study by the US Geological Survey titled *Variations in City Exposure and Sensitivity to Tsunami Hazards in Oregon*, Seaside was found to have the highest level of exposure and sensitivity to tsunami hazards of any Oregon Coast community, due to the location of both a high *number* and *percentage* of dependent population facilities, public venues, overnight tourist facilities, and vulnerable or dependent population centers within tsunami-prone areas.<sup>ix</sup>

## 2.6 Transportation

Transportation is an important consideration when planning for emergency service provisions. Growth within the city will continue to put pressure on both major and minor roads. Figure 2.6 depicts the transportation system in Seaside, as defined in the city's Transportation System Plan. Currently both residents and employees of Seaside rely heavily on U.S. Highway 101, which runs north-to-south through Seaside and is the only

major arterial road in or out of the city. The reliance on this facility makes Seaside especially vulnerable to road closures due to flooding, landslides, accidents or windfalls. Seaside is primarily dependent on private vehicles, with 68.7% of all commute trips made by single occupancy vehicle, although a significant percentage, 12.7%, walk to work (see Figure 2.5).

**Figure 2.5 Transportation Type Used to Commute to Work in Seaside**



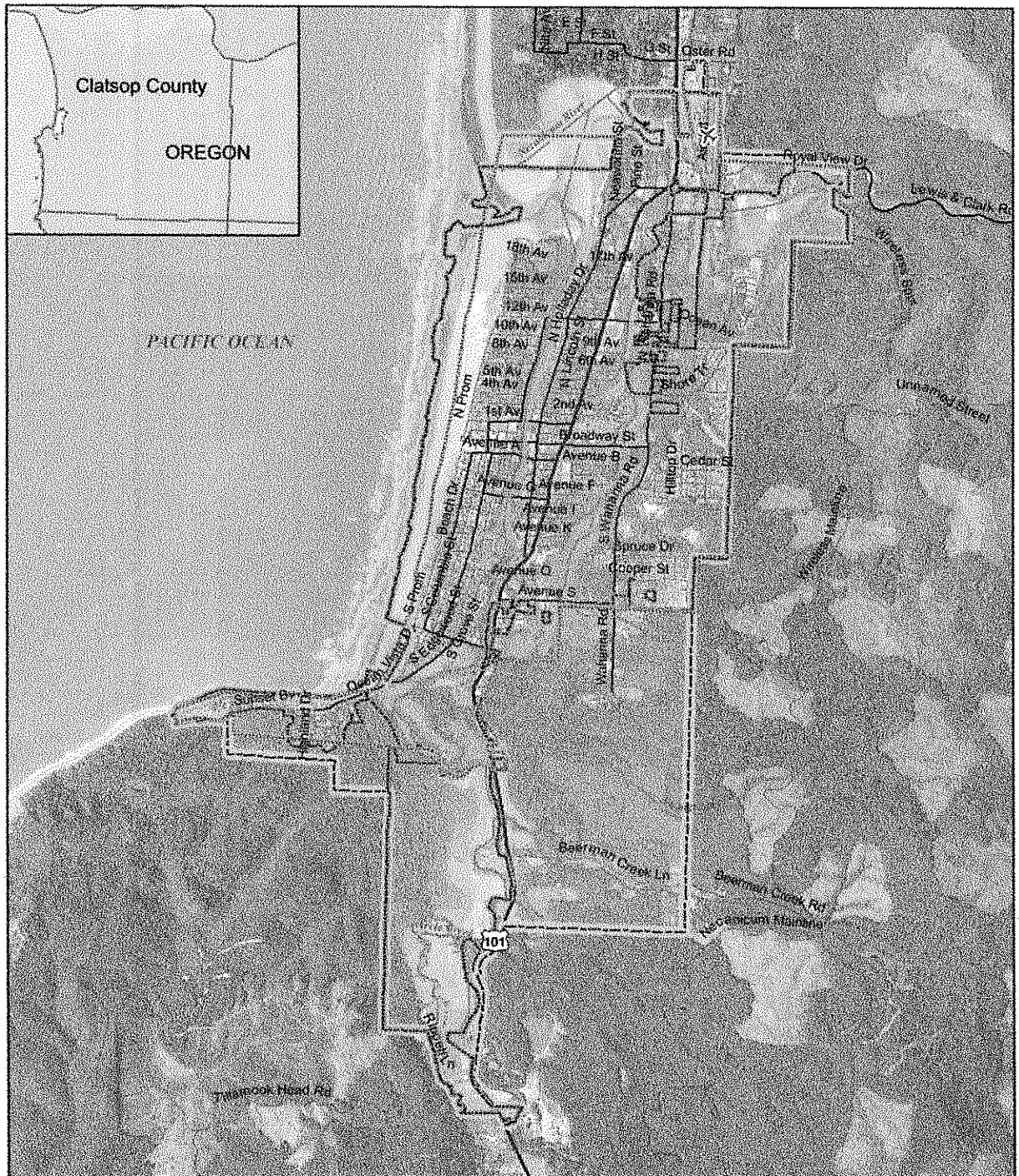
Source: US Census, 2006-2010 American Community Survey 5-Year Estimates

Currently, Seaside is served by the Sunset Empire Transportation District. The bus connects Cannon Beach, Seaside, Gearhart, Warrenton and Astoria. There are four bus stops in Seaside. Seaside maintains an airport; the airport is a small airstrip, generally useable by light single engine and twin aircraft only.<sup>x</sup>








Seaside has 12 major bridges within the urban growth boundary, nine of which are owned and operated by the City of Seaside. There are six bridges in Seaside crossing the Necanicum River; these bridges are located on Avenue U, Avenue G, Avenue A, Broadway (one way east to west), 1<sup>st</sup> Avenue and 12<sup>th</sup> Avenue (Figure 2.5). Four bridges cross Neawanna Creek at Avenue S, Broadway and 12<sup>th</sup> Avenue, and on highway 101 at the northern end of town. The bridge crossing the Neawanna to the north on Highway 101 and the Dooley Bridge to the south on Highway 101, are maintained by the Oregon Department of Transportation. Only four of these bridges, located at 1<sup>st</sup> and 12<sup>th</sup> Avenues over the Necanicum and at Broadway and 12<sup>th</sup> over the Neawanna, are considered seismically sound enough to withstand a significant earthquake. All other bridges may fail to some degree in an earthquake, which poses a significant risk if the earthquake is large enough to trigger a tsunami requiring immediate evacuation to high ground.

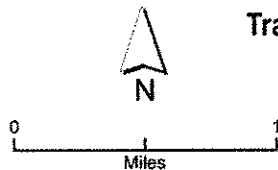


Figure 2.6 Seaside Transportation System



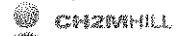
**LEGEND**

-  Study Area
-  Urban Growth Boundary
-  City of Seaside Boundary
-  Major Collector
-  Minor Arterial
-  Local Road
-  Highway 101



**Transportation System Plan  
Study Area**

City of Seaside, Oregon  
Transportation System Plan



File Path: \\cocalproj\ODOT\371499\GIS\MapRep\Base\_Map\_200803\_Simplified\_8.5x11.mxd Date: March 27, 2008 11:20:14 AM, User: CSTEPBBIN

## 2.7 Critical Facilities & Infrastructure

Critical facilities are those that support government and first responders' ability to take action in an emergency. The following facilities are critical systems that provide essential services to the residents of Seaside and surrounding communities. Damage to, or destruction of, these infrastructure systems would cause significant hardship to residents, and significantly hamper short and long term relief efforts after an incident.

### Public Facilities

- 911 Call Center
- City Administrative Offices
- Police and Fire Stations
- Public Works Facilities
- Bridges and Roads
- Seaside Airport
- Water and Sewage Treatment Facilities
- Water Reservoirs and South Fork Diversion Supply Line
- Seaside High School, Broadway Middle School, and Seaside Heights Elementary
- Convention Center
- Community Center
- Seaside Public Library

### Private Utilities and Social Services

- Natural Gas Lines (Provided by Northwest Natural Gas)
- Electric Utility Lines (provided by Pacific Power and Light)
- Providence Seaside Hospital
- Churches
- Adult Care Facilities

### Transient Accommodations

- Hotels, Motels, timeshares and Bed and Breakfasts
- Vacation Rental Dwellings

## 2.8 Historic & Cultural Resources

Historic and cultural resources such as historic structures and landmarks can help to define a community and may also be sources of tourism dollars. Because of their role in defining and supporting the community, protecting these resources from the impact of disasters is important.

The National Register of Historic Places lists three buildings as historic sites within the City of Seaside: the William and Nellie Fullam House (781 S. Prom), the Haller-Black House (841 S. Prom), and the Charles Preston House (141 Avenue I).<sup>xi</sup>

Seaside is the site of the Saltworks, the western-most camp of the Lewis and Clark Expedition party. Today the approximate site of the original Saltworks has been recreated on Lewis and Clark Avenue and preserved as a National Historic Site on the Lewis and Clark Trail.

In addition to these formally recognized sites, there are a number of known archaeology sites located throughout Seaside. Most of these sites are significant Native American village sites that are protected under Oregon State Law.

Seaside is also a major tourist destination. Tourist and recreation facilities such as the Seaside Civic Convention Center, the oceanfront promenade, and the park system accommodate and support the tourist industry. Seaside hosts a number of events that take advantage of the natural environment including the Beach Volleyball Tournament, the Hood-to-Coast Relay, the Lewis and Clark Kite Exposition, the Sand Sculpture and Beach Festival, and the Lewis and Clark Saltmakers Return. Many of these events are located on the beach and "The Promenade." The Promenade is a 1.5-mile concrete walkway that parallels oceanfront beach. The Promenade runs from 12th Avenue on the north end to Avenue U on the south end.

## 2.9 Government Structure and Institutions

The City of Seaside currently has the following departments<sup>xii</sup>:

**City Council:** The City Council consists of six elected members and the Mayor. Each councilperson serves a four-year term. They meet on the 2nd and 4th Monday of every month.

**City Manager:** The City Manager is the administrative head of the city government. In addition to the daily operation of the city, he implements policies and goals set by the City Council. In the event of an emergency, the City manager acts as the Incident Commander, as stated in the city's Emergency Operation Plan. The City Manager is responsible for preparation and monitoring of the annual budget, approval of expenditures by departments and has general supervision over all city real property. He is also responsible for enforcement of all ordinances, franchises, leases, contracts and permits of the city.

Assisting him are eight department heads: Police Chief, Planning Director, Fire Chief, Public Works Director, Human Resources Director/Assistant to the City Manager, Library Director, Convention Center Manager and Building Official.

**Human Resources:** Human Resources provides personnel support for all city departments with information needed to recruit and select qualified employees, address labor regulations, compensation, classification, training and personnel policies and procedures. The department also manages the City's Risk Exposure and Insurance Programs, which include property, casualty, liability, employee benefits and workers' compensation coverage.

**Police Department:** The Department currently has a Chief of Police, a Lieutenant, one Property/Person Crime Detective, eleven sworn Patrol Officers, a Community Service Officer, and seven full time communication personnel.

Seaside Police Department is a full service law enforcement agency with 24 hour patrol, communications coverage and 911 services. Seaside's 911/Communication Center services three law enforcement agencies, five fire agencies, four communities and rural southern Clatsop County.

A motorcycle patrol with three certified motor officers operates throughout the tourist season and during the rest of the year as needed. A Bicycle Patrol operates during the major tourist season which provides faster response time to calls in the center of town and high visibility of law enforcement in crowded areas.

**Public Works:** The Public Works Department is responsible for the City of Seaside's infrastructure including, water, sewer, streets, storm drainage, parks and public buildings. The staff of twenty plus employees maintains both water and wastewater treatment plants, a convention center, community center, library, police and fire stations, public works building, and city hall; as well as many miles of sanitary sewer and water lines, and streets.

**Community Development:** The Community Development Department consists of the Building and Planning Departments. The Building Department handles permits for mechanical, plumbing, building and demolition related work. The Planning Department works to create, maintain and implement land use ordinances and long range plans, and reviews development proposals to ensure consistency with these plans.

**Convention Center:** The Seaside Civic & Convention Center is a city owned and operated convention, tradeshow and multipurpose facility. When convention or trade show events are not booked, the facility schedules community, education, cultural, religious, athletic, and entertainment events.

**Fire Department:** The Seaside Volunteer Fire and Rescue Department was established in 1904. The department serves the city of Seaside and the surrounding rural fire protection district. In addition, a mutual aid agreement in Clatsop County allows the Department to assist all other city and rural fire departments throughout the county.

Since the department was created, it has remained an all-volunteer department, with the exception of three full time paid positions: Fire Chief, Fire Marshall, and Training Officer. Forty-two volunteers respond twenty-four hours a day to fire and EMS incidents. The department provides structure and wildland fire protection, rescue and heavy extrication, and EMS service from the first responder to the paramedic level. The Department also provides surf rescue with seasonal lifeguards. Within the County there is a hazardous materials team and high-angle rescue team to supplement Seaside's emergency response.

The Department provides education and organizational support for the Community Emergency Response Team (CERT) volunteers. This group provides assistance during emergencies and works on public outreach and preparedness activities.

**City Library:** The Seaside Public Library dedicates itself to collecting and distributing information and ideas in a variety of formats. The Library building also serves as a community gathering place for meetings and events. The Library is advised by a five-member appointed Board of Trustees.

**Municipal Court:** The Seaside municipal court handles transactions for traffic citations and tickets.

**Business Office:** The business office handles receivables and payables. It currently processes water and sewer bills, business licenses and transient room tax assessments.

## 2.10 Existing Plans & Policies

Seaside has existing plans, ordinances and technical reports that guide and influence land use, land development, and population growth. Plans and policies already in existence have support from local residents, businesses and policy makers. Many land-use, comprehensive, and strategic plans get updated regularly, and can adapt easily to changing conditions and needs.

The Clatsop County multi-jurisdictional NHMP includes a range of recommended action items to reduce the city's vulnerability to natural hazards. Many of these recommendations are consistent with the goals and objectives of the county's existing plans and policies. Linking existing plans and policies to the NHMP helps identify what resources already exist that can be used to implement the action items identified in the Plan. Implementing the natural hazards mitigation plan's action items through existing plans and policies increases their likelihood of being supported and kept up to date. Completing these action items will help maximize the efficient use of the county's resources.

Table 2.8 documents the plans and policies already in place in Seaside.

**Table 2.8 Existing Plans, City of Seaside**

Name	Date of Last Revision	Author/Owner	Description
City of Seaside Comprehensive Plan	Revised 10/24/96	City of Seaside	The Seaside Comprehensive Plan is an official public document that is adopted by the city as the policy guide to development decisions.
Seaside Zoning Ordinance	Updated Sept 2004	City of Seaside	The purpose of this Ordinance is to further the objectives and goals of the Comprehensive Plan and to provide the public health, safety and general welfare of the citizens of Seaside through orderly community development.
City of Seaside Emergency Operations Plan	Adopted 2010	City of Seaside	Coordinates the City's response to incidents using an Incident Command System
City of Seaside Transportation System Plan	Adopted 2010	City of Seaside	Lists transportation projects to be pursued within the next twenty years.
City of Seaside Water System Master Plan	Adopted 2005	City of Seaside	Includes a comprehensive analysis of Seaside's water distribution system. Makes recommendations for facility improvements based on current deficiencies and future needs.
City of Seaside Wastewater Engineering Report	Adopted 2006	City of Seaside	Report inventories current wastewater treatment system and sewer main system. Includes assessment of current and future needs.
City of Seaside Airport Layout Plan	Adopted 2010	City of Seaside	Documents the current layout of the Seaside Airport, and includes plans for future improvement projects.
City of Seaside Parks Master Plan	Adopted 2004	Sunset Empire Parks and Recreation District	Inventories city open space and proposes future capital improvement projects.

## 2.11 Community Organizations and Programs

In planning for natural hazard mitigation, it is important to know what social organizations exist within the community because of their existing connections to the public. Often,

actions identified by the plan involve communicating with the public or specific subgroups within the population (e.g. elderly, children, low income). The City of Seaside should use existing organizations as resources for implementing such communication-related activities because these service providers already work directly with the public on a number of issues.

The Countywide Community Organizations and Programs table can be found in Section 2: Community Overview of the Clatsop County Multi-Jurisdictional Natural Hazard Mitigation Plan.

Table 2.9 highlights social service organizations that are active within the community and may be potential partners for implementing mitigation actions or providing resources to citizens in the event of an emergency.

**Table 2.9 Seaside Community Organizations and Programs**

Name and Contact Information	Description	Notes
Community Emergency Response Team (CERT)	Volunteer citizen emergency first responder group organized by the Seaside Fire Department	Provides support to emergency response teams -- often arrive at an incident before formal help can arrive. In a large scale emergency when the emergency response community is stretched thin, CERT may be the only immediate available community aid.
Elks 324 Ave A Seaside OR 97138 (503) 738-6651	Elks lodge	
Helping Hands Ministries 1530 South Roosevelt Seaside OR 97138 (503) 717-1425	Criminal and Drug Rehabilitation	Housing, emergency food and clothing, job training
Our Lady of Victory Catholic Church 120 Oceanway Seaside OR 97138 (503) 738-6161	Meal Services	Free meals on site
Our Savior's Lutheran Church 320 First Avenue Seaside OR 97138 (503) 738-6791	Food Bank	Provides emergency food
Restoration House 208 N Holladay Seaside OR 97103 (503) 717-1102	Hostel / Shelter	Men's halfway house

Seaside Chamber of Commerce 7 N. Roosevelt Seaside, OR 97138 (503) 738 6391	Professional Association promoting economic development and the business community	Can mobilize large groups of volunteers. The Ambassador program has 30+ volunteers.
Seaside Headstart 1225 2nd Ave Seaside OR 97138 (503) 738-0873	Child & Family Development Preschool program for those who meet income guidelines &/or special needs children ages 3-4.	Child and Family Services
Seaside Youth Center 1140 Broadway Seaside OR 97138 (503) 738-3311	Youth and Senior Center	Youth and senior resources
South County Food Bank 880 Avenue A Seaside OR 97138	Food Bank	Provides emergency food to local residents 5 days a week.
STARS (Seaside Tsunami Amateur Radio Society)	Ham Radio Club	Can provide emergency communication when internet and phone lines are down.



# Section 3

## Risk Assessment

The following hazards have been addressed in the Clatsop County NHMP. In addition to the county's assessment of natural hazards, the City of Seaside also conducted a local assessment of hazards. The results of this analysis are summarized in Table 3.1 below.

**Table 3.1 City Hazard Analysis Matrix**

Rating Factor: High = 10 points; Moderate = 5 points; Low = 1 point Score Multiplied by Weight Factor (WF)													
Hazard	Rating Criteria with Weight Factors												Total Score
	History <sup>1</sup>	(WF =2x)	Vulnerability <sup>2</sup>	(WF =5x)	Max Threat <sup>3</sup>	(WF =10x)	Probability <sup>4</sup>	(WF =7x)					
Severe Weather	High	10	20	High	10	50	High	10	100	High	10	70	240
Utility Failure, Resource Shortage	High	10	20	High	10	50	High	10	100	High	10	70	240
Flood	Med.	5	10	High	10	50	High	10	100	Med.	5	35	195
Tsunami	Low	1	2	High	10	50	High	10	100	Med.	5	35	187
Earthquake	Low	1	2	High	10	50	High	10	100	Med.	5	35	187
Mudslide/Landslide	Low	1	2	Med.	5	25	Med.	5	50	Low	1	7	84
Community Fire	Low	1	2	Med.	5	25	Med.	5	50	Low	1	7	84
Dam Failure	Low	1	2	Med.	5	25	Med.	5	50	Low	1	7	84
Health Epidemic	Low	1	2	Med.	5	25	Med.	5	50	Low	1	7	84
Special Event	Low	1	2	Med.	5	25	Med.	5	50	Low	1	7	84
Accidents: Transportation/ Mass Casualty	Low	1	2	Low	1	5	Med.	5	50	Low	1	7	64
Hazardous Materials Incidents	Low	1	2	Low	1	5	Med.	5	50	Low	1	7	64
Terrorism and Civil Disorder	Med.	5	10	Low	1	5	Low	1	10	Med.	5	35	60
Accidents: Industrial	Low	1	2	Low	1	5	Low	1	10	Low	1	7	24
Volcanic Activity	Low	1	2	Low	1	5	Low	1	10	Low	1	7	24

**Notes:**

- History addresses the record of previous major emergencies or disasters. Weight Factor is 2. Rating factors: high=4 or more events in last 100 years; moderate=3 events in last 100 years; low=1 or 0 events in last 100 years.
- Vulnerability addresses the percentage of population or property likely to be affected by a major emergency or disaster. Weight Factor is 5. Rating factors: high=more than 10% affected; moderate=1%-10% affected; low=less than 1% affected.
- Maximum Threat addresses the percentage of population or property that could be affected in a worst case incident. Weight Factor is 10. Rating factors: high=more than 25% could be affected; moderate=5%-25% could be affected; low=less than 5% could be affected.
- Probability addresses the likelihood of a future major emergency or disaster within a specified period of time. Weight Factor is 7. Rating factors: high=one incident within a 10-year period; moderate=one incident within a 50-year period; low=one incident within a 100-year period."

Source: City of Seaside Emergency Operations Plan

### 3.1 Coastal Erosion

Much of the City's frontage on the Pacific Ocean is protected by a mixture of foredunes and manmade structures. Significant storms or rising ocean levels may reduce or remove these structures, suddenly or gradually. Additionally, the entire municipal ocean front is at high risk for coastal erosion due to its proximity to the ocean.

Clatsop County describes coastal erosion as a 'chronic' hazard along the Oregon Coast, especially on sand spits, bluffed coastline, and dune-backed beaches. Damages caused by chronic hazards are usually gradual and cumulative. As such, the County estimates a 'high' probability that coastal erosion will continue to occur along the County's coastline. The same is true for the City of Seaside.

Likewise, the County estimates a 'high' vulnerability to coastal erosion, meaning more than 10% of the population or regional assets are likely to be affected by this hazard. Due to the City's large amount of development along its coastline, Seaside estimates the same level of vulnerability. This risk poses a particular economic hazard to Seaside, since current zoning, as well as market pressure, has resulted in a concentration of tourism attractions, vacation rentals and hotels along or near the shoreline. Coastal erosion would have a high impact on the city's economic base.

#### **Current Mitigation Activities**

- The City of Seaside has an adopted Foredune Management Plan (adopted as part of the Comprehensive Land Use Plan) for the beach front that separates Seaside's developed uplands from the intertidal zone. This plan regulates activities such as dune grading and vegetative stabilization. The plan prohibits the removal of sand from the beaches (a practice that was common in Seaside's recent past) and protects the sand dunes that are underlain by a cobble beach. This plan permits foredune maintenance activities that limit the impacts from wind erosion and deposition within the developed upland areas, while also limiting the potential flooding risks resulting from winter storms. The Foredune Management Plan requires periodic updates in order to permit maintenance activities by private property owners that reduce beach erosion and impacts from winter storms.
- Much of the Promenade, the concrete boardwalk that parallels the beach, is also protected by a seawall structure and railing. This structure has been in place for decades and it provides added shore land protection from winter storm waves. This structure requires periodic maintenance in order to prevent wave run up and erosion of the developed uplands that parallel the oceanfront. Currently the Seaside Public Works Department monitors and maintains the structure.

- The mouth of the Necanicum River Estuary separates the City of Seaside from the City of Gearhart. The location of the river mouth is not static due to the dynamic forces associated with the confluence of the rivers and ocean. The City of Seaside Waste Water Treatment Plant was built at the northern end of Seaside near the river mouth to take advantage of the natural mixing zone there. At one point in 1949 the river's southern migration was threatening to erode the upland and damage the treatment plant. The U.S. Army Corp of Engineers helped establish a rip rap revetment to prevent the erosion from damaging the plant. Although the revetment is not currently exposed or threatened by erosion, a southern shift of the river channel could once again threaten the treatment plant and require additional action by the Corp of Engineers to maintain the integrity of the revetment. The City Public Works Department continues to monitor this situation for any threats.
- A narrow segment of high ground and a city street, Sunset Boulevard, provides access from the southern end of Seaside to Tillamook Head. This street provides access to the residential development in "The Cove" area, but more importantly, it is one of the designated tsunami evacuation routes leading to a high ground assembly area on Tillamook Head. Although not severe, this area has been subjected to damage from storm waves and log debris in the past. The city streets crew clears Sunset Boulevard of storm debris as needed, which maintains critical access from the southern portion of Seaside.

### 3.2 Drought

Clatsop County's Plan adequately describes the causes and characteristics of droughts, as well as the location and extent of a potential drought event. Clatsop County has no record of a severe drought, and the same is true for Seaside. Drought is averted as a result of the area's high rainfall, especially during winter months. Clatsop County estimates a 'low' probability that drought will occur, meaning no more than one incident is likely within a 75-100 year period. Likewise, the County estimates a 'low' vulnerability to drought hazards, meaning less than 1% of the population or regional assets would be affected by a drought. Both estimates are true for Seaside as well.

Potential drought-related community impacts are adequately described within Clatsop County's Drought Hazard Annex.

#### **Current Mitigation Activities**

- The city is fortunate that it rarely suffers from drought conditions; however, the availability of water can become limited during the late summer months when the city sees the most visitors and stream flows are lower. The city periodically reviews its water curtailment and conservation provisions to ensure they are adequate to limit the impacts from drought conditions when they occur.

### 3.3 Earthquake

Seaside's location along the Oregon Coast makes it susceptible to a Cascadia Subduction Zone (CSZ) earthquake. The entire community of Seaside is vulnerable to such an event, although damage from an earthquake may be more severe in the downtown area where buildings are older and sit on fill that has liquefaction potential. A severe earthquake may also trigger a tsunami – this hazard is addressed separately in Section 3.6 of this plan.

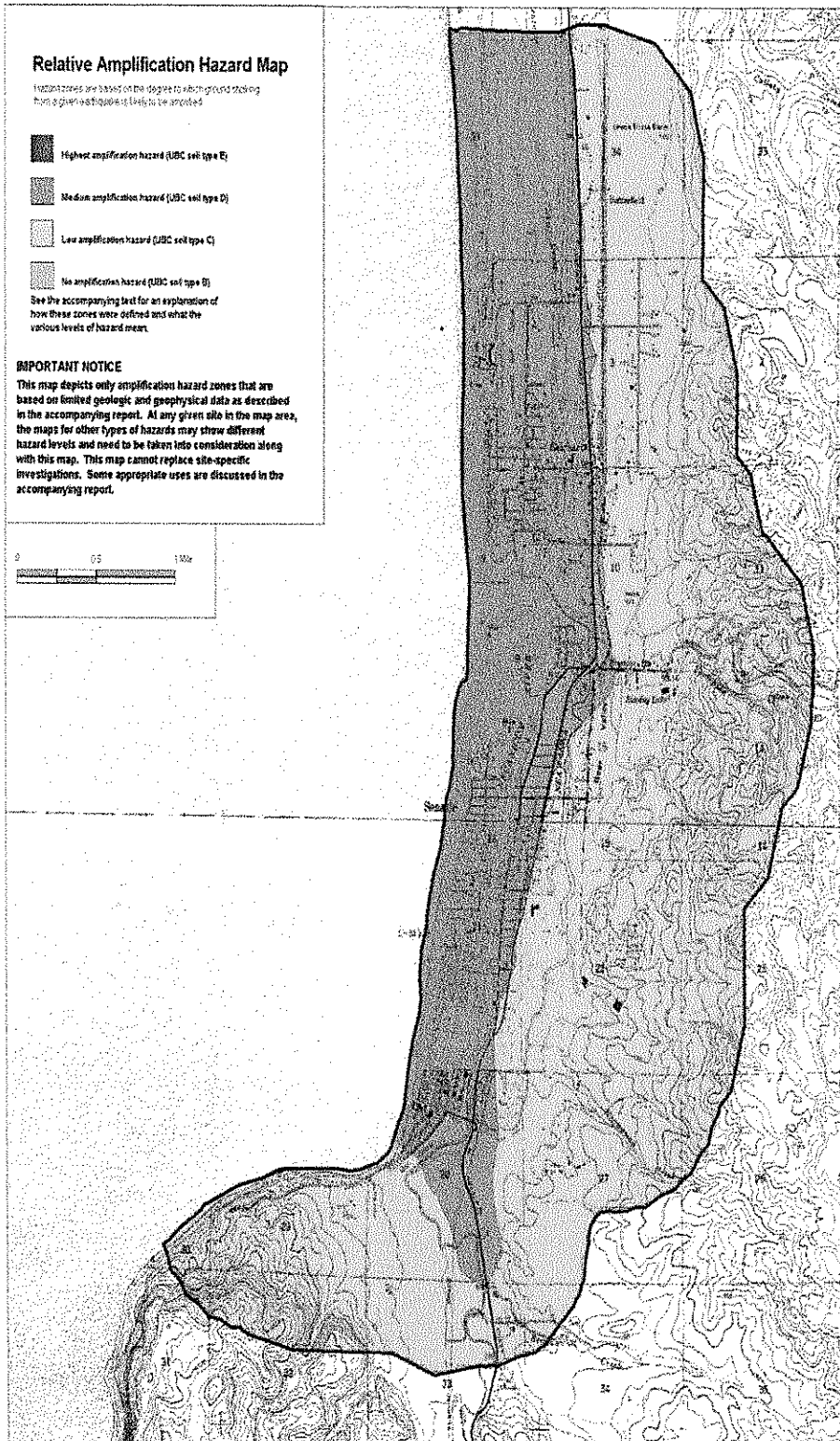
Clatsop County's Natural Hazards Mitigation Plan adequately describes the causes, characteristics, and location of earthquake hazards for the region. The County's Plan additionally identifies all previous occurrences that have affected the City. It is difficult to estimate recurrence intervals, but the state has experienced seven Cascadia Subduction Zone (CSZ) events in the last 3500 years – some of which were likely as large as magnitude (M) 9. These events are estimated to have an average recurrence interval between 500 and 600 years, although the time interval between individual events ranges from 150 to 1000 years. The last CSZ event occurred approximately 300 years ago, in 1700. Based on this information, Clatsop County estimates a 'high' probability that an earthquake will occur in the future. Seaside agrees.

The earthquake hazard maps in figures 3.1 – 3.4 were developed by the Department of Geology and Mineral Industries. The figures illustrate the location of the amplification, liquefaction, earthquake induced landslide, and relative earthquake hazards in Seaside.

Clatsop County estimates a 'high' vulnerability to earthquake hazards, meaning more than 10% of the population or regional assets would be affected by a major emergency or disaster. As shown by the figures below, the City has a moderate risk of amplification, and a very high risk of liquefaction. The majority of the City's developed lands are located in Zone A – the highest hazard area for earthquakes. Additionally, as described in Section 2.4, about 65% of the City's housing stock was built prior to 1980, before stronger seismic building codes were put into place. The combination of these hazards makes Seaside extremely vulnerable to high magnitude earthquake events.

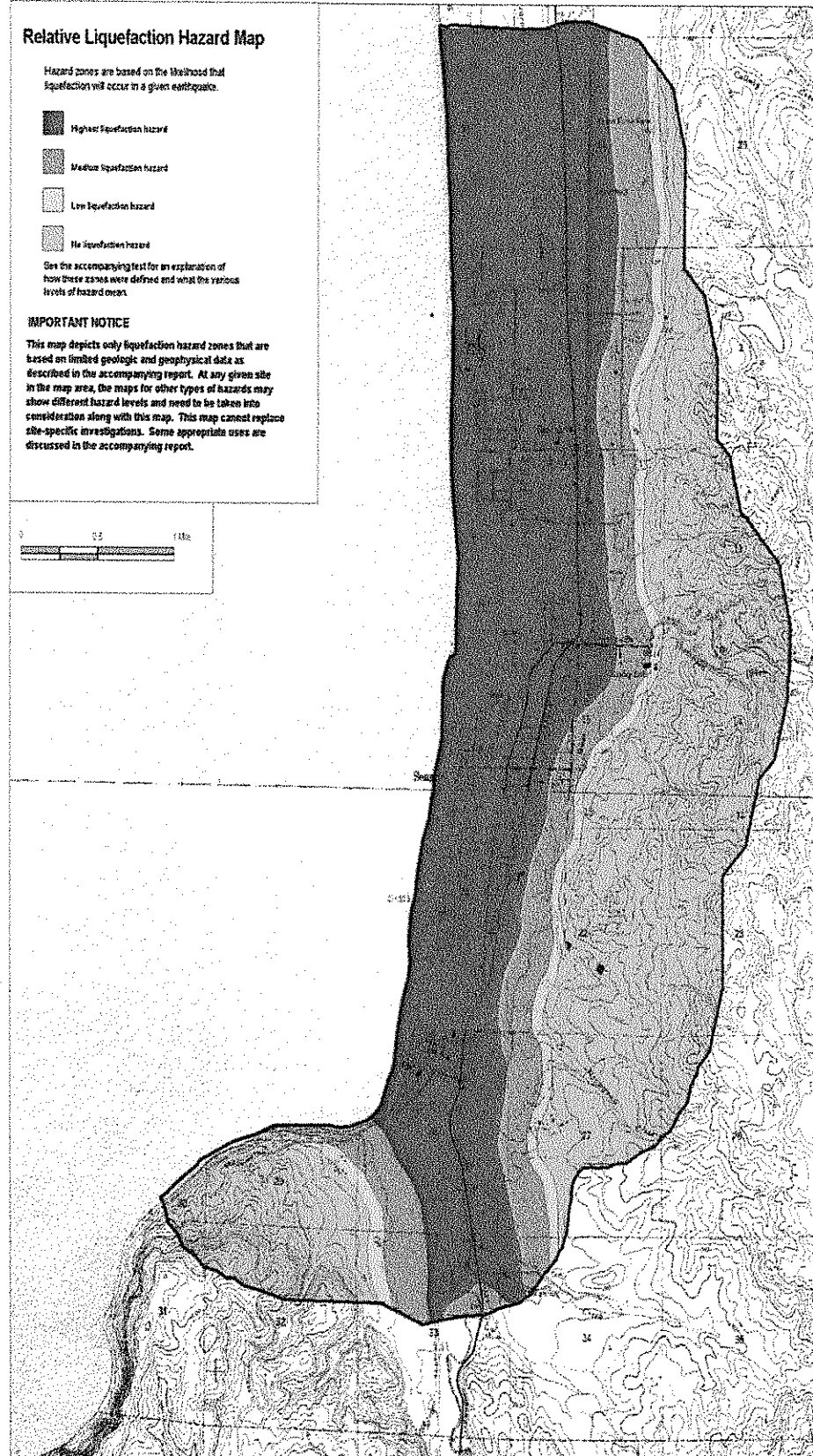
### Figure 3.1 Relative Amplification Hazard Map

The majority of the city's built lands are located in areas of medium amplification hazards.



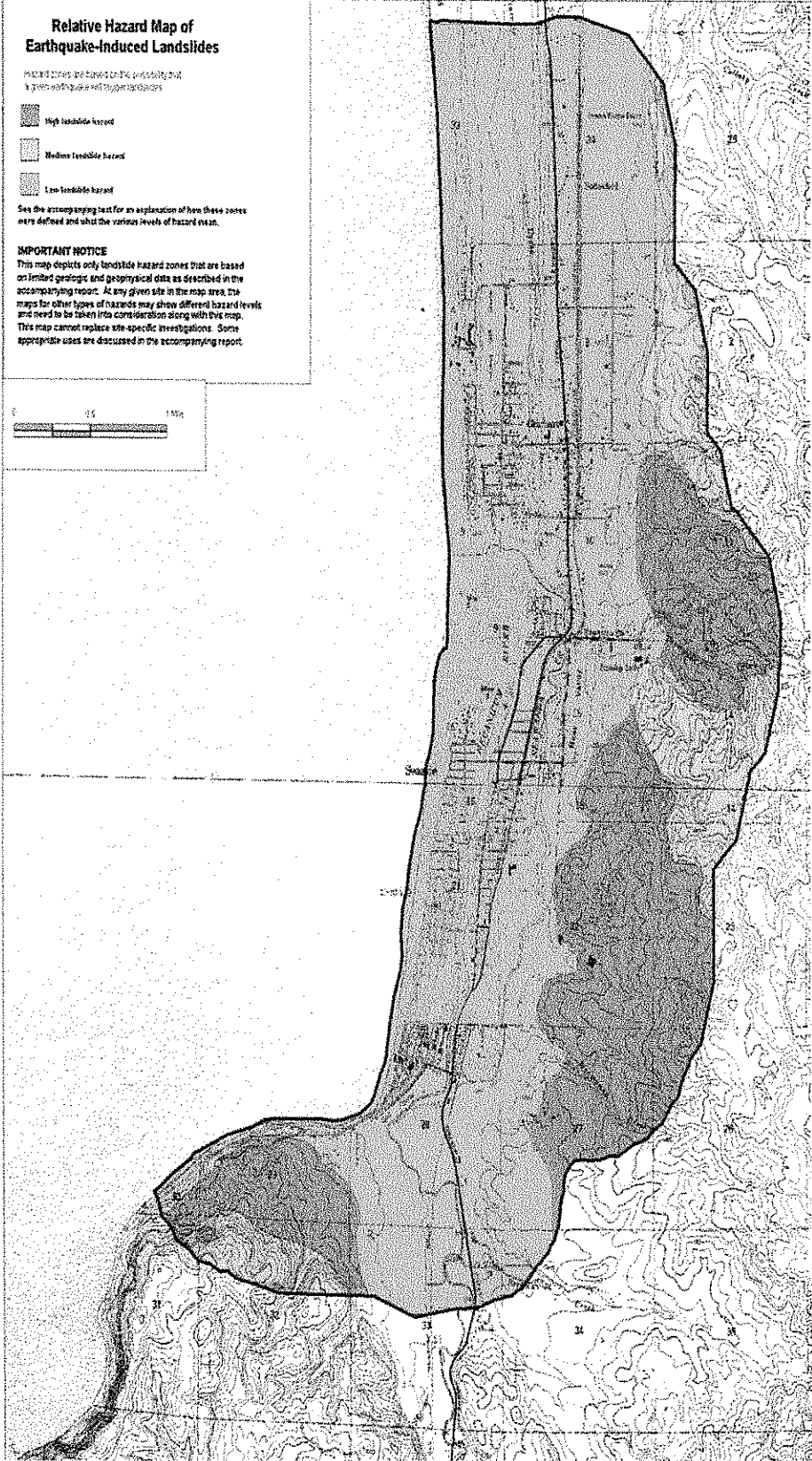
Source: Oregon Department of Geology and Mineral Industries

**Figure 3.2 Relative Liquefaction Hazard Map**



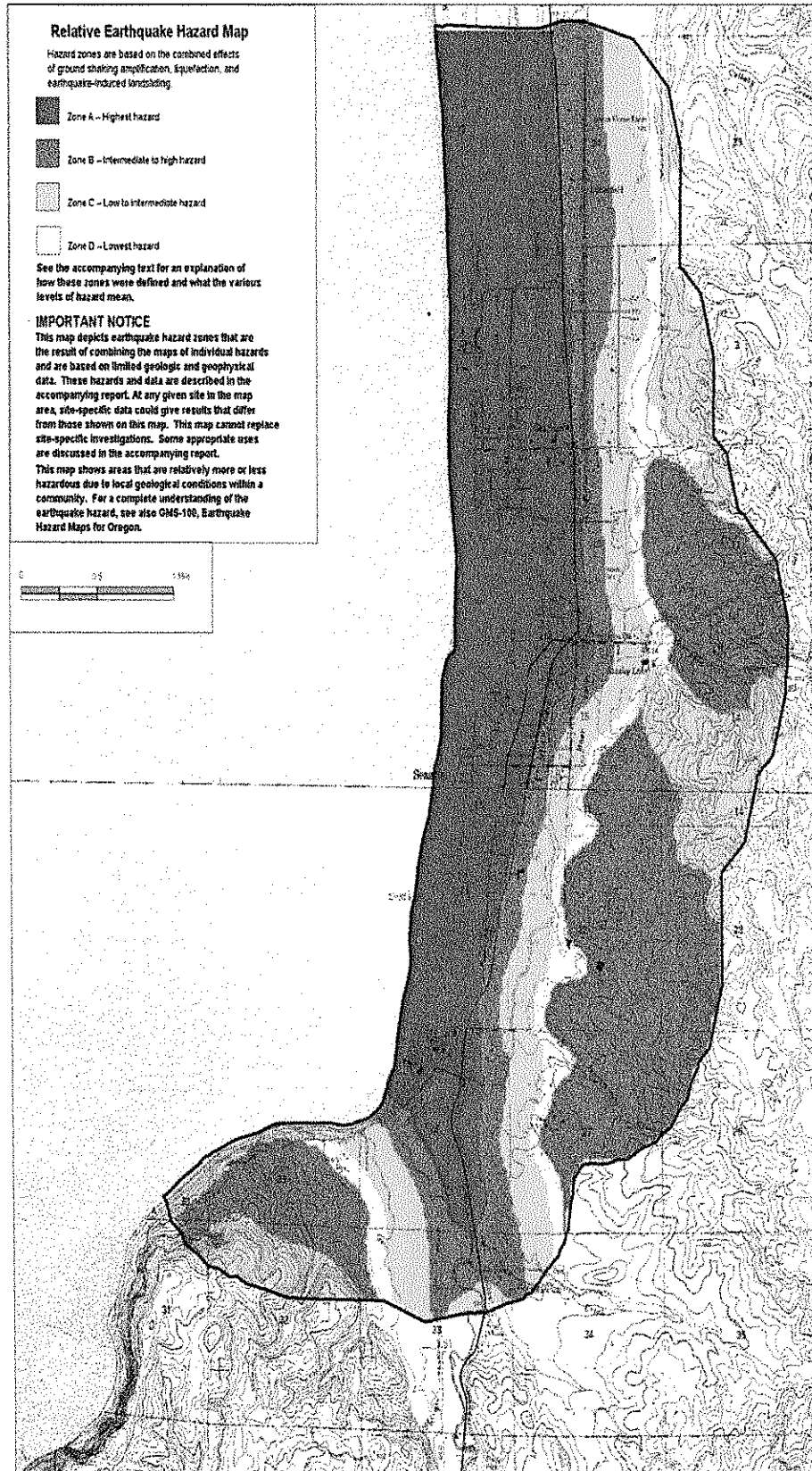
Source: Oregon Department of Geology and Mineral Industries

**Figure 3.3 Earthquake-Induced Landslides**



Source: Oregon Department of Geology and Mineral Industries

**Figure 3.4 Relative Earthquake Hazard**



Source: Oregon Department of Geology and Mineral Industries



In 2006, DOGAMI conducted a seismic needs assessment for public school buildings, acute inpatient care facilities, fire stations, police stations, sheriffs' offices and other law enforcement agency buildings. Buildings were ranked for the "probability of collapse," in this case meaning structural damage, due to the maximum possible earthquake for any given area. Within Seaside, the following buildings were rated as 'moderate' or 'high.' No buildings in Seaside were assigned the 'very high' rating.

- Seaside High School: *high*
- Broadway Middle School; *moderate*
- Providence Seaside Hospital: *moderate*
- Seaside Fire and Rescue: *moderate*

In addition to the structures listed above, the City's infrastructure is highly vulnerable to a severe earthquake event. Sewer lines, water lines, power lines, water tanks, reservoirs, and cell towers are vulnerable assets. The City would expect significant damage to roads and bridges following a Cascadia Subduction Zone event. The following bridges are expected to fail in a CSZ event:

- 24<sup>th</sup> Avenue at 101
- Lewis and Clark Road
- Avenue A (over the Necanicum)
- Avenue G (over the Necanicum)
- Avenue S (Over the Neawanna)
- Avenue U (Over the Necanicum)
- Dooley Bridge at 101

Bridge failure causes additional concern if the earthquake is strong enough to trigger a tsunami, as these bridges become critical elements of the city's evacuation routes to high ground. For the sake of tsunami evacuations, it is important only that the bridges be able to sustain foot traffic during the evacuation. However, structural integrity is still important, as the degree to which the bridges withstand an earthquake will influence the flow of goods and services during relief efforts after an event.

### **Current Mitigation Activities**

- The City of Seaside currently provides building permit and inspection services in accordance with the State's adopted building code.

### **Recommended Action Items**

- Develop a cost benefit analysis for the seismic retrofit of Seaside's bridges as part of a program to strengthen the city's evacuation route system (See Section 3.6). As part of this analysis, contract an engineering report to analyze the seismic stability and risk of collapse for each of the city's bridges.

- As part of a Community Self-Sustainability Program, promote the seven step approach to preparedness identified in the Oregon Emergency Management (OEM) Publication "Living on Shaky Ground" (or similar publications) to mitigate earthquake impacts to residents, employees and customers.
- Develop a program to provide additional seismic upgrade information for those older dwellings built prior to 1980 in an effort reduce their elevated risk of earthquake damage.

### 3.4 Flood

The Clatsop County Multi-Jurisdictional Natural Hazard Mitigation Plan adequately identifies the previous occurrences of floods for the City of Seaside. The Clatsop County Multi-Jurisdictional Natural Hazard Mitigation Plan ranked the vulnerability of floods as moderate. The County Plan also indicates that the probability of floods is high. The City of Seaside ranked the probability of floods as moderate, and the vulnerability as high. The County's Flood Insurance Rate Map (Figure 3.5) highlights the location of the flood hazard in Seaside. The City's current effective date for the Flood Insurance Rate Maps is September 17, 2010. City Staff rated the probability of flooding as moderate and the vulnerability as high due to the large number of tax lots within the flood plain, but the low frequency (100 years and 500 years) of events that would impact these areas.

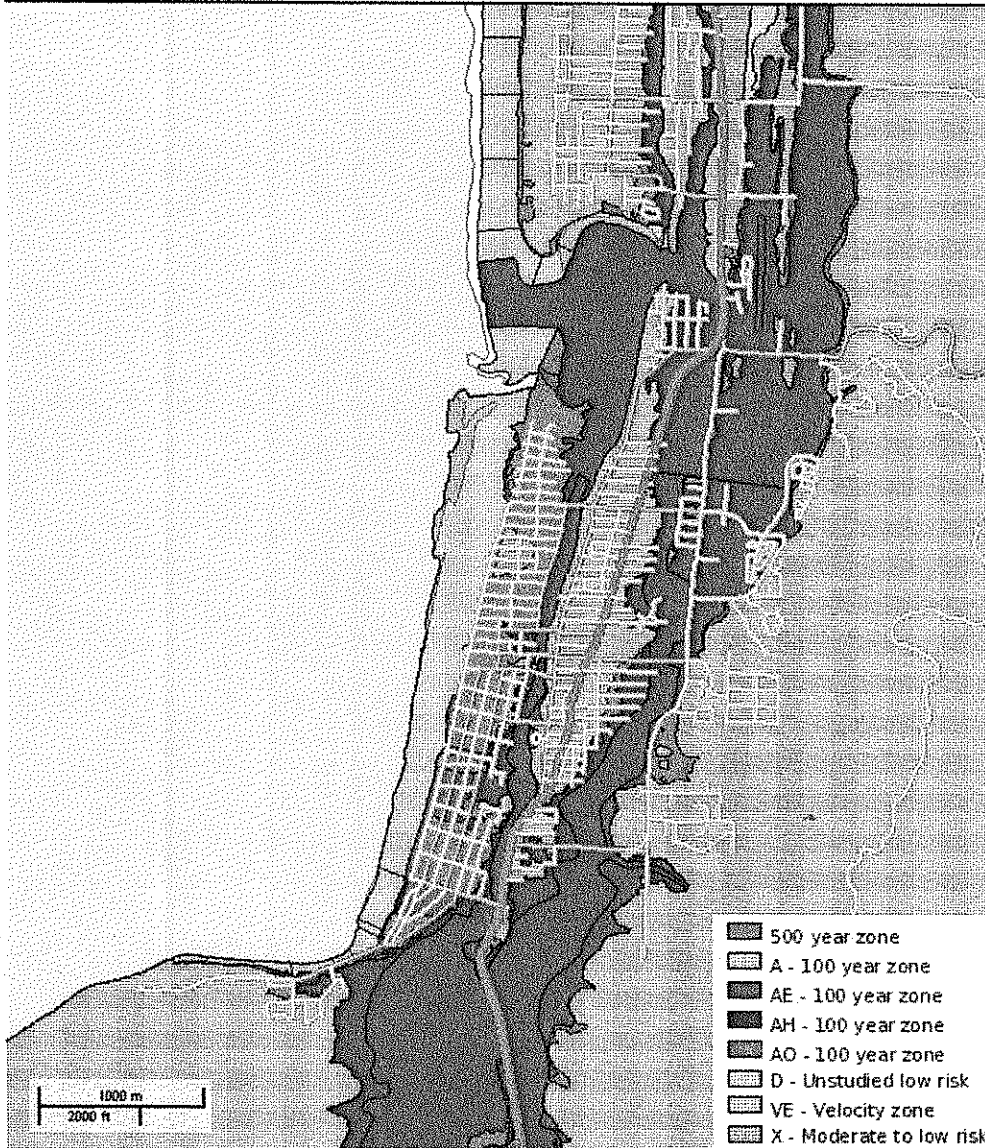
The City of Seaside is a participant in the National Flood Insurance Program. The City has a total of 948 policies under the NFIP. Half of those policies are located in the 100 year flood plain. Since the implementation of the Flood Insurance Rate Maps (FIRMs), however, there have been a total of 359 policies, and 215 of those have been in A zones (151 in A01-30&AE zones and 64 in AO zones). The total coverage for the City under the NFIP is \$234,814,600. There have been 15 claims since 1978, with \$72,602 paid on those claims.

Seaside is at risk of flooding from two primary sources: riverine flooding and ocean flooding. The riverine flooding generally occurs during periods of heavy rainfall that cause the streams that drain the hills east of Seaside to overflow their banks. Ocean flooding results from exceptionally high tides or tsunamis. On some occasions, high tides and riverine flooding can combine to produce flooding in the City.

A flooding hazard that frequently impacts the safety and the well-being of Seaside residents is the annual riverine flooding of Highway 101 between the south limits of the City and the junction of Highways 26 and 101. During periods of heavy rainfall each winter season, the roadway becomes impassable by floodwater from the Necanicum River, often closing the road to passenger vehicles. While the flooding causes little damage to structures, it interrupts commerce along the only North-South roadway on the Oregon Coast and one of the major transportation route between the North Oregon

Coast and the Portland-Vancouver metro area on the Interstate 5 corridor. It also impairs ambulance, police, and fire services.

**Figure 3.5 FEMA Flood Map of Seaside**



Source: Clatsop County Webmaps

### Current Mitigation Activities

- The City of Seaside has partnered with the Cities of Cannon Beach, Gearhart, Warrenton, and Astoria, the Port of Astoria, Clatsop County, and the Oregon Department of Transportation (ODOT) to form the U.S. Highway 101 Flood Study Consortium. The group contracted a hydrology study to analyze the cause of annual flooding along Highway 101 South of Beerman Creek and make recommendations to ease the impacts of flooding on the highway. The hydrology study determined that removal of a berm to the west of the highway would reduce the frequency and

severity of highway flooding. ODOT and the Consortium worked together to remove the berm with the assistance of the North Coast Land Conservancy (NCLC). Removing the berm will reduce flooding by restoring the wetlands that the berm affected when it was constructed in the 1970's, allowing water to filter naturally away from the road and reducing flooding by 50%. Once this mitigation project is complete, local agencies will assess the effect on flood incidents and determine if future mitigation efforts are necessary.

### **Recommended Action Items**

- The City of Seaside maintains compliance with the National Flood Insurance Program. To improve the program in the future, the City will apply for FEMA's Community Rating System<sup>xiii</sup> as a means to further reduce the risks from flood damage while reducing flood insurance rates.

## **3.5 Landslide**

Clatsop County's Plan identifies a number of locations within the County that are at risk of landslides. Due to Seaside's location along the coast, landslides primarily occur during rain and/or coastal erosion events. Beyond this, regional landslides can cause regional commerce and transportation difficulties.

Clatsop County estimates a 'high' probability that landslides will occur in the future, meaning one incident is likely within a 10-35 year period, and a 'moderate' vulnerability. Seaside estimates a 'low' probability and history of such an incident, but a moderate vulnerability and threat from mud or landslides. Particular areas at risk of damage in landslides are Highway 101 south of Beerman Creek Road, and Lewis and Clark Road to the North. A landslide along Highway 101 South of Beerman Creek Road could pose a significant hardship to Seaside residents and employees, cutting off access to and from Highway 26 and communities to the south. Other potential community impacts are adequately described in Clatsop County's Landslide Hazard Annex.

### **Current Mitigation Activities**

- In accordance with the City of Seaside Zoning Ordinance, continue to require Hazard Mitigation Plans within steep slope areas and those areas identified as having an elevated risk of geologic instability. Periodically review these provisions in an effort to improve their potential to reduce the risks posed by landslides.

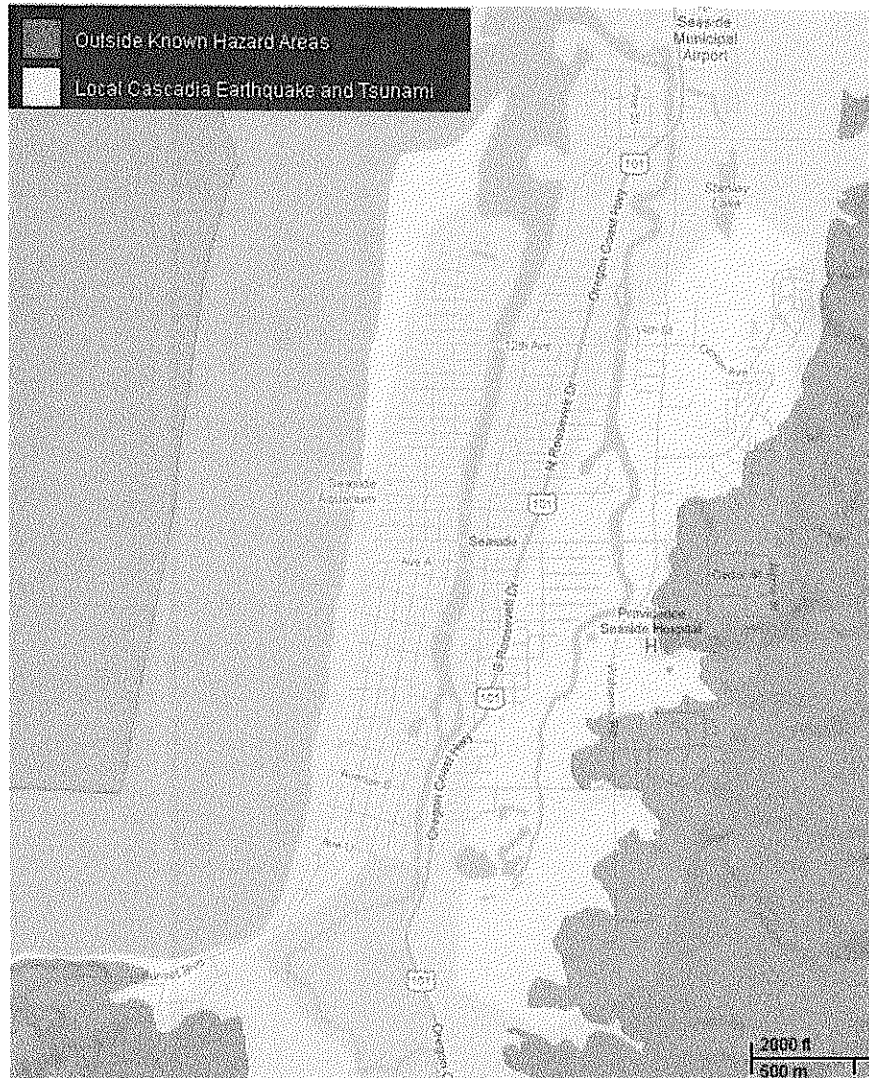
## **3.6 Tsunami**

Seaside's location along the Oregon Coast makes it susceptible to impacts from both a local tsunami (triggered by a Cascadia Subduction Zone earthquake less than 100 miles from the shoreline) and a distant tsunami (triggered by a remote earthquake event along the Pacific Rim). The Clatsop County Multi-Jurisdictional NHMP ranked the vulnerability

of the community to tsunamis as high and the probability of a tsunami as moderate. This rating is consistent for Seaside as well.

Seaside has been assessed in a report by USGS as having the highest *exposure* (the number of facilities within the hazard inundation zone) and the highest *sensitivity* (the percentage of the community's assets within the inundation zone) to tsunamis of any city on the Oregon Coast.<sup>xiv</sup> As shown in Figure 3.6, the inundation zone of a local tsunami very closely matches the development pattern of the city: 87 percent of the city's developed land lies in the tsunami hazard area, including most of Seaside's residential areas, civic and public infrastructure, and businesses. Typical local tsunami wave heights occurring in the Pacific Ocean have been 20 to 65 feet at the shoreline. However, due to local conditions, a few waves have been much higher – as much as 100 feet.<sup>xv</sup> A distant tsunami would have a far lesser impact and would result in much smaller waves, achieving at most about half the height of a local event.

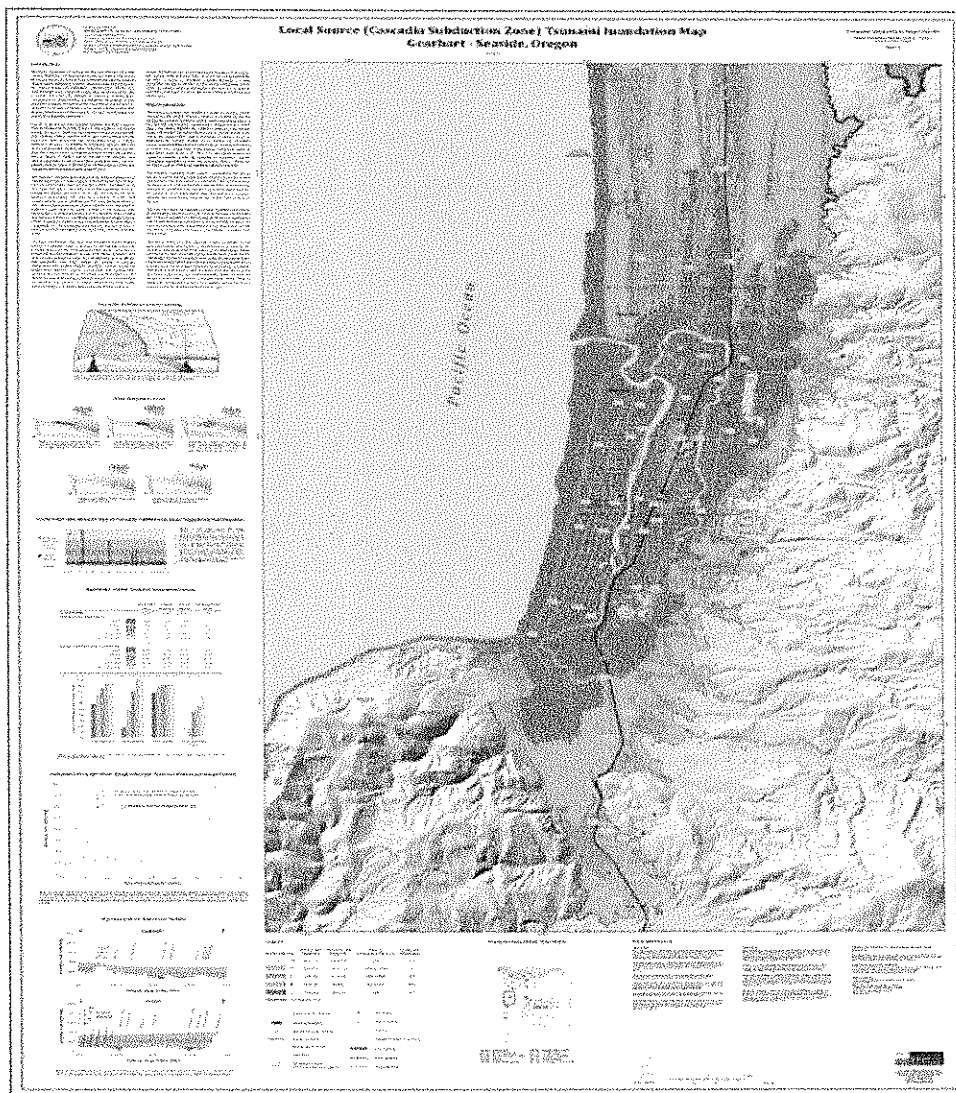
**Figure 3.6 Tsunami Inundation Zone in Seaside**



Source: Department of Oregon Geological and Mineral Industries

The Oregon Department of Geology and Mineral Industry published new Cascadia Tsunami Inundation Zone map for the Seaside area in the summer of 2013. As depicted in Figure 3.7, the map displays the output of computer models representing five selected tsunami scenarios, all of which include the earthquake-produced subsidence and the tsunami-amplifying effects of the splay fault. Each scenario assumes that a tsunami occurs at Mean Higher High Water (MHHW). To make it easier to understand this scientific material and to enhance the educational aspects of hazard mitigation and response, the five scenarios are labeled as "T-shirt sizes" ranging from Small, Medium, Large, Extra Large, to Extra Extra Large (S, M, L, XL, XXL). The map legend depicts the respective amounts of slip, the frequency of occurrence, and the earthquake magnitude for these five scenarios. Although the likelihood of the XXL scenario is very low, each scenarios provides valuable information that can be used for mitigation planning.

**Figure 3.7 Tsunami Inundation Zone in Seaside**



Source: Department of Oregon Geological and Mineral Industries

Of particular concern to the city is the location of Seaside's schools within hazard prone areas. Table 3.2 illustrates the number of students and staff at each building in the district.

**Table 3.2 Staff and Students at Seaside School District Buildings**

School	Number of Students	Number of Staff (FTE)
Cannon Beach Elementary	80	19 (10.11)
Gearhart Elementary	315	35 (27.63)
Seaside Heights Elementary	360	49 (38.98)
Broadway Middle School	340	36 (30.57)
Seaside High School	470	57 (50.24)
District Office		12 (12)
<b>Total</b>	<b>1565</b>	<b>208 (169.53)</b>

Source: Seaside School District, 2013

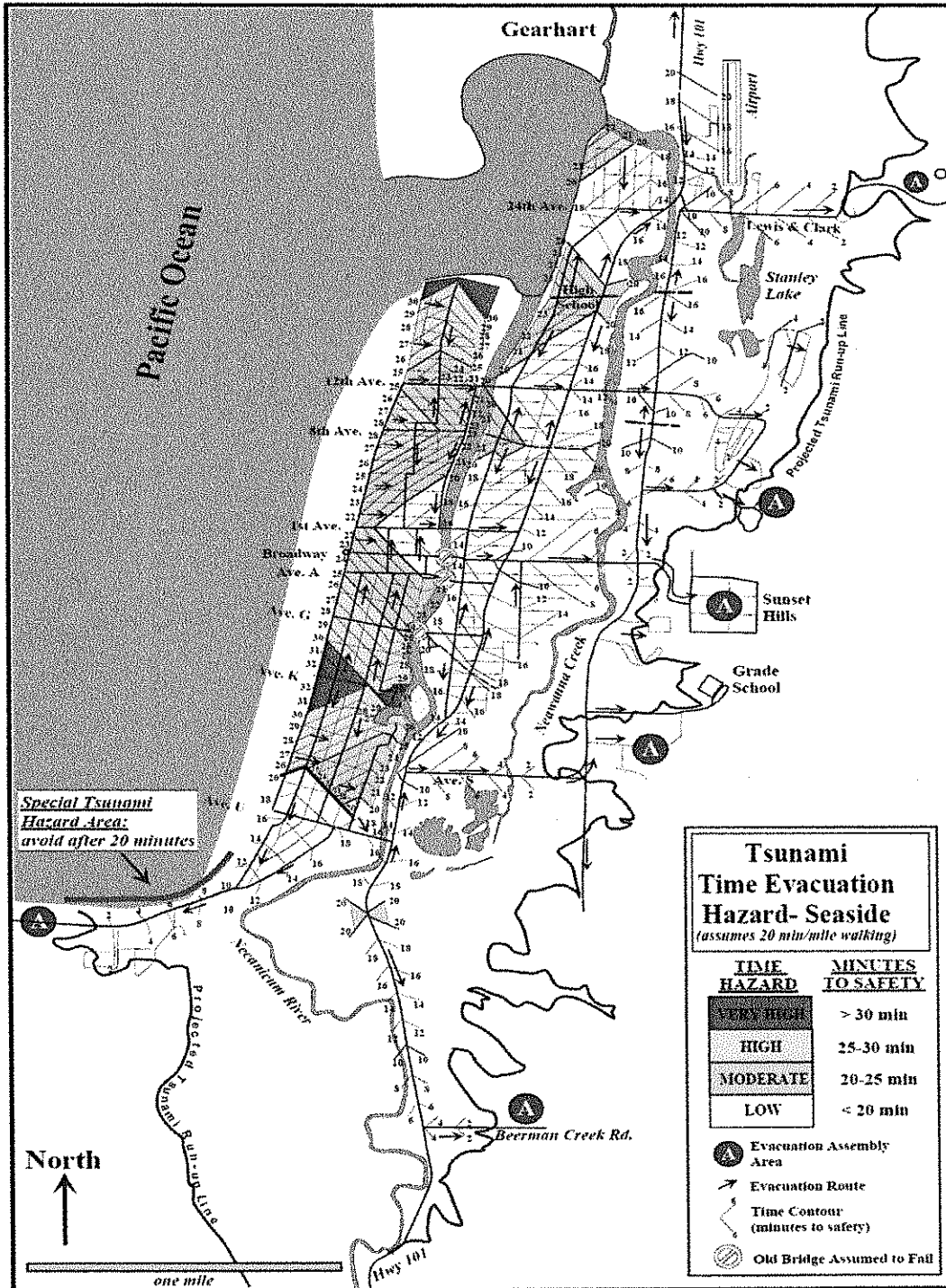
Studies indicate that when a Subduction Zone Earthquake occurs, a tsunami would likely strike the coast in Seaside within 15-20 minutes. The students and staff at Gearhart Elementary School must evacuate on foot three-quarters of a mile, then hope the tsunami inundation is not higher than average since they can only evacuate to an elevation of 45 feet. Broadway Middle School must hope that a retrofitted bridge is still standing in order for them to evacuate to higher ground. Cannon Beach Elementary School and Seaside High School must each evacuate on foot 1.2 miles. The students and staff of Seaside High School also need to cross a retrofitted bridge on their way out of the tsunami inundation zone. Under the best conditions, it takes the Cannon Beach Elementary School students 25 minutes to get to ground that would not be under the threat of inundation. Under the conditions they will be encountering, this simply is not enough time to evacuate an entire school safely. A Cascadia Subduction Zone event could result in many students and staff becoming casualties of collapsing buildings or incapacitated by the tsunami.

Evacuation from most developed regions in Seaside to high ground requires passage over Neawanna Creek and the Necanicum River. Currently, only four bridges in Seaside, located at 1<sup>st</sup> and 12<sup>th</sup> Avenues over the Necanicum and at Broadway and 12<sup>th</sup> over Neawanna Creek, are considered seismically sound enough to withstand a subduction zone earthquake. This leaves regions of town underserved by evacuation routes, with walking evacuation times of 20 minutes or more to high ground, assuming a walking rate of 3 mph (See Figure 3.8).

The Tsunami Advisory Group (TAG) has developed a preliminary tool for assessing the project prioritization of bridge construction or replacement, using the number of households served as a criterion (See Table 3.3).

Seaside also faces risks associated with debris which may wash ashore after distant tsunamis. Tsunami debris can result in pollution of Seaside's public beaches as well as the potential introduction of exotic species which may harm the Pacific marine ecosystem.

Figure 3.8 Current Tsunami Evacuation Times



Source: Tom Horning, Chair, Tsunami Advisory Group



**Table 3.3 Bridge Project Prioritization (based on residents served)**

Present Bridges	Area Served	Total Tax Lots	Undeveloped Tax Lots	Developed Tax Lots	Residents (assuming 5/ household)	Comments:
12th Avenue West	20th to 8th Avenue	410	69	340	1700	Not all can beat the 20 minute deadline. Vertical evacuation near north Prom needed.
First Avenue	8th Avenue to Avenue K	1199	101	1098	5490	Must funnel from Avenue K; up to 13 minutes excess evac time; need footbridge Avenue S
Avenue U	Avenue K to Avenue U	394	36	358	1790	Must funnel from Avenue K; up to 13 minutes excess evac time; need footbridge Avenue S
Overland to Tillamook Head	South of Avenue U	608	86	522	2610	Provided evacuation takes less than 20 minutes, passage is secure
New Bridges	Area Served	Total Tax Lots	Undeveloped Tax Lots	Developed Tax Lots	Residents	
Avenue G Necanicum	Avenue C to K	284	28	256	1280	Evacuation assumes First Avenue Bridge <i>has</i> been replaced
Avenue G Necanicum	Broadway to K	822	61	761	3805	Evacuation assumes First Avenue Bridge <i>has not</i> been replaced
Avenue A Necanicum	Broadway to C	538	20	518	2590	Condos & Motels south of Turnaround primarily
Avenue S Neawanna	Dooley Br. To Avenue I	339	117	222	1110	Must use Avenue S bridge; assumed brief traverse if bridge is down; sufficient time to evac.
Avenue S Necanicum (Foot)	Avenue G to U	574	52	522	2610	<b>MOST IMPORTANT BRIDGE FOR SAVING LIVES</b> Needed ONLY if Avenue G Necanicum has been replaced; east Necanicum can use East Broadway Br.
Avenue F Neawanna (Foot)	Broadway to K	822	61	761	3805	
24th Avenue Hwy 101	18th to 26th Avenue	estimated 180	est. 35	145	725	
22nd Avenue Neawanna (Foot)	18th to 26th Avenue	estimated 181	est. 36		1250	Includes High School students & faculty, who also can evacuate via 12th Neawanna

## Current Mitigation Activities

- The City operates the Emergency Preparedness Committee as an ongoing official City Committee, to oversee the city's response to emergency situations and implement the City Emergency Operations Plan as needed.
- In 2010, the City of Seaside amended their comprehensive plan in an effort to help facilitate Urban Growth Boundary (UGB) expansions above the inundation zone line. The requested amendment was initiated by Providence Seaside Hospital and establishes site criteria for relocation of public schools or hospitals above the 80 foot contour line.
- The City Planning Department has hired a temporary Emergency Preparedness and Planning Assistant through RARE (Resource Assistance for Rural Environments) to conduct natural hazard public education and outreach.
- The City collaborated with the Tsunami Advisory Group to purchase and stock 110 barrels full of emergency food, water and medical supplies. These barrels, carrying enough supplies to support 2,000 people for three days, have been stored in the private residences of volunteers in high ground areas surrounding each Tsunami Assembly Area. In the event of an emergency, it will be the responsibility of the volunteer barrel keepers to place the barrels on the sidewalk for public use.
- The City of Seaside has installed Emergency Warning Sirens throughout the city. In the event of a distant tsunami, these sirens will broadcast a message alerting people outside to the threat in both English and Spanish. This system is tested on the first Wednesday of every month from October through May.
- The city has implemented an ordinance (Seaside Code Section 150.04) that requires all new dwellings and tenant spaces to provide and maintain a public alert certified weather radio. This is to help notify residents and business occupants the ordinance is intended to residents and building occupants of potential tsunami or weather related hazards. Currently, the city purchases qualified radios and provides them to residents at a reduced cost. This program should be maintained.
- The City of Seaside has contracted with an engineering firm to conduct a feasibility study of the construction of a pedestrian bridge at one of two locations: over the Necanicum River at Avenue S, or over the Neawanna at Avenue F. Construction of the bridge would be funded through Urban Renewal district funding.
- The City conducts educational outreach events (e.g. drills, movies, preparedness fairs, newsletters) annually as part of national Earthquake and Tsunami Awareness Month.

## Recommended Action Items

- Continue to pursue a proactive approach to tsunami and natural disaster preparedness through appropriate planning, education, and development of pre-disaster mitigation measures by building on existing activities and partnerships. The City will:
  - Continue to conduct evacuation drills.
  - Work collaboratively with the Seaside School District to help promote all-hazard preparedness education for students and their families.
  - Support the Seaside CERT program through continuing education, recruitment, and equipment purchase.
  - Support efforts to provide a local, regional, or countywide coordinator/education provider. This could be a RARE Student, Americorp, Grad Student Intern; private contractor; or some other form of employee or partnership with another agency like SeaGrant.
  - Adopt an event scenario that can be used to help plan for events and identify needed mitigation measures.
  - Advocate for State & Federal funding and activities that will promote emergency preparedness, hazard mitigation, & community resiliency within the City and the Coastal Region.
  - Continuing to work with other departments and community groups (E-PREP, TAG, Seaside Tsunami Amateur Radio Society [STARS], and the Community Emergency Response Team [CERT]) to plan for emergencies and promote the improvement of emergency infrastructure.
- The City of Seaside will work with Seaside Downtown Development Association, the Chamber of Commerce, and TAG to help develop a recognition program for Tsunami Ready Businesses.
- The Building and Planning Department will conduct an engineering evaluation of existing multi-story structures within the tsunami inundation zone to determine their potential to be utilized as vertical evacuation structures following a Cascadia Subduction Zone Earthquake.
- The City of Seaside will work to encourage Pacific Power Co. to underground overhead utilities along major evacuation routes leading to high ground assembly areas. This measure would facilitate rapid evacuation by eliminating the impediments created by failure of overhead utility lines and power poles along evacuation routes.
- The Planning and Public Works Departments will evaluate improved methods of marking, signing, and lighting major evacuation routes leading to high ground assembly areas and provide upgraded demarcation of select evacuation routes. This would reduce confusion and improve evacuation efficiency (especially at night)

when time to evacuate is very limited. In Seaside, this becomes even more important due to the large percentage of tourist and non-resident that are unfamiliar with appropriate evacuation routes.

- The City Planning Department will partner with Seaside Tsunami Amateur Radio Society (STARS), TAG, the county-run Radio Amateur Emergency Service (RACES), and the private club Amateur Radio Emergency Services (ARES) to establish a network of planned emergency communication stations. During evacuation drills and in the event of a tsunami, volunteer Ham radio operators will be stationed at each assembly area with an easily identified red tent to relay messages, call for help and provide communication assistance to residents.
- With two parallel river systems running the length of Seaside, the location and stability of bridge crossings will play a vital role when evacuating the inundation zone due to a local tsunami following a Cascadia Subduction Zone event. Failed bridges or indirect evacuation routes that require evacuation times that exceed 20 minutes will be life threatening. Therefore the following mitigation measures related to bridges are very important:
  - Conduct an engineering evaluation of all existing bridges along evacuation routes within the tsunami inundation zone to determine their potential to be utilized for pedestrian evacuation immediately following a Cascadia Subduction Zone Earthquake. Although many of the existing bridges may not be suitable for vehicular traffic after a subduction zone earthquake, no formal study by a qualified engineer has been done to determine the likelihood of them standing, so they could be used for evacuation immediately prior to a tsunami event.
  - Develop new earthquake resistant bike/pedestrian bridges along critical evacuation routes. These bridges will address multiple needs; however, the location and prioritization of establishing foot bridges should strongly consider the elimination of long evacuation times for the greatest number of individuals.
  - In conjunction with planning to provide new foot bridges, existing vehicular bridges along evacuation routes that are subject to failure should be upgraded to current seismic standards sufficient to withstand a Cascadia Subduction Zone Earthquake. Prioritization of bridge replacement should strongly consider the elimination of long evacuation times for the greatest number of individuals. The list of bridges in need of retrofit include (not in order of priority):
    - Avenue U
    - Avenue G
    - Avenue A
    - Avenue S
    - West Broadway
    - Lewis & Clark, Stanley Lake (controlled by Clatsop County)
    - Highway 101 Neawanna Creek Bridge (controlled by ODOT)
    - Highway 101 Dooley Bridge (currently ODOT's)

- The Seaside School District will continue to plan and work towards moving all of their school facilities above the inundation zone, combining them into a single campus that would also be capable of providing an assembly and shelter facility well above the elevation of a likely tsunami inundation. This facility would also provide a site that would accommodate additional supply cache storage for evacuees.
- The City will work with Red Cross to secure additional Red Cross disaster relief trailers and recruit local volunteers willing to be trained in their deployment and use. The city has five distinctive evacuation assembly areas but it only has one disaster relief trailer. Additional trailers are needed to supply each of the assembly areas and trained volunteers to oversee their use.

### 3.7 Volcano

The Clatsop County Natural Hazard Mitigation Plan adequately describes the City's risk to volcanic events. Generally, a volcanic event that affects the County is likely to affect Seaside as well. The causes and characteristics of a volcanic event are appropriately described within the County's Plan, as well as the location and extent of potential hazards. Previous occurrences are well-documented within the County's Plan, and the community impacts described by the County would generally be the same for Seaside as well. Seaside is very unlikely to experience anything more than a small amount of volcanic ash during a volcanic event. The County estimates a 'low' probability of future volcanic events and a 'low' vulnerability to future eruptions. The County's probability and vulnerability estimates are accurate for Seaside as well. Ash cleanup is the only potential impact identified for this risk category. At this time, city staff estimate that it is unlikely that ash from a volcanic eruption in the Cascade Range will be transported to Seaside based on prevailing wind patterns.

### 3.8 Wildfire

The Clatsop County Natural Hazard Mitigation Plan adequately describes the causes and characteristics of wildfires, as well as the County and City's history of wildfire events. Seaside has no recorded history of wildfire, and County wildfires are mostly related to debris burns. Clatsop County has completed a Community Wildfire Protection Plan (CWPP) to be included in the Clatsop County Hazard Mitigation Plan. Seaside Fire Marshall Chris Dugan served on the steering committee for the CWPP. The Seaside Fire Department works in collaboration with the fire departments of neighboring cities and the Oregon Department of Forestry through a mutual aid agreement. According to this agreement, the Oregon Department of Forestry may be dispatched for wildland fires in Seaside by request.

Clatsop County estimates a high probability that wildfires will occur in the future. Seaside, however, has wildfires as having a low probability of occurrence, based on a low history of such incidents in the past.

Clatsop County estimates a moderate vulnerability to wildfire events, meaning 1-10% of the population of regional assets are likely to be affected by a major event. Wildfires are most likely to occur in wildland-urban interface areas.<sup>xvi</sup> The properties bounded on the east by commercial forest land and those bordered on the south by forested state parks (Ecola State Park) are interface areas at risk of wildfires. Within these interface areas, the city infrastructure most at risk is the city water treatment plant located at Peterson Point. Additionally, there are numerous wooded areas throughout the community, making the spread of fire from one area of the City to another a possibility. The natural mitigation factor is the maritime climate which reduces the rate at which vegetation dries during the summer months. Potential community impacts are adequately described in Clatsop County's Wildfire Hazard Annex.

### **Current Mitigation Activities**

- The City of Seaside Fire Department continues to collaborate with the County to ensure compliance with the Clatsop County Wildfire Prevention Plan.
- The City will continue to promote fire safety through the issuance of burn permits, and actively enforces the prohibition of recreational fires in beach grass or driftwood piles.
- The Seaside Fire Department operates a wildland firefighter training certification program.

### **Recommended Future Actions**

- Implement a fuel reduction program around the water treatment plant to minimize risk of wildfire damage.

## **3.9 Wind and Winter Storms**

The Clatsop County NHMP adequately describes the causes and characteristics of wind and winter storms, as well as the location and extent of wind and winter storm hazards. The region's (and City's) history of events are adequately described within the County's Plan as well. Because coastal wind storms typically occur during winter months, they are sometimes accompanied by ice, freezing rain, flooding, and very rarely, snow. More than likely, however, the coast's winter will just be windy, cold, and wet.

The County estimates a 'high' probability that wind and winter storms will occur in the future. Windstorms occur yearly, and the more destructive storms occur once or twice per decade. The County additionally estimates a 'high' vulnerability to windstorms, meaning more than 10% of the population or regional assets would be affected by a major windstorm event. Both estimates are true for the City as well.

Seaside's long, narrow configuration on the Pacific shoreline makes it very vulnerable to windstorms blowing in from the ocean. Winter storms with snow and ice that are severe in nature are relatively uncommon along the coastal strip. Because of the infrequent nature, many drivers lack necessary skills and equipment to continue routine travel, and many homes are not constructed to adequately protect their plumbing systems from freezing. Additionally, roughly 26.5% of the homes in the community are for vacation use and not occupied year-round.<sup>xvii</sup> During prolonged periods of freezing weather, it is common to find water pipes broken with water running unchecked into homes and onto the ground. When this becomes widespread, the public water reservoirs drain with resultant loss of flow needed for fire protection and public health.

### **Current Mitigation Activities**

- The City has installed a generator at the City offices to supply power for daily operations during severe storms. A generator was installed at the convention center following the winter storms of 2007. With this back-up energy supply, the convention center may be used as a community shelter during a prolonged power outage. This would not be a viable shelter following a tsunami. See section 3.10 (All Hazards) for further discussion concerning actions intended to address prolonged power outages.
- The City currently negotiates with Pacific Power Co. and private developers to install underground utilities in conjunction with street improvement projects whenever practical.
- The City Building and Planning Departments provide building permit and inspection services in accordance with the State's adopted building code. This code provides standards for construction based on wind loads.

## **3.10 All Hazards**

Some Mitigation strategies are effective for multiple hazards. What follows are the City's recommended actions which will address risks posed by multiple hazards.

### **Recommended Future Actions**

- Review, revise, and make necessary updates to the City of Seaside Natural Hazard Mitigation Plan by resolution not less than one time each year, and participate with Clatsop County's and multi-jurisdiction plan adoption not less than one time each five years based on the dates of plan adoption.
- Ensure the use of a cost-benefit analysis to ensure that mitigation action items are cost effective and meet mitigation criteria.

- Evaluate City Ordinances and Capitol Improvement Plans not less than one time each five years to determine if reasonable modifications can be made to support mitigation efforts that would reduce the potential risk from natural hazards.
- Evaluate critical facilities and structures exposure to natural hazards and consider practical mitigation measures, up to and including relocation, in an effort to minimize their exposure risk.
- Provide preparedness information on the city's web site.
- Provide backup generator power capabilities and fuel sources for critical infrastructure, emergency equipment, and public utilities for use during disaster events.
- Designate a hazard debris management site for the interim storage of debris following a winter storm or distant tsunami, and develop a Hazard Debris Management Plan.
- Prepare and implement a community disaster preparedness program.
  - Develop a Community Self-Sustainability Program to prepare food, shelter, hygiene, water, communication, and assistance in the event of a disaster. Follow a "map your neighborhood" approach to identify those with special skills, special equipment, resources and special medical or mobility needs.
  - Identify leaders in designated areas who will implement a neighborhood based approach to community resiliency. Encourage each community member to have adequate supplies and personal plans that will raise their level of all hazard preparedness.
- Educate the community about hazard risks and hazard mitigation. Encourage participation in mitigation and community sustainability programs by holding a periodic outreach event such as national night out and preparedness workshops.
- Continue to support the Seaside CERT team with training and supplies. Support the launch of a TeenCERT program at Seaside High School to educate youth and their families about preparing for disasters, and train youth to be the first responders for their school in the event of an emergency.



## Section 4

### Action Items

The City of Seaside addendum includes action items that, when implemented, will reduce the city's vulnerability to natural hazards. These recommendations are consistent with the goals and objectives of the city's existing plans and policies. Action items are listed in the Recommendation Table below, and are organized by hazard.

Recommended Action	Priority (ST = short term, LT = long term, OG = ongoing)	Lead Department
<b>ALL HAZARDS</b>		
Provide preparedness information on city's website.	OG	Planning Department
Periodically update Seaside Addendum.	OG	E-PREP
Evaluate City Ordinances and Capital Improvement Plans not less than one time each five years to support hazard mitigation efforts.	OG	E-PREP, Planning Department, Public Works
Designate a hazard debris management site/Develop a Hazard Debris management Plan.	ST/LT	Public Works Department
Provide back-up generator power capabilities and fuel sources to critical facilities and disaster gathering sites.	ST	Public Works Department
Implement a community disaster preparedness program, including neighborhood resource mapping, and establishment of neighborhood leaders to conduct ongoing outreach.	LT	Planning Department, TAG
Conduct National Night Out events or other community resiliency events and conduct preparedness workshops.	LT	Planning Department
Provide ongoing support for Seaside CERT program and development of a Seaside TeenCERT program.	OG	Seaside Fire Department, Seaside High School
<b>EARTHQUAKE</b>		
Develop a cost-benefit analysis for bridge seismic retrofits and engineering report of current bridge stability.	ST	Public Works Department

Promote a "seven step" approach to preparedness.	OG	Planning Department
Develop a program to provide seismic upgrade information to property owners and encourage upgrades.	LT	Building and Planning Departments
<b>FLOOD</b>		
Apply for FEMA's National Flood Insurance Program Community Rating System.	ST	Planning Department
<b>TSUNAMI</b>		
Conduct school education and outreach.	OG	School District
Support efforts to provide a local, regional or county-wide outreach coordinator	ST	Planning Department, TAG
Adopt an event scenario.	ST	TAG, City Council, Planning Department
Continue to conduct evacuation drills.	OG	TAG, E-PREP, STARS
Develop a Tsunami Ready Business certification program.	ST	Planning Department, Seaside Downtown Development Association, Chamber of Commerce.
Conduct an engineering evaluation of existing multi-story buildings within the inundation zone to be utilized as vertical evacuation structures.	LT	Building and Planning Department.
Upgrade symbols, markings and signage along select evacuation routes.	LT	Public Works and Planning Department
Develop emergency communication stations at assembly areas.	ST	STARS, Planning Department
Construct new pedestrian evacuation bridges along critical evacuation routes.	LT	Public Works Department
Reconstruct existing bridges along evacuation routes that are projected to fail in an earthquake.	LT	Public Works Department
Relocate public school buildings to one consolidated campus on high ground.	LT	School District
Secure trailers to store disaster relief supplies out of inundation zone.	LT	Planning Department, E-PREP, TAG

WILDFIRE		
Implement a fuel reduction plan around water treatment plant.	OG	Fire Department

- 
- <sup>i</sup> City of Seaside, Oregon. 2010. City of Seaside Emergency Operations Plan. Prepared by Ecology and Environment, Inc. Pg. iii.
- <sup>ii</sup> IDcide - Local Information Data Server, Seaside, *OR Weather*. Retrieved from: <http://www.idcide.com/weather/or/seaside.htm>.
- <sup>iii</sup> National Oceanic and Atmospheric Administration (NOAA). *Community Profile: Seaside, OR*. Retrieved from: [http://www.nwfsc.noaa.gov/research/divisions/sd/communityprofiles/Oregon/Seaside\\_OR.pdf](http://www.nwfsc.noaa.gov/research/divisions/sd/communityprofiles/Oregon/Seaside_OR.pdf).
- <sup>iv</sup> United States Census Bureau. 2006-2010 American Community Survey 5-Year Estimates: Selected Economic Characteristics: *Seaside City, Oregon*. Retrieved from: <http://factfinder2.census.gov>.
- <sup>v</sup> National Oceanic and Atmospheric Administration (NOAA), *Community Profile: Seaside, OR*. Retrieved from: [http://www.nwfsc.noaa.gov/research/divisions/sd/communityprofiles/Oregon/Seaside\\_OR.pdf](http://www.nwfsc.noaa.gov/research/divisions/sd/communityprofiles/Oregon/Seaside_OR.pdf).
- <sup>vi</sup> United States Census Bureau. 2006-2010 American Community Survey 5-Year Estimates: Selected Economic Characteristics: *Seaside City, Oregon; Clatsop County, Oregon; United States*. Retrieved from: <http://factfinder2.census.gov>.
- <sup>vii</sup> United States Census Bureau. 2010. *Seaside City, Oregon*. Retrieved from: <http://factfinder2.census.gov>.
- <sup>viii</sup> Wood, Nathan. 2007. *Variations in City Exposure and Sensitivity to Tsunami Hazards in Oregon*. U.S. Geological Survey, Scientific Investigations Report 2007-5283, 37p.
- <sup>ix</sup> Wood, Nathan. 2007. *Variations in City Exposure and Sensitivity to Tsunami Hazards in Oregon*. U.S. Geological Survey, Scientific Investigations Report 2007-5283, 37p.
- <sup>x</sup> Seaside Municipal Airport, <http://www.seasideairport.org>.
- <sup>xi</sup> National Register of Historic Places. 2008. Retrieved from: <http://www.nps.gov/nr/research/nris.htm>.
- <sup>xii</sup> City of Seaside. Department & Resource Directory. Retrieved from: [http://www.cityofseaside.us/html/dept\\_\\_directory.html](http://www.cityofseaside.us/html/dept__directory.html).
- <sup>xiii</sup> FEMA. 2006. *National Flood Insurance Program Community Rating System: A Local Official's Guide to Saving Lives, Preventing Property Damage, Reducing the Cost of Flood Insurance*. Retrieved from: <http://www.fema.gov/library/viewRecord.do?id=3655>.
- <sup>xiv</sup> Wood, Nathan. 2007. *Variations in City Exposure and Sensitivity to Tsunami Hazards in Oregon*. U.S. Geological Survey, Scientific Investigations Report 2007-5283, 37p.
- <sup>xv</sup> Tsunami Evacuation Map: Cannon Beach and Arch Cape Areas, Oregon. DOGAMI publication, 2008. <http://www.oregongeology.org/pubs/tsubrochures/CannonEvac.pdf>.
- <sup>xvi</sup> Federal Register: August 17, 2001. V.66, N.160.
- <sup>xvii</sup> Johnson Reid, Land Use Economics. January, 2013. *City of Seaside Oregon Housing and residential land Needs Assessment (Oregon Statewide Planning Goal 10)*. Prepared for: City of Seaside: Portland, Oregon, 41p.

**RESOLUTION # 3840**

**A RESOLUTION OF THE CITY OF SEASIDE, OREGON, AUTHORIZING  
PARTICIPATION IN THE TRANSPORTATION AND GROWTH  
MANAGEMENT GRANT PROGRAM**

**(Regarding strategic transportation planning along the Avenue S and Wahanna Road corridor)**

**WHEREAS**, the Oregon Department of Transportation is accepting applications for the TGM Grant Program; and

**WHEREAS**, the City of Seaside desires to participate in this grant program as a means of providing needed transportation planning for the Avenue S and Wahanna Road corridor; and

**WHEREAS**, the applicant hereby certifies that the matching share for this application is readily available at this time.

**NOW, THEREFORE, THE SEASIDE CITY COUNCIL RESOLVES** that the City of Seaside be authorized to apply for a TGM Grant from the Oregon Department of Transportation for planning improvements to the Avenue S and Wahanna Road traffic corridor as specified in the grant.

**PASSED** by the Council of the City of Seaside this \_\_\_\_ day of \_\_\_\_\_, 2015.

**SUBMITTED** to the Mayor and **APPROVED** by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2015.

---

**DON LARSON, MAYOR**

**ATTEST:**

---

Mark J. Winstanley, City Manager

## RESOLUTION #3841

### A RESOLUTION OF THE CITY OF SEASIDE, OREGON, EXTENDING SEASIDE'S WORKERS' COMPENSATION COVERAGE TO VOLUNTEERS OF THE CITY OF SEASIDE

WHEREAS, the City of Seaside elects the following:

Pursuant to ORS 656.031, workers' compensation coverage will be provided to the classes of volunteer workers listed on the attached Volunteer Election Form.

1. An assumed monthly wage of \$2,000 per month will be used for public safety volunteers; and
2. An assumed monthly wage of \$800 per month will be used for CERT volunteers; and
3. An aggregate assumed annual wage of \$2,500 will be used per volunteer board, commission and/or council for the performance for administrative duties; and
4. Non-public safety volunteers will keep track of their hours and have their assumed payroll reported in the correct class code for the type of work being performed using Oregon minimum wage; and
5. A roster of active volunteers (public safety and non-public safety) will be kept monthly for reporting purposes. It is acknowledged that City/County Insurance Services may request copies of these rosters during year-end audit; and
6. Unanticipated volunteer projects or exposure not addressed herein will be added onto City of Seaside's coverage agreement (1) by endorsement, (2) with advance notice to CIS, and (3) allowing two weeks for processing. It is hereby acknowledged that coverage of this type cannot be backdated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Seaside to provide for workers' compensation insurance coverage as indicated above. This resolution will be updated annually.

PASSED by the City Council of the City of Seaside on this \_\_\_\_ day of \_\_\_\_\_, 2015.

SUBMITTED to the Mayor and APPROVED by the Mayor on this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
DON LARSON, MAYOR

ATTEST:

\_\_\_\_\_  
Mark J. Winstanley, City Manager



## MEMO

May 11, 2015

From: Neal Wallace

To: The Honorable Mayor and City Council

Re: Security Gate Proposals for the Boat Ramp

The City received three proposals for the security gates at the boat ramp. Metro Access Control's proposal was for an automatic double swing aluminum gate and a manual double swing aluminum gate. They included a few pictures of their gates but there was nothing custom or artistic in their proposal, it was all function. Their installation cost was \$32,474.00. Metro is from Portland.

Inland Electric is proposing to partner with Cornerstone Fencing to install an automatic slide gate and manual swing gate. Inland is a local electrical contractor and Cornerstone is out of Milwaukie. Their gate has some custom elements and their installation cost is \$33,000.

Structures in Landscape out of Beaverton is proposing a custom automatic slide gate with a manual double swing gate. He proposes to utilize river rock structures to accent the gates. His installation cost is \$38,286.

I have included the proposals and graphics from all three companies. All three proposals will meet the basic need but the aesthetic appeal covers a broad spectrum. Staff is seeking a consensus from Council on which proposal is preferred.

## SEASIDE AIRPORT COMMITTEE

The purpose of the Seaside Airport Committee is to act as an advisory body to the City Council, the City Manager, and the Public Works Director/City Engineer regarding issues concerning the Seaside Public Airport.

The committee consist of the following permanent members: the Public Works Director/City Engineer (or designee), a member of the Seaside City Council, a member of the Gearhart City Council, and six (6) non-permanent citizen members, who are not employees of the City, and at least four (4) of the non-permanent citizens shall reside within the City limits who shall serve as members-at-large.

The citizen members of the committee shall be selected from, but are not limited to, members of the following groups: persons with a demonstrated interest in public airport, educators, private businesspersons, persons with a diversity of ethnic and cultural affiliations, and persons of diverse economic backgrounds and interests.

The members shall serve without salary or compensation of any nature.

All members shall be appointed by the City Council and shall serve for a term of three years. However, three of the first non-permanent members shall be appointed for a term of one year, two years, and three years respectively. As those terms expire, the vacancy will be filled for three-year terms in each case.

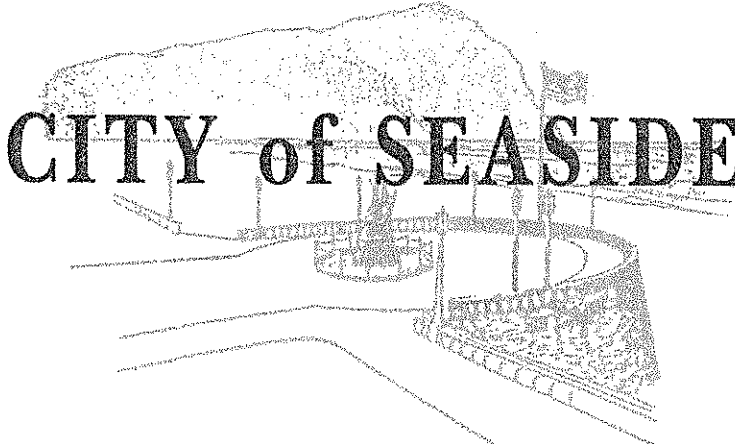
Each year, at the first Committee meeting in January, the members shall appoint one of their members as Chairperson and one as Vice-Chairperson. One of the Committee members will serve as Secretary. Minutes of all meetings will be filed with the City Council.

The Committee shall hold a regular meeting at least once each month of the calendar year. The meetings shall be open to the public. Any person appointed by the City Council to serve on this committee who misses three or more regularly scheduled meetings during a 12 month period shall be notified by letter that the position must be vacated. The individual may appeal the decision to the City Council. ( A 12 month period is defined as beginning in January of each calendar year.)



## COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** May 11, 2015  
  
**Name:** Dianne Widdop  
Steve Phillips  
Bruce Francis  
  
**Commission/Committee:** Seaside Airport Committee  
  
**Resignation Date:** N/A  
  
**Term Expiration Date:** June 30, 2015  
  
**Wants to be considered again:** Yes
2. **Applicants:**  
Dianne Widdop  
Steve Phillips  
Bruce Francis
3. **Nominations:**
4. **Appointment:**



# CITY of SEASIDE

OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

## AIRPORT COMMITTEE

Term of Office: 3 years

Number of Members: 9

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>	
DIANNE WIDDOP	PO BOX 2116 GEARHART	738-6212	6/30/2015	Mayor Gearhart
STEVE PHILLIPS	217 BROADWAY	738-5402	6/30/2015	
BRUCE FRANCIS	90250 STONE LINE DR. WARRENTON, 97146	440-0033	6/30/2015	
TERI CARPENTER	220 AVENUE 'U'	425-246-9962	6/30/2016	
TRACY MACDONALD	451 HILLSIDE LOOP	738-8140 739-2269	6/30/2016	
RANDALL HENDERSON*	89066 OCEAN DRIVE WARRENTON, 97146	503-577-6153	6/30/2017	
ROY BENNETT	2026 FERNWOOD ST.	738-4102	6/30/2017	
NEAL WALLACE	989 BROADWAY	738-5112	Public Works	
RANDY FRANK	454 HIGHLAND DR.	440-3090	City Council	

\*Chair

## COMMUNITY CENTER & SENIOR COMMISSION

The purpose of the Community Center and Senior Commission is to be an advisory body to recommend and make suggestions to the City Council concerning matters relating to the well being of the community center and seniors of the city. Receive direction from the Council concerning matters relating to the well being of the community center and seniors of the City.

The commission consists of nine members who are not officials or employees of the city and who shall be appointed by the City Council. A minimum of five members shall reside within the city limits; a maximum of four members may reside within the Urban Growth Boundary, but outside the City limits.

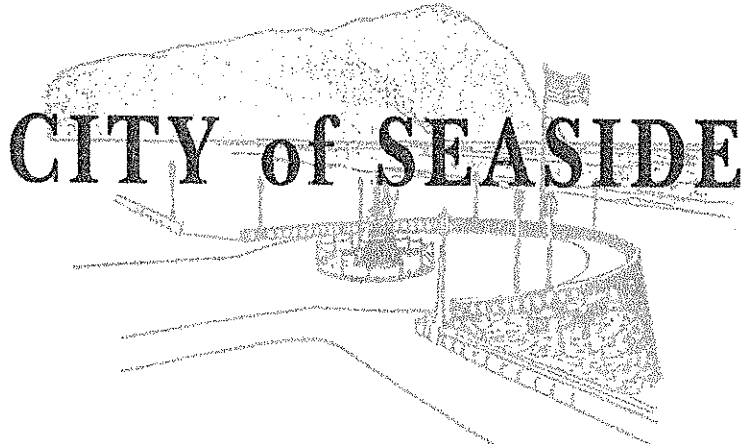
A Community Center and Senior Commissioner's term of office shall commence on June 1, of each year of his/her term. At the first Commission meeting in June, the Commission will appoint one of their members as Chairperson and one as Vice-Chairperson. One member of the Commission will serve as secretary and minutes will be filed with the City Council.

The Commission shall hold a regular meeting at least once each month of the calendar year. The meetings shall be open to the public. Any person appointed to serve on this committee who misses three or more regularly scheduled meetings during a 12-month period shall be notified by letter from the Mayor that the position must be vacated. The individual may appeal the decision to the City Council. (A 12 month period is defined as beginning in January of each calendar year.)

The members shall serve without salary or compensation of any nature. "The members shall serve without salary or compensation of any nature."

## COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** May 11, 2015  
  
**Name:** Louis Neubecker  
Helen Meinicke  
Leila Vernor  
  
**Commission/Committee:** Community Center & Senior Commission  
  
**Resignation Date:** N/A  
  
**Term Expiration Date:** June 1, 2015  
  
**Wants to be considered again:** Yes
  
2. **Applicants:**  
Louis Neubecker  
Helen Meinicke  
Leila Vernor
  
3. **Nominations:**
  
4. **Appointment:**



# CITY of SEASIDE

OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

## COMMUNITY CENTER & SENIOR COMMISSION

Term: 3 years

Number of Members: 9

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
LOUIS NEUBECKER	1859 BROADWAY	717-0152	6/01/2015
HELEN MEINICKE	1251 S. DOWNING	738-3185	6/01/2015
LEILA VERNOR	764 3 <sup>RD</sup> AVENUE	738-4352	6/01/2015
PIPER O'BRIEN	720 S. LINCOLN	738-3169	6/01/2016
GRETA PASSETTI*	2556 QUEEN ST. #1	738-6583	6/01/2016
MOLLY IRONS	221 7 <sup>TH</sup> AVENUE	738-7005	6/01/2016
DORIS SNODGRASS	1185 AVE. 'E'	738-7827	6/01/2017
JOE (FRED) FISHER	2533 OREGON	738-9897	6/01/2017
KRISTIN TSCHANNEN	2125 S. DOWNING #1	323-397-5116	6/01/2017

\*CHAIR