

**AGENDA SEASIDE CITY COUNCIL MEETING
AUGUST 28, 2017 7:00 PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. COMMENTS – PUBLIC – (please keep speaking time to four minutes)
6. DECLARATION OF POTENTIAL CONFLICT OF INTEREST
7. CONSENT AGENDA
 - a) PAYMENT OF THE BILLS - \$443,432.79
 - b) APPROVAL OF MINUTES - August 14, 2017
8. UNFINISHED BUSINESS:
 - a) VACANCY - BUDGET COMMITTEE
 - b) ORDINANCE 2017-09 - AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE SOUTHEAST SEASIDE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED - THIRD AND FINAL READING
 - 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 2017-10 - AN ORDINANCE AMENDING CHAPTER 31 OF THE CODE OF SEASIDE ORDINANCES REGARDING THE COMMUNITY CENTER AND SENIOR COMMISSION - THIRD AND FINAL READING
 - 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
9. NEW BUSINESS
 - a) LIQUOR LICENSE APPLICATION - LAS OLAS MEXICAN RESTAURANT , 714 BROADWAY
 - b) LIQUOR LICENSE APPLICATION - AVENUE 'Q' PIZZA, 1575 S. ROOSEVELT DR.
 - c) LIQUOR LICENSE APPLICATION - THE WHET SPOT, 12 N. HOLLADAY

- d) **RESOLUTION #3903 - A RESOLUTION TO DECLARE SEASIDE AS A CITY OF INCLUSIVITY WITH RESPECT TO IMMIGRANTS AND REFUGEES**
 - **PUBLIC COMMENTS**
 - **COUNCIL COMMENTS**
 - **MOTION TO READ BY TITLE ONLY – ALL IN FAVOR AND OPPOSED**
 - **MOTION TO ADOPT – ALL IN FAVOR AND OPPOSED**

- e) **CITY OF SEASIDE TRAVEL AND EXPENSE REIMBURSEMENT POLICY AMENDMENT**

10. **COMMENTS FROM THE CITY STAFF**

11. **COMMENTS FROM THE COUNCIL**

12. **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.*

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.

SEASIDE BUDGET COMMITTEE

The Seaside Budget Committee meets publicly to review the budget documents as proposed by the budget officer. The budget committee receives the budget and budget message and provides an opportunity for the public to ask questions about and comment on the budget. The committee also approves a budget, and, if ad valorem property taxes are required, approves an amount or rate of tax for all funds that receive property taxes.

The budget committee is composed of the governing body and an equal number of electors appointed by the governing body. All members of the budget committee have equal authority. An elector is a qualified voter who has the right to vote for the adoption of any measure. If the governing body cannot find a sufficient number of electors who are willing to serve, those who are willing and the governing body become the budget committee.

Applicants for the Budget Committee need to be registered voters of the City of Seaside for at least one year prior to serving on the Committee. The appointive members of the budget committee cannot be officers, agents or employees of the local government. Spouses of officers, agents or employees of the local government are not barred from serving on the budget committee if they are qualified electors and not themselves officers, agents, or employees. Appointive members of the budget committee are appointed for three-year terms.

The committee shall elect a presiding officer from among the members at the first meeting. No member of the budget committee may receive any compensation for their services as a member of the committee.

COMMITTEE/COMMISSION APPOINTMENT

1. **Date Council Notified:** March 13, 2017

Name: Steve Wright

Commission/Committee: Budget Committee

Resignation Date: Wright - March 1, 2017

Term Expiration Date: December 31, 2018

Wants to be considered again: Wright - No (City Councilor)

2. **Applicants:**
John Dunzer
George Stacey

3. **Nominations:**

4. **Appointment:**

Please Note: It is Council policy that applicants must be a city or urban growth boundary resident, business owner or employee of a business for at least one year, depending on committee/commission residency requirements.

CITY OF SEASIDE

Interest Form for Committee/Commission/Board Vacancies

PLEASE RETURN TO CITY HALL BY:

NAME DUNZER JOHN PHONE 949 566-8664
Last First

ADDRESS 2960 KEEPSAKE DR SEASIDE OR 97138

MAIL ADDRESS (DIFFERENT THEN ABOVE) NA

LENGTH OF TIME IN SEASIDE 14 YRS

ARE YOU A REGISTERED VOTER IN SEASIDE: Yes No

OCCUPATION ENTREPRENEUR

PAST OCCUPATIONS CONSULTANT, CEO, CFO, PRESIDENT, VICE PRESIDENT

TECHNICAL FIRMS - DISPOSAL, ELECTRONICS, COMPUTERS

List committee/commissions on which you would like to serve: BUDGET
PLANNING TRANSPORTATION

List committee/commissions you are currently appointed to: NONE HERE
OTHER COMMUNITIES - PLANNING COMMISSION, SCHOOL BOARD

List fields in which you have interest or ability: CITY PLANNING, FINANCE, ENERGY
BUSINESS DEVELOPMENT, MARKET RESEARCH, ENVIRONMENTAL IMPACT

List employment and volunteer activities, which may relate to service on committee/commissions:
ALL ABOVE

List skills and special knowledge that you may have acquired from these activities:
ALL ABOVE

Have you ever been convicted, pled guilty or pled "no contest" to any crime, offense, or major traffic violation? Yes () No () If yes, what offense?

When? _____ Please explain: _____

Please list 3 references including an employer or supervisor, and people that have known you for at least 2 years. (No City Council Members, Please)

NAME	RELATIONSHIP	ADDRESS	PHONE
<u>Jerry Rose</u>	<u>neighbor</u>	<u>2960 KEEPSAKE</u>	
<u>Bob Moberg</u>	<u>neighbor</u>	<u>2968 KEEPSAKE</u>	
<u>Eric Carpenter</u>	<u>ACQUAINTANCE</u>	<u>DN</u>	<u>DN</u>

I authorize, any person or entity contacted by the City of Seaside to furnish information relating to my appointment to the Commission/Committee/Board indicated above and I release any such person or entity from any and all liability for furnishing such information. I also release the City of Seaside from any and all liability for conducting such an investigation.

DATE July 14, 2017 SIGNATURE [Signature]

Please Note: It is Council policy that applicants must be a city or urban growth boundary resident, business owner or employee of a business for at least one year, depending on committee/commission residency requirements.

CITY OF SEASIDE

Interest Form for Committee/Commission/Board Vacancies

PLEASE RETURN TO CITY HALL BY: _____

NAME STACEY GEORGE PHONE 503/ 717-3700
Last First
ADDRESS 1960 S. Columbia Seaside OR 97138
MAIL ADDRESS (DIFFERENT THEN ABOVE) _____
LENGTH OF TIME IN SEASIDE 51 years
ARE YOU A REGISTERED VOTER IN SEASIDE? Yes No
OCCUPATION Real Estate Sales
PAST OCCUPATIONS H.S. Educator

List committee/commissions on which you would like to serve: Budget

Improvement Comm.

List committee/commissions you are currently appointed to: None

List fields in which you have interest or ability: Local Govt.

List employment and volunteer activities, which may relate to service on committee/commissions:

List skills and special knowledge that you may have acquired from these activities:

Limited Knowledge of Robert's Rules of Order

Have you ever been convicted, pled guilty or pled "no contest" to any crime, offense, or major traffic violation? Yes () No () If yes, what offense? Not yet

When? _____ Please explain: _____

Please list 3 references including an employer or supervisor, and people that have known you for at least 2 years. (No City Council Members, Please)

NAME	RELATIONSHIP	ADDRESS	PHONE
<u>DR John Corkrey</u>	<u>Client</u>	<u>1241 S Prom</u>	<u>738-8190</u>
<u>Richard Spivey</u>	<u>Friend</u>	<u>AVET 55</u>	<u>298-2786</u>
<u>Marilyn Starr</u>	<u>FRIEND</u>	<u>WR</u>	<u>440-1436</u>

I authorize, any person or entity contacted by the City of Seaside to furnish information relating to my appointment to the Commission/Committee/Board indicated above and I release any such person or entity from any and all liability for furnishing such information. I also release the City of Seaside from any and all liability for conducting such an investigation.

DATE August 4, 2017 SIGNATURE _____

George Stacey



CITY of SEASIDE

OREGON'S
FAMOUS
ALL-YEAR
RESORT

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

BUDGET COMMITTEE

Term of Office: 3 years

Number of Members: 14 (Includes City Council)

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
JAMES SHIPLEY	284 ALPINE ST.	717-0392	12/31/2017
REBECCA BUCK	P O BOX 1152	738-3045	12/31/2017
NANCY MCCUNE	822 NECANICUM #101	503-260-8905	12/31/2017
ROBERT PERKEL	2039 HUCKLEBERRY DR.	971-320-0008	12/31/2018
VACANCY			12/31/2018
LES MCNARY	1624 S. FRANKLIN	738-0759	12/31/2019
KATHLEEN PETERSON	1640 HUCKLEBERRY DR.	440-5543	12/31/2019

MEMO

TO: Mark Winstanley, Seaside City Manager

FROM: Elaine Howard

RE: Southeast Seaside Urban Renewal Plan changes

DATE: August 24, 2017

I propose the following changes to the Southeast Seaside Urban Renewal Plan and Report on the Southeast Seaside Urban Renewal Plan. These could be presented to the city council and they could approve these changes in their motion.

Southeast Seaside Urban Renewal Plan

X. Relationship to Local Objectives

Add the following statements:

7.1.1 Water System Policies

2. *Water services may be extended to the areas outside the city limits but within the Urban Growth Boundary.*
4. *Water service is allowed outside the City Limits and outside of the Urban Growth Boundary under the following conditions.*
 - a. *One water service, not to exceed a 1" water line, shall be permitted to service each buildable lot of record as determined by the Clatsop County Comprehensive Plan and Land and Water Development and Use Ordinance.*
 - b. *One water service, not to exceed a 1" water line, shall be permitted to service buildable lots that can be legally created pursuant to the Clatsop County Comprehensive Plan/Zoning May density existing as of January 1, 1996.*
 - c. *The total cost of providing water service from the existing water main to the property shall be borne by the property owner and shall include the cost of the water service.*

- d. *Policies a., b. And c. apply only to the areas south of the Seaside UGB to the Cannon peach Junction and from the Cannon Beach Junction to the terminus of the existing water main near M.P. 3.4 on U.S. 26.*
- e. *Water service from the City of Seaside to the areas described in d. Above, shall not be used as a basis for justifying a zone change to a commercial zone, industrial zone or higher density residential zone.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains water system projects aimed at helping the school with new infrastructure and for general infrastructure for the Area. The Southeast Seaside Urban Renewal Plan does not include any projects that would provide water service to any lands that are outside the City Limits and outside the Urban Growth Boundary.

7.2.1 Sewer System Policies

Policies

1. *Sewer services will be extended to unserved areas only if they are within the city limits. All subdivisions and partitions within city limits shall be connected to the sewer system when available and subject to capacity limitations.*
2. *Sewer lines in proposed developments shall be adequately sized to meet future needs of the development and shall be designed to as to minimize excavation of the road surface in future connections.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains sewer projects aimed at helping the school with new infrastructure and for general infrastructure for the Area. Any lands within the urban growth boundary would need to be annexed in order to be provided with city sewer. The Plan does not include any projects that would provide sewer outside the city limits and the urban growth boundary.

3. *Costs of extensions of sewer lines, including associated costs such as a sewer pump station, shall be borne by those property owners benefitting from the extension.*
4. *Sewer improvement charges should be placed in a fund for future capital costs. The city, through its annual budget process, should monitor available funds for the upgrades or expansion of the system in relation to current demands.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because the Plan proposes upgrades to the existing sewer system that will benefit the Area. Although the School District property is publicly funded, the School District will be responsible for funding any

new sewer line extensions on their property and they are currently still required to pay system development fees for the expansion of their campus facility.

8.1 Transportation

9. *Energy conservation shall be achieved in Seaside by keeping future development within the Urban Growth Boundary in order to keep travel distance reasonable.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because there are transportation projects in the Plan that will improve the transportation network in the Area.

Report on Southeast Seaside Urban Renewal Plan

Section VIII. Financial Analysis of the Plan

Assessed Value growth is capped at 3% due to Ballot Measure 50. It is anticipated the additional 2% growth will occur due to new development in the Area. Data from the City of Seaside indicated the prior urban renewal area's assessed value grew at 5% annually from 2008-2014, even given the deep recession Oregon and the nation experienced. Given this growth, the city was comfortable using the 5% assessed value growth factor.

Southeast Seaside Urban Renewal Plan

Adopted by the City of Seaside

August 28, 2017

Ordinance No. 2017-09

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor

Jay Barber

City Council

Jay Barber, Mayor
Tita Montero, Council President
Randy Frank
Dana Phillips
Seth Morrissey
Tom Horning
Steve Wright

Planning Commission

Ray Romine, Chair
Bill Carpenter, Vice Chair
Louis Neubecker
Teri Carpenter
David Posalski
Chris Hoth
Richard Ridout

City Manager

Mark Winstanley

Public Works Director

Dale McDowell

City Engineer

Geoffrey Liljenwall

Planning Director

Kevin Cupples

Administrative Assistant

Kim Jordan

Accounts Payable Clerk

JudyAnn Dugan

Seaside Improvement Commission

Don Johnson, Chair
Mike Bates, Vice Chair
Jay Barber
Tom Briggs
Bill Carpenter
Randy Frank
Tom Horning
Les McNary
Tita Montero
Dana Phillips
Matt Rose
Steve Wright
Seth Morrissey
Jon Wickersham

Consultant Team

Elaine Howard and Scott Vanden Bos of Elaine Howard
Consulting, LLC
Nick Popenuk of Tiberius Solutions, LLC
Rob Wyman

TABLE OF CONTENTS

I.	DEFINITIONS	1
II.	INTRODUCTION	3
III.	GOALS AND OBJECTIVES	6
IV.	URBAN RENEWAL PROJECT CATEGORIES	9
V.	URBAN RENEWAL PROJECTS	9
VI.	PROPERTY ACQUISITION AND DISPOSITION	13
VII.	RELOCATION METHODS	14
VIII.	TAX INCREMENT FINANCING OF PLAN	14
IX.	AMENDMENTS TO PLAN	16
X.	RELATIONSHIP TO LOCAL OBJECTIVES	18
XI.	APPENDIX A: LEGAL DESCRIPTION	27

I. DEFINITIONS

“ADA” means Americans with Disabilities Act.

“Area” means the properties and rights-of-way located within the Southeast Seaside urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Clatsop County Board of Commissioners.

“City” means the City of Seaside, Oregon.

“City Council” or “Council” means the Seaside City Council.

“Comprehensive Plan” means the City of Seaside comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clatsop County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Seaside Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“ROW” means right of way.

“Seaside Improvement Commission” means the city of Seaside’s urban renewal agency. The Seaside Improvement Commission is responsible for administration of the urban renewal plan.

“Seaside Park System Master Plan” means the Park System Master Plan adopted by the Seaside City Council.

“Seaside Transportation System Plan (TSP)” means the Transportation System Plan adopted by the Seaside City Council.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Urban Growth Boundary” means an acknowledged growth boundary contained in a city comprehensive plan.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The Southeast Seaside Urban Renewal Plan (Plan) was developed for the Seaside City Council (City Council) with input from the Seaside Improvement Commission, the city of Seaside's urban renewal agency. The Plan also includes input from the community received at a public forum and several public meetings and hearings before the Planning Commission, City Council, and Clatsop County Board of Commissioners. There are two steps required for full adoption: Pursuant to the ORS 457.095 and the Seaside City Charter, this Plan will go into effect when it has been adopted through a non-emergency ordinance by City Council. Pursuant to ORS 457.105 this Plan will also need to be adopted by the Clatsop County Commission as there are properties within the boundary that are not in the incorporated area of Seaside.

A. Plan Overview

The City of Seaside has successfully sunsetted two urban renewal districts, the Greater Seaside Urban Renewal Area and the Trails End Urban Renewal Area. These urban renewal areas successfully completed many projects such as the North Holladay Streetscape project, MGD Sewer Plant, Columbia Street Improvements, Promenade Railing Restoration, Stair Replacement and Lights, Avenue A Improvements, Quatat Marine Park, Fire Station Improvements, Oceanway Realignment, 1st Avenue Bridge, 12th Avenue Bridges, 12th Avenue Improvements Necanicum to Promenade, Broadway Bridge, Downtown Lighting Project, and the Seaside Library.

In early 2017, the Seaside Improvement Commission began to consider the formation of another urban renewal area. The discussions focused on the south end of the city and the area where the Seaside School District anticipated moving schools. In May 2017, voters approved the Seaside School District's issuance of a major bond to move the location of the elementary, middle and high schools out of the tsunami inundation zone. This approval helped reinforce the Seaside Improvement Commission's desire to implement urban renewal as a partial means to help the school pay for infrastructure to the new school sites. The Seaside Improvement Commission also included underdeveloped and blighted properties in the south end of Seaside in the new urban renewal area boundary. This area is in need of infrastructure improvements. In addition, businesses in the urban renewal area could benefit from business assistance programs.

The Seaside Improvement Commission met four times to review the boundary, projects, goals and objectives, and financing of the Plan. They sponsored a Public Forum on May 2, 2017. The Public Forum provided opportunities for both information on the proposed urban renewal area and also for input from the community through questions in a formal presentation and responses to a questionnaire. The questionnaire reinforced the need for Avenues A,G,S, and U bridge improvements and other transportation improvements. Questionnaire responses also supported the school infrastructure improvements. There were comments made on the questionnaire that affordable housing needed to be included as a project in the plan. As a result of the Public Forum, the Seaside Improvement Commission added Workforce/Affordable Housing as a project to the Plan.

Some of the urban renewal area is outside of the Seaside city limits. State Statute requires that the County also approve the urban renewal plan when there are unincorporated properties within the Area.

The Plan Area, shown in Figure 1, consists of approximately 559.7 total acres: 475.56 acres of land in tax lots and 84.14 acres of public rights-of-way. It is anticipated that the Plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment revenues for projects and programs) that may be issued for the Plan is \$68,500,000 (sixty-eight million five hundred thousand).

Detailed goals and objectives developed by the Seaside Improvement Commission for this Plan are intended to guide investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend funds generated by tax increment revenues. The Plan is to be administered by the Seaside Improvement Commission. Substantial amendments to the Plan must be approved by City Council as outlined in Section IX. All amendments to the Plan are to be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

In summary, the Plan is designed to implement the goals and policies of the Seaside Comprehensive Plan and to provide infrastructure to the school, general infrastructure to the south end of Seaside, and assist businesses in the south end of Seaside.

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing (TIF), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues—the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established—are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. Seaside meets the definition of blight due to its infrastructure deficiencies and number of vacant and underdeveloped lots. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;

- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

III. GOALS AND OBJECTIVES

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Seaside Improvement Commission intends to achieve each goal. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section X, and were developed with input from the Seaside Improvement Commission. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Seaside Improvement Commission. The goals and objectives are not listed in any order of importance or priority.

School Infrastructure

Goal: To assist in providing infrastructure to the sites for the Seaside School District project of relocation of schools out of the tsunami inundation zone.

Objectives

- a. *Improve transportation system as needed to assist in transportation to school.*
- b. *Bring sewer system to school site.*
- c. *Improve water storage at the school site.*
- d. *Acquire land as needed for right-of-way for streets and utilities.*
- e. *Reconstruct culvert in Area.*

General Infrastructure

Goal: To improve blighted infrastructure in the south end of town to facilitate improved transportation access, upgraded infrastructure and encourage economic development of the Area.

Objectives

- a. *Improve streets and streetscapes as needed throughout the Area.*
- b. *Improve bridges throughout the Area.*
- c. *Add a pedestrian/bike bridge to the Area.*
- d. *Provide appropriate infrastructure to the unincorporated properties in the Area.*
- e. *Provide parks projects to allow additional recreation activities in the Area.*

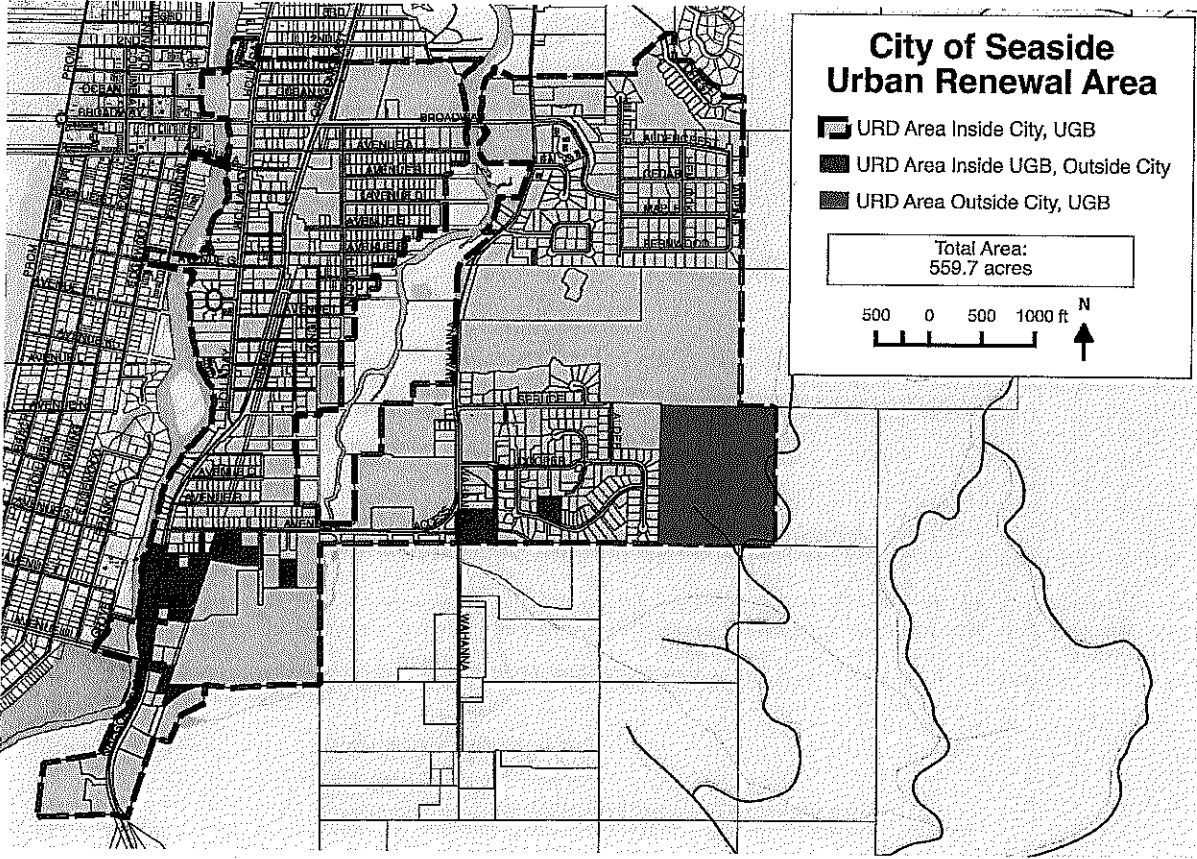
Building Improvements/Business Assistance

Goal: To assist businesses in the Area, encouraging improved conditions of building structures, economic development in the Area, creating an identity through wayfinding and signage, and assist in the development of workforce/affordable housing.

Objectives

- a. *Develop storefront/redevelopment assistance programs.*
- b. *Create unique wayfinding signage to draw citizens and visitors of Seaside to local businesses.*
- c. *Acquire land as needed to facilitate business opportunities.*
- d. *Evaluate the need for and potentially assist in the development of workforce/affordable housing.*

Figure 2 - Southeast Seaside Urban Renewal Plan Area Boundary, City Limits and UGB Designations



Source: Tiberius Solutions, LLC

IV. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- *School Infrastructure*
- *General Infrastructure*
- *Business Assistance*

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. School Infrastructure

1. Road Access

Project: Spruce Drive improvements and secondary access point adjacent to Providence Hospital and Wahanna ballfields.

Background: Spruce Drive is the current access point for the existing Seaside Heights Elementary School. Spruce Drive is inadequate to serve the proposed school campus consisting of the existing elementary school, the middle school and the high school. Estimated traffic counts include 200 staff member vehicles, 450 high school students, 450 middle school students and 600 elementary students. School buses, parents dropping and picking students up in personal vehicles, delivery vehicles, and event parking would all overwhelm Spruce Drive and the intersection at Wahanna Road without improvements.

2. ROW (Right of Way) Acquisition for Streets and Utilities

Project: Acquisition of properties to allow for the construction of infrastructure. This may require inclusion of these properties into the Urban Growth Boundary (UGB) and working with Clatsop County for the acquisition of the properties.

Background: There may be needs for acquisition of properties to construct the infrastructure. Clatsop County may own properties adjacent to proposed improvement projects.

3. US101 Turn Lane/Signals

Project: Oregon Department of Transportation may require a signal at Avenue "S" and US 101 to help facilitate a better flow of traffic in the Area.

Background: The traffic control at Avenue "S" and US101 is a stop sign.

4. Avenue "S" Overhaul

Project: New storm drainage, sanitary sewer, waterlines, roadway reconstruction, sidewalks and a multi-purpose path

Background: Avenue "S" has a lack of storm drainage, sidewalks and a narrow bridge.

5. Culvert Reconstruction - across Wahanna adjacent to Wahanna Ballfields

Project: Replacement of culvert with a 19 foot arched culvert to enhance salmon fish passage.

Background: There is a rusted out, partially collapsed culvert under Wahanna Road for Coho Creek. The culvert needs to be replaced. The City of Seaside is working with the Necanicum Watershed Council on obtaining a grant for a portion of this work (2017). Other funding could come from urban renewal.

6. Sewer System Needs

Project: Upgrading the existing sewer pump station and associated piping located along the Neawanna below the Providence Hospital campus.

Background: There is inadequate sewer system capacity for the proposed new school campus.

7. Utilities/Widening Roads

Project: Reconstruct existing roadways to ROW (Right of Way) and to current city standards to include underground utilities and street lighting.

Background: The existing roadways were constructed to county standards at the time of construction. They need to be upgraded to city standards.

B. General Infrastructure

1. Avenues "A", "G", "S", and "U" Bridge Improvements

Project: Design and construct new bridges with center turn lane, multi-purpose path and Americans with Disabilities Act (ADA) sidewalks.

Background: The current bridges do not meet seismic standards nor do they meet ADA standards

2. Avenue "S" Improvements

Project: Reconstruct roadway base, add sidewalks and multi-purpose pathway, bike lanes and street lighting.

Background: The roadway has settled considerably, asphalt surfacing has deteriorated, lack of sidewalks and street lighting.

3. Avenue "P", "Q", and "R" Improvements

Project: Installation of storm sewer, sanitary sewer clean-outs, electrical for street lighting, reconstruct roadway base, add sidewalks and asphalt paving, and signage.

Background: There are gravel roadways. The roadways are prone to potholes. There are no sidewalks, a lack of storm sewer and no street lighting.

4. Infrastructure of Unincorporated Area

Project: Installation of sanitary sewer, storm sewer, street lighting and associated provider utilities for future growth of the properties within the UGB.

Background: There is a lack of sanitary sewer, storm drainage, and street lighting in the areas that are not in the UGB.

5. Acquisition of ROW (Right of Way) for Sewer

Project: Work with both private owners and Clatsop County to allow acquisition in order to facilitate utility installation.

Background: Properties are currently either privately owned or owned by Clatsop County.

6. Holladay Streetscape Project - South of Existing New Streetscape

Project: Installation of new sanitary sewer, storm sewer, underground service provider utilities, ADA accessible sidewalks, reconstruction of the roadway, asphalt paving and street lighting.

Background: The current street scape is 1914 vintage, including much of the underground utilities, sidewalks and roadway. Sanitary sewer pipe is terracotta and allows for groundwater to infiltrate into the sanitary sewer overloading the system.

7. Parks/Recreation Water Access - Mill Ponds

Project: Trail access by gravel trail, with some elevated boardwalk areas, possible picnic tables and benches for families to enjoy the natural surroundings. This allows access to great bird watching areas.

Background: Access to the Mill Ponds is very limited.

8. Pedestrian/Bike Bridge and Infrastructure West Side to East Side of Necanicum River

Project: Construction pedestrian bridges in the vicinity of Avenue "S" and Avenue "F".

Background: Pedestrian crossings are at Avenue "U", "G", "A", Broadway, and 12th Avenue bridges. There are no pedestrian crossings at Avenue "S" and Avenue "F".

C. Business Assistance

1. Storefront/Redevelopment Assistance

Project: Expand sanitary sewer system, storm system and other provider utilities, reconstruct intersections, driveways, and sidewalks. Add street lighting and signage. Provide a storefront/redevelopment loan fund.

Background: Blighted areas need building facelifts, lack of proper driveway and sidewalk access, lack of street lighting, some areas are still on septic systems. Many properties have graveled frontage without any type of landscaping. There is presently no storefront/redevelopment loan fund.

2. Property Acquisition

Project: Allows for purchase of properties within the Area to further business development in the Area. Property Acquisition is further defined in the following section of this Plan.

Background: There is presently no funding source for purchase of properties in the Area.

3. Signage/Wayfinding

Project: Installation of Oregon Department of Transportation Tourist Oriented Destination Signage. Sidewalks in the Area would allow feather flags for advertising a business. Lighting would illuminate roadways at dusk, allowing business locations to be seen.

Background: There is presently limited signage and lighting in the Area as roadway shoulders are gravel.

4. Workforce/Affordable Housing

Project: Evaluate the need for and potentially assist in the development of workforce/affordable housing.

Background: The cost of housing in Seaside precludes many employees from living in the community in which they work. There is presently no program to assist in the development of workforce/affordable housing in the Area.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section IX. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property acquisition for public improvements

The Seaside Improvement Commission may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property acquisition from willing sellers

The Plan authorizes Seaside Improvement Commission acquisition of any interest in property within the Area that the Seaside Improvement Commission finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Seaside Improvement Commission. The Plan does not authorize the Seaside Improvement Commission to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Seaside Improvement Commission will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Seaside Improvement Commission may retain such property during the construction of the public improvement.

The Seaside Improvement Commission may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Seaside Improvement Commission, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Seaside Improvement Commission determines is reasonable.

VII. RELOCATION METHODS

When the Seaside Improvement Commission acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Seaside Improvement Commission shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future within the Area.

VIII. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Seaside Improvement Commission will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Seaside Improvement Commission, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Seaside Improvement Commission based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$68,500,000 (sixty-eight million five hundred thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

C. Duration

The Seaside Improvement Commission intends that it not collect tax increment revenues for the Area after FYE 2043, a 25 year period of tax increment collections. The Seaside Improvement Commission shall not initiate any urban renewal projects in the Area unless the Seaside Improvement Commission reasonably projects it will be able to pay for those projects from the proceeds of indebtedness issued on or before FYE 2043, and from other funds available to the Seaside Improvement Commission. Except as provided in the next sentence, all indebtedness that is secured by the tax increment revenues of the Area shall mature no later than FYE 2043, and the Seaside Improvement Commission shall structure all its indebtedness so that it can be paid in full from the tax increment revenues of the Area that the Seaside Improvement Commission reasonably projects it will receive on or before FYE 2043. The Seaside Improvement Commission may issue refunding indebtedness that matures after FYE 2043, only if issuing that refunding indebtedness is necessary to avoid a default on previously-issued indebtedness.

IX. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Seaside Improvement Commission, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Seaside, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area¹; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.
3. Change the duration of the urban renewal plan.

B. Minor Amendments

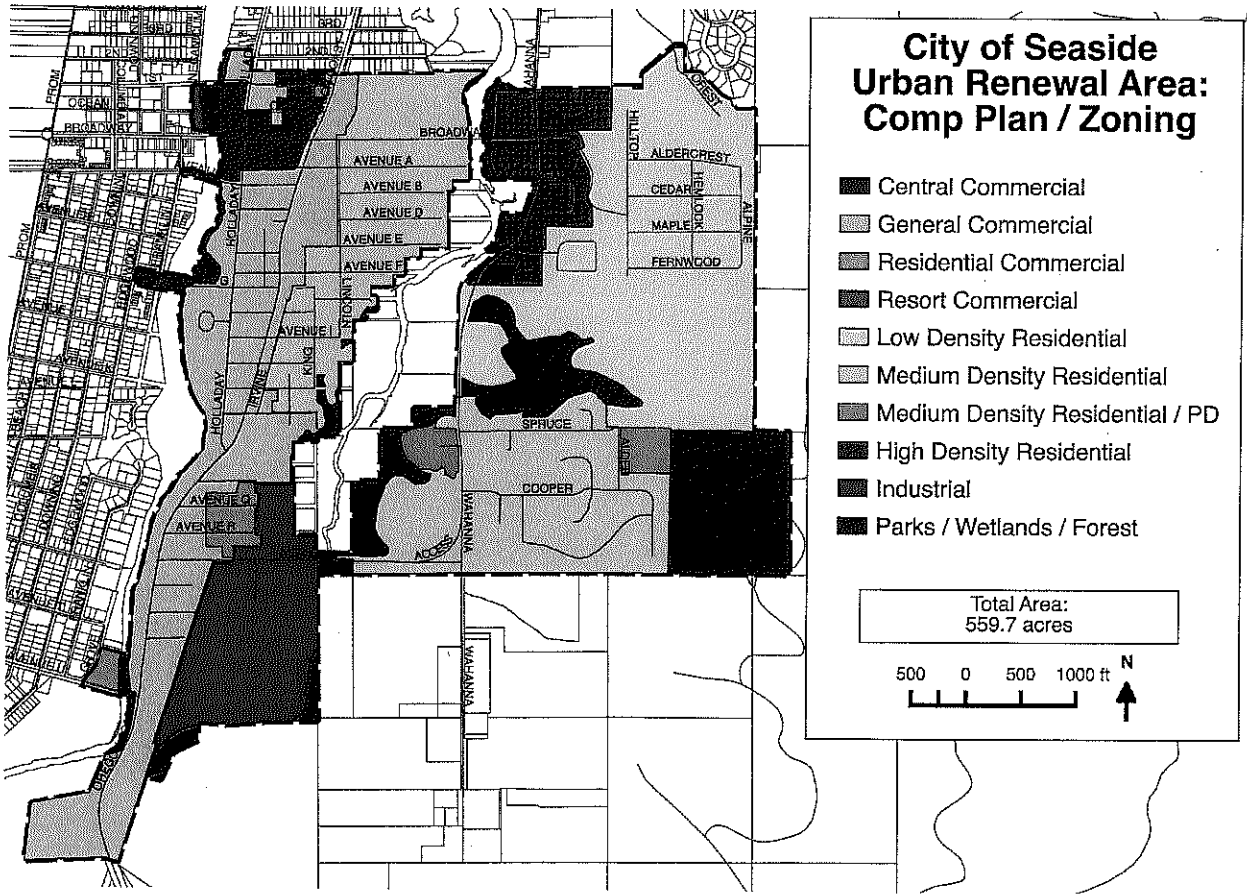
Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Seaside Improvement Commission by resolution.

C. Amendments to the Seaside Comprehensive Plan and/or Seaside Zoning Ordinance.

Amendments to the Seaside Comprehensive Plan and/or Seaside Zoning Ordinance that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Seaside Improvement Commission or City Council.

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

Figure 3 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

X. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Seaside Comprehensive Plan, Clatsop County Comprehensive Plan, Seaside Zoning Ordinance, Clatsop County Zoning Ordinance, Seaside Transportation System Plan, and Seaside Park System Master Plan. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The comprehensive plan designation are shown on Figure 3 on the preceding page.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Seaside and Clatsop County Zoning Ordinances.

A. *Seaside Comprehensive Plan*

1.1 Citizen Involvement

Policies

- 1. Citizens, including residents and property owners, shall have the opportunity to be involved in all phases of the planning efforts of the city, including collection of data and development of policies.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has had many opportunities for citizen involvement, including four Seaside Improvement Commission meetings, a Public Forum, a planning commission meeting, and a city council hearing.

4.1 Housing Policies

Policies

- 11. The City of Seaside shall consider leasing, or making available by other means, public lands for the development of housing for low and moderate income persons, especially the elderly.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has workforce/affordable housing as a project. Whether or not that housing occurs on lands owned by the City of Seaside is not yet determined.

5.1 Economic Policies

- 1. Since recreation and tourism are the major economic base in Seaside, all future development decisions shall consider both beneficial and adverse impacts on that base.*

2. *Continued support should be given to the upgrading and revitalizing of the Broadway core area and the Highway 101 business area. The Urban Renewal District is seen as an important means of achieving this goal.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has a project for business assistance, signage/wayfinding, and a project for workforce/affordable housing.

6.1 Community Facilities Policies

Policies

2. *The City of Seaside will cooperate to the fullest extent with the Seaside School District to assure adequate sites for new schools that may be needed in the future, or for expansion of existing facilities to meet future education requirements.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has many projects in place to prepare the new school site with new infrastructure.

Insert 7.1.1

7.2.1 Sewer System Policies

Policies

1. *Sewer services will be extended to unserved areas only if they are within the city limits. All subdivisions and partitions within city limits shall be connected to the sewer system when available and subject to capacity limitations.*
2. *Sewer lines in proposed developments shall be adequately sized to meet future needs of the development and shall be designed to as to minimize excavation of the road surface in future connections.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it contains sewer projects aimed at helping the school with new infrastructure and for general infrastructure for the Area.

Add Additional 7.2.1

7.3.1 Street System Policies

Policies

2. *The city shall coordinate the installation of utilities such as electrical, telephone, water, and sewer lines with road building operations.*
5. *Adequate storm drainage shall be provided in all street improvement projects, both public and private. The City Public Works Director or a Registered Engineer shall specify the appropriate placement and sizing of all drainage facilities on both public and private projects.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has projects such as road and utility improvements. Specifically, the drainage of Avenue "P", "Q", and "R" are slated for improvement.

Add Additional 8.1

9.1 Recreation Policies

Policies

6. *The city shall cooperate with the Sunset Empire Park and Recreation District and the Seaside School District in providing park and recreation facilities for the residents of the area.*

The Southeast Seaside Urban Renewal Plan conforms to the Seaside Comprehensive Plan because it has projects that will improve the recreation facilities in the Area.

B. Clatsop County Comprehensive Plan

The Clatsop County Comprehensive Plan was codified on May 29, 2007.

Goal 4 - Forest Lands

Goal: *To conserve forest lands for forest uses.*

Policies

13. *Existing utility right-of-ways shall be utilized to the maximum extent possible before new rights-of-ways are created.*
14. *Roads in forest areas shall be limited to the minimum width necessary for traffic management and safety.*

A portion of the urban renewal area is outside of the urban growth boundary of the City of Seaside. It is designated as F 80 – Forest 80. There is no intention that this land will be developed by the Seaside Improvement Commission. However, as the Seaside School District continues the planning for their new campus, they may need to use some of this property for infrastructure to serve the new campus. The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because no use is projected for this property that does not comply with the existing use limitations.

Goal 9 - Economy

Goal: *To Diversify and improve the economy of the state and Clatsop County.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has projects in place for business assistance façade improvement.

Goal 10 - Housing

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

Policies

- 2. Clatsop County shall assist in planning for the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County residents.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has workforce/affordable housing as a project.

Goal 11 - Public Facilities

Goal: *Urbanizable Areas: To provide public facilities in accordance with coordinated land use and transportation systems in a manner which encourages the orderly conversion of land from rural to urban land use.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has many projects in place to prepare the new school site with new infrastructure.

Goal 12 - Transportation

Goal 1 Mobility: *Develop a multimodal transportation system that serves the travel needs of Clatsop County residents, businesses, visitors, and freight transport.*

Objectives

- 1. Provide a network of arterials and collectors that are interconnected, appropriately spaced, and reasonably direct.*
- 2. Balance the simultaneous needs to accommodate local traffic and through-travel.*
- 3. Minimize travel distances and vehicle-miles traveled.*

The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because it has projects that entail building new roads for the school site.

Goal 14 - Urbanization

Goal: *To provide for an orderly and efficient transition from rural to urban use.*

Policy: *Land within the urban growth boundaries separating urbanizable land from rural land shall be considered available over a time for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:*

- (1) Orderly, economic provision for public facilities and services;*
- (2) Availability of sufficient land for the various uses to insure choices in the market place;*
- (3) LCDC goals or the acknowledged comprehensive plan; and,*

- (4) *Encouragement of development within urban areas before conversion of urbanizable areas.*

There are properties within the urban renewal area that are within the urban growth boundary, but not within the city limits. The Southeast Seaside Urban Renewal Plan conforms to the Clatsop County Comprehensive Plan because there are projects within the Plan to provide the necessary infrastructure to allow those properties to be annexed into the city in the future.

C. City of Seaside Zoning Ordinance

The land uses in the Area will conform to the zoning designations in the zoning ordinance, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

Low Density Residential (R-1): Purpose. To provide for low density single family development with a maximum density of five dwelling units per net acre. These areas are characterized by suburban residential qualities and provide for other uses which are consistent with residential neighborhoods such as churches, schools, community uses, etc. No commercial or residential uses operated for commercial purposes should be in this zone.

Medium Density Residential (R-2): Purpose. To provide for moderately dense housing with a maximum density of 10 dwelling units per net acre - basically a single family zone with limited multiple family development.

General Commercial (C-3): Purpose. To provide for more intensive commercial uses which do not require prime areas, such as in the central business district or resort areas. The area is characterized by wholesale and heavier commercial uses which normally occur in the fringe area of the central business district.

Industrial (M-1): Purpose. To provide for limited industrial development without adversely affecting Seaside's resort character.

High Density Residential (R-3): Purpose. To provide for high density multi-family development with a maximum density of 20 dwelling units per net acre. These areas are predominantly single family, but multi-family units are the primary new development replacing many older units. Other uses, such as rooming and boarding houses, churches, schools, golf courses, parks, government buildings, utilities and condominiums are provided for in this zone. Under certain conditions, certain commercial uses which are for the convenience of neighbors may be allowed.

Commercial Resort (C-2): To provide for tourist oriented facilities and services. The resort character of these areas should be emphasized, and businesses and uses which contribute to the attractiveness for tourists are provided for. Sufficient and conveniently located parking, safe, easy pedestrian movement; concentration of colorful and attractive shops, and a favorable overall impression are important considerations in this zone.

Central Commercial (C-4): Purpose. To provide for a broad range of commercial and business activities that meet the day-to-day needs of the community's permanent residents. This is the

central business district where the stores, shops, offices and government functions which serve the entire community locate.

Aquatic Natural (A-1): Purpose. To provide for aquatic areas which should be managed for resource protection, preservation and restoration. These areas may include areas of significant or extension salt marshes or tide flats which because of a combination of factors, such as biological productivity and habitat value, play a vital role in the functioning of the estuarine ecosystem. Natural aquatic areas may also include ecologically important water areas which lack significant alteration.

Freshwater Wetlands (A-3): Purpose. The purpose of the Coastal Lake and Freshwater Wetlands Zone is to assure conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Seaside area to assure a diversity of species and ecological relations.

Planned Development (PD): Purpose. It is the intent of the Planned Development Section of this ordinance to encourage appropriate and orderly development of tracts of land that are large enough to 31 allow comprehensive planning and to provide a degree of flexibility in the application of certain regulations which cannot be obtained through traditional lot-by-lot subdivisions. In this manner, environmental amenities may be enhanced by promoting a harmonious variety of uses, the economy of shared service and facilities, compatibility of surrounding areas, and the creation of attractive, healthy, efficient, and stable environments for living, shopping or working. Specifically, it is the purpose of this section to promote and encourage:

- 1. Comprehensive development equal to or better than that resulting from traditional lot by-lot land use development.*
- 2. Compatible mixtures of housing type and design.*
- 3. Compatible mixture of uses.*
- 4. More attractive and usable open space.*
- 5. Advances in technology, architectural design, and functional land use design.*
- 6. Recognition of the problems associated with population density, distribution, and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objective.*
- 7. Flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas. It is not the intention of this section to be a bypass of regular zoning provisions solely to allow increased densities nor is it a means of maximizing densities on parcels of land which have unbuildable or unusable areas.*
- 8. Efficient use of sites characterized by special features of geography, topography, size or shape.*

Residential-Commercial (R-C): Outright Uses Permitted. In the R-C Zone, the following uses and their accessory uses are permitted outright.

- 1. Single family dwelling.*
- 2. Two family dwelling.*
- 3. Retail businesses and services with business hours not to exceed 8:00 AM - 10:00 PM.*
 - A. Drug stores*
 - B. Variety stores*

- C. Barber shop and beauty shop
- D. Clothes cleaning
- E. Antique stores
- F. Gift shop, flower shops, rock shops, hobby shops
- G. Professional offices
- H. Repair shops for TV and appliances
- I. Similar uses as authorized by the Planning Commission

4. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of-way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

Aquatic Conservation (A-2): Purpose. To provide for aquatic areas which can withstand limited amounts of adjacent development or alteration, consistent with the intent of the overall goals and policies of the Estuary Section of the Comprehensive Plan. Uses and activities within this zone must be non-consumptive, in that the area is to be managed for resource protection. Aquatic Conservation areas shall include water areas of the estuary and salt marshes and tidal flats of lesser biological significance than those in the A-1 Zone, and partially altered areas adjacent to existing development which do not qualify for inclusion in the A-2 Zone.

D. Clatsop County Zoning Ordinance

The land uses in the Area will conform to the zoning designations in the zoning ordinance, including maximum densities and building requirements, and are incorporated by reference herein. The following zoning districts are present in the Area.

Residential Agriculture (RA): Purpose. The RA-2 zone is intended to accommodate the immediate foreseeable demand for very low density rural residential development where commitments to such uses have already been made through existing subdivision, partitioning or development, or in selected, small areas having unique scenic quality and other development that will not require more than a very basic level of services (fire protection or community water). In areas contiguous with the SFR or RA-1 or any Urban Growth Boundary area the RA-2 zone is intended to be a transitional zone between the AF, F-80, EFU zones and said residential zone, with conversion of such lands to higher density residential use occurring in an orderly and economical manner.

Conservation/Forest Lands (F-80): Purpose. The purpose of the F-80 zone is to conserve forest lands by maintaining the County's forest land base; to protect the County's forest economy by making possible economically efficient forest practices that assure the continuous growth and harvest of forest tree species as the leading use of forest land consistent with sound management of soil, air, water, fish and wildlife resources, and scenic resources; and to provide for public and private recreational opportunities and agriculture.

E. Seaside Transportation System Plan

Goal 3: Mobility. Provide a viable transportation system that meets the needs of local residents, visitors, and the freight industry. The transportation system would allow different users of the network a reliable means of getting from origins to destinations.

Policies:

- *Provide a viable transportation system that accommodates future growth and addresses the regional and local travel needs of residents, businesses, and industries.*
- *Accommodate future and existing transit.*

Goal 4: Connectivity. Provide an interconnected transportation system that provides route choices for users.

Policies:

- *Improve bicycle and pedestrian connectivity by addressing gaps in the current network.*
- *Provide for and support a transit system that serves popular local and regional origins and destinations.*

The Southeast Seaside Urban Renewal Plan is in conformance with the Seaside Transportation System Plan as the Plan has a project that calls for building a new access road for the school. In addition, the Plan has a project that calls for building a bicycle/pedestrian bridge to improve east/west access. The Plan also calls for improved bridge connections throughout the Area.

F. Seaside Park System Master Plan

Goal 1: Provide Adequate Parkland and Facilities For Passive and Active Recreational Use

- *Assure adequate open space and natural areas.*
- *Provide a variety of park amenities that meet the needs of residents of all ages.*
- *Address the year-round recreational needs of residents and the seasonal demand by tourists on the park system.*

Goal 4: Ensure Adequate Access to Parks

- *Ensure residents of all ages have access to parks throughout the City.*

The Southeast Seaside Urban Renewal Plan is in conformance with the Seaside Park System Master Plan because it has a project to improve the Mill Pond Park.

XI. APPENDIX A: LEGAL DESCRIPTION

INSERT TEXT LEGAL DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY
THAT IS CONSISTENT WITH THE ENCLOSED MAP

Report Accompanying the Southeast Seaside Urban Renewal Plan

Adopted by the City of Seaside

August 28, 2017

Ordinance No. 2017-09

Consultant Team

Elaine Howard Consulting, LLC

Elaine Howard
Scott Vanden Bos

Tiberius Solutions LLC

Nick Popenuk
Rob Wyman

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2043, as shown above, are based on projections of the assessed value of development within the Area and the consolidated tax rate that will apply in the Area. The assumptions include assumed growth in assessed value of 5.0% for real property, derived from a combination of appreciation of existing property values and new construction. A 5.0% growth rate was also assumed for manufactured, utility, and personal property.

Table 13 shows the projected incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, delinquencies, and compression losses. These projections of increment are the basis for the projections in Tables 11 and 12. The first year of tax increment collections is FYE 2019. Gross TIF is calculated by multiplying the tax rate times the excess value. The tax rate is per thousand dollars of value, so the calculation is “tax rate multiplied by excess value divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies which would not be impacted by this Plan.

Assessed Value growth is capped at 3% due to Ballot Measure 50. It is anticipated the additional 2% growth will occur due to new development in the Area. Data from the City of Seaside indicated the prior urban renewal area’s assessed value grew at 5% annually from 2008-2014, even given the deep recession Oregon and the nation experienced. Given this growth, the city was comfortable using the 5% assessed value growth factor.

ORDINANCE NO. 2017-09

AN ORDINANCE, OF THE CITY OF SEASIDE, OREGON, MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE SOUTHEAST SEASIDE URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

WHEREAS, the Urban Renewal Agency of the City of Seaside, named the Seaside Improvement Commission ("Agency"), as the duly authorized and acting urban renewal agency of the City of Seaside, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Southeast Seaside Urban Renewal Plan attached hereto as Exhibit A (the "Plan"). The Plan authorizes certain urban renewal activities within the Southeast Seaside Urban Renewal Area (the "Area"); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated August 28, 2017 attached hereto as Exhibit B (the "Report") to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Plan and Report to the City's Planning Commission (the "Commission") for review and recommendation. The Commission considered the Plan and Report on July 11, 2017 and passed a motion adopting a finding that the Plan conformed with the Seaside Comprehensive Plan; and

WHEREAS, the Plan and the Report were forwarded June 29, 2017 to the governing body of each taxing district affected by the Plan; and the Agency has therefore consulted and conferred with each taxing district; and

WHEREAS, on July 26, 2017 the City met with representatives of Clatsop County to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, on July 26, 2017 Clatsop County voted by resolution to support the Plan; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on July 26, 2017 the City caused notice of the hearing to be held before the Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to owners of real property within City's incorporated limits and a direct mailing to unincorporated property owners; and

WHEREAS, on August 14, 2017 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Seaside Planning Commission, and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW THEREFORE, THE COUNCIL OF THE CITY OF SEASIDE HEREBY ORDAINS THAT:

Section 1: The Plan complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Seaside Planning Commission Recommendation and the public testimony before the City Council:

1. The process for the adoption of the Plan, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Plan as the Southeast Seaside Urban Renewal Area (“Area”) is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section “Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services”, including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(e) and (g));
3. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City’s Comprehensive Plan;
4. The Plan conforms to the Seaside Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan and in the Seaside Planning Commission Recommendation;
5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan and therefore the Plan does not include provisions to house displaced persons;
6. No acquisition of property is anticipated as a result of the Plan. If property is acquired for right of way improvements, it will be added to the Plan as property to be acquired; and
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section “Financial Analysis of the Plan” of the Report;
8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2: The Southeast Seaside Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, the Seaside Planning Commission Recommendations, which is hereby accepted, and the public testimony in the record.

Section 3: The City Administrator shall forward forthwith to the Agency a copy of this Ordinance.

Section 4: The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Clatsop County, Oregon.

Section 5: The City Administrator, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in The Daily Astorian no later than Friday, September 1, 2017 following the adoption of this Ordinance.

ADOPTED by the City Council of the City of Seaside on this ____ day of _____, 2017, by the following roll call vote:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

SUBMITTED to and **APPROVED** by the Mayor on this ____ day of _____, 2017.

JAY BARBER, MAYOR

ATTEST:

Mark J. Winstanley, City Manager



ATTACHMENT 1

EXHIBIT A

Urban renewal Area
Seaside, Oregon

A tract of land and road right-of-ways located in the Northeast One-Quarter and the Southeast One-Quarter of Section 21, and in the Southeast One-Quarter, the Southwest One-Quarter, the Northwest One-Quarter, and the Northeast One-Quarter of Section 22, and in the Northeast One-Quarter of Section 28, Township 6 North, Range 10 West, Willamette Meridian, City of Seaside, Clatsop County, Oregon, and being more particularly described as follows:

Beginning at the northwesterly corner of Partition Plat Number 1998-014 (Assessor's Map 6.10.28AC);

1. Thence along the northerly line of said Partition Plat, Easterly 546 feet, more or less, to the westerly line of Document Number 2013-05572 (Assessor's Map 6.10.28AC);
2. Thence along said westerly line and the northerly extension thereof, Northerly 360 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.28AC);
3. Thence along said Ordinary High Water Line, Northerly 571 feet, more or less, to the southerly right-of-way line of Avenue U (Assessor's Map 6.10.28AC);
4. Thence along said southerly right-of-way line, Westerly 462 feet, more or less, to the southerly extension of the easterly right-of-way line of South Grove Street (Assessor's Map 6.10.28AB);
5. Thence along said southerly extension and the easterly right-of-way line thereof, Northeasterly 392 feet, more or less, to the southerly line of Partition Plat Number 2008-017 (Assessor's Map 6.10.28AB);
6. Thence along said southerly line and the easterly extension thereof, Easterly 252 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.28AB);
7. Thence along said Ordinary High Water Line, Northerly 3,630 feet, more or less, to the southerly right-of-way line of Avenue G (Assessor's Map 6.10.21DA);
8. Thence along said southerly right-of-way line, Westerly 418 feet, more or less, to the easterly right-of-way line of Edgewood Street (Assessor's Map 6.10.21AC);
9. Thence along said easterly right-of-way line, Northerly 143 feet, more or less, to the northerly line of Lot 10, Block 14 of the Plat of "Hermosa Park" (Assessor's Map 6.10.21AC);
10. Thence along said northerly line, and the easterly extension thereof, Easterly 412 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.21AD);
11. Thence along said Ordinary High Water Line, Northerly 1,388 feet, more or less, to the northerly right-of-way line of Broadway Street (Assessor's Map 6.10.21AD);
12. Thence along said northerly right-of-way line, Westerly 152 feet, more or less, to the easterly line of Document Number 2014-08127 (Assessor's Map 6.10.21AB);

13. Thence along said easterly line, Northerly 36 feet, more or less, to the northerly line of said Deed (Assessor's Map 6.10.21AB);
14. Thence along said northerly line, Westerly 81 feet, more or less, the easterly line of Deed Book 667, Page 786 (Assessor's Map 6.10.21AB);
15. Thence along said easterly line, Northerly 138 feet, more or less, to the intersection of the southerly right-of-way line of Oceanway Street and the westerly right-of-way line of Riverside Drive (Assessor's map 6.10.21AB);
16. Thence along said westerly right-of-way line, Northerly 259 feet, more or less, to the southerly right-of-way line of First Avenue (Assessor's Map 6.10.21AB);
17. Thence along said southerly right-of-way line, Easterly 257 feet, more or less, to the easterly Ordinary High Water Line of the Necanicum River (Assessor's Map 6.10.21AA);
18. Thence along said Ordinary High Water Line, Northerly 318 feet, more or less, to the northerly line of the Plat of "Rivertide Suites A Condominium Hotel" (Assessor's Map 6.10.21AA);
19. Thence along said northerly line, Easterly 242 feet, more or less, to the westerly right-of-way line of Holladay Drive (Assessor's Map 6.10.21AA);
20. Thence along said westerly right-of-way line, Southerly 197 feet, more or less, to the westerly extension of the northerly line of Lot 1, Block 4, of the Plat of "First Addition to Ocean Grove" (Assessor's Map 6.10.21AA);
21. Thence along said westerly extension and said northerly line, and along the easterly extension thereof, Easterly 775 feet, more or less, to the westerly right-of-way line of US Highway 101 (Assessor's Map 6.10.21AA);
22. Thence along said westerly right-of-way line, Southerly 37 feet, more or less, to the southerly line of Block 4 of the Plat of "Hill's Addition to Ocean Grove" (Assessor's Map 6.10.22BB);
23. Thence along the southerly line of said Block 4 and the easterly extension thereof, Easterly 1097 feet, more or less, to the northwest corner of Deed Book 673, Page 128 (Assessor's Map 6.10.22BB);
24. Thence along the northerly line of said Deed, Easterly 272 feet, more or less, to the westerly Ordinary High Water Line of the Neawanna Creek (Assessor's Map 6.10.22BB);
25. Thence leaving said westerly Ordinary High Water Line, Southeasterly 182 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek and the northerly line of Document Number 2013-05870 (Assessor's Map 6.10.22BA);
26. Thence along said northerly line and the easterly extension thereof, Easterly 400 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22BA);
27. Thence along said westerly right-of-way line, Northerly 14 feet, more or less, to the westerly extension of the northerly line of Document Number 2007-00554 (Assessor's Map 6.10.22BA);
28. Thence along said westerly extension and said northerly line, Easterly 723 feet, more or less, to the northerly extension of the west line of the Plat of "Sunset Hills Addition Number One" (Assessor's Map 6.10.22AB);
29. Thence along said northerly extension, Northerly 23 feet, more or less, to the southerly line of Document Number 2007-11354 (Assessor's Map 6.10.22AB);

30. Thence along said southerly line, Northeasterly 877 feet, more or less, to the westerly line of the Plat of "Sunset View Estates" (Assessor's Map 6.10.22AB);
31. Thence along said westerly line, Southerly 255 feet, more or less, to the southwesterly corner thereof (Assessor's Map 6.10.22AB);
32. Thence along the southerly line of said Plat, Southeasterly 808 feet, more or less, to the west line of the East One-Half of the Northeast One-Quarter of said Section 22 (Assessor's Map 6.10.22AB);
33. Thence along said west line, Southerly 1,634 feet, more or less, to the Center-East One-Sixteenth corner of said Section 22 (Assessor's Map 6.10.22);
34. Thence along the west line of the Northeast One-Quarter of the Southeast One-Quarter of said Section 22, Southerly 1,299 feet, more or less, to the north line of the Southeast One-Quarter of the Southeast One-Quarter of said Section 22 (Assessor's Map 6.10.22);
35. Thence along said north line, Easterly 330 feet, more or less, to a line parallel with and 330.00 feet easterly of the west line of Southeast One-Quarter of the Southeast One-Quarter of said Section 22 (Assessor's Map 6.10.22);
36. Thence along said parallel line, Southerly 1,299 feet, more or less, to the south line of said Section 22 (Assessor's Map 6.10.22);
37. Thence along said south line, Westerly 4,308 feet, more or less, to the east line of said Section 28 (Assessor's Map 6.10.28AA);
38. Thence along said east line, Southerly 1,334 feet, more or less, to the northerly line of Document Number 2010-00252 (Assessor's Map 6.10.28AA);
39. Thence along said northerly line, Westerly 1,094 feet, more or less, to the easterly line of Document Number 2016-03298 (Assessor's Map 6.10.28AC);
40. Thence along said easterly line and the southerly lines of said Deed, Southwesterly 835 feet, more or less, to the easterly line of Partition Plat Number 2009-007 (Assessor's Map 6.10.28AC);
41. Thence along said easterly line, Southwesterly 817 feet, more or less, to the easterly right-of-way line of US Highway 101 (Assessor's Map 6.10.28AC);
42. Thence leaving said easterly right-of-way line, Westerly 122 feet, more or less, to the southeasterly corner of Partition Plat Number 1998-014 (Assessor's Map 6.10.28AC);
43. Thence along the southerly line of said Partition Plat, Westerly 720 feet, more or less, to the westerly line of said Partition Plat (Assessor's Map 6.10.28AC);
44. Thence along said westerly line, Northerly 515 feet, more or less, to the Point of Beginning (Assessor's Map 6.10.28AC);

Excepting the following parcel:

Beginning at the northwesterly corner of Lot 20, Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);

101. Thence along the westerly line of said Lot 20 and the southerly extension thereof, Southerly 654 feet, more or less, to a line parallel with and 50 feet northerly of the northerly right-of-way line of Sundquist Road (Assessor's Map 6.10.22CC);
102. Thence along said parallel line and the westerly extension thereof, Westerly 350 feet, more or less, to the westerly right-of-way line of South King Street (Assessor's Map 6.10.21DD);
103. Thence along said westerly right-of-way line, Northerly 161 feet, more or less, to the southerly right-of-way line of Avenue R (Assessor's Map 6.10.21DD);

104. Thence along said southerly right-of-way line, Westerly 200 feet, more or less, to the southerly extension of the westerly line of Lot 44, Block 11 of the Plat of "Cartwright Park" (Assessor's Map 6.10.21DD);
105. Thence along said southerly extension and said westerly line and the northerly extension thereof, Northerly 480 feet, more or less, to the southerly right-of-way line of Avenue P (Assessor's Map 6.10.21DD);
106. Thence along said southerly right-of-way line, Westerly 10 feet, more or less, to the southerly extension of the easterly right-of-way line of South Jackson Street (Assessor's Map 6.10.21DD);
107. Thence along said southerly extension and said easterly right-of-way line, Northerly 375 feet, more or less, to the southerly right-of-way line of Avenue N (Assessor's Map 6.10.21DD);
108. Thence along said southerly right-of-way line, Easterly 230 feet, more or less, to the easterly right-of-way line of South King Street (Assessor's Map 6.10.21CC);
109. Thence along said easterly right-of-way line, Northerly 50 feet, more or less, to the northerly line of Lot 1, Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);
110. Thence along said northerly line, Easterly 200 feet, more or less, to the southerly extension of the westerly right-of-way line of Lincoln Street (Assessor's Map 6.10.22CC);
111. Thence along said southerly extension and said westerly right-of-way line, Northerly 670 feet, more or less, to the northerly right-of-way line of Avenue J (Assessor's Map 6.10.22CB);
112. Thence along said northerly right-of-way line, Easterly 130 feet, more or less, to the easterly line of Block 28 of the Plat of "Bradbury's Second Addition" (Assessor's Map 6.10.22CB);
113. Thence along said easterly line and the northerly extension thereof, Northerly 380 feet, more or less, to the southerly line of Block 14 of the Plat of "Hill's Second Addition" (Assessor's Map 6.10.22CB);
114. Thence along said southerly line, Easterly 122 feet, more or less, to the easterly line of Lot 17 of said Block 14 (Assessor's Map 6.10.22CB);
115. Thence along said easterly line, Northerly 80 feet, more or less, to the southerly line of Lot 5 of said Block 14 (Assessor's Map 6.10.22CB);
116. Thence along said southerly line and the easterly extension thereof, Easterly 100 feet, more or less, to the easterly line of Lot 6, of said Block 14 (Assessor's Map 6.10.22CB);
117. Thence along said easterly line and the northerly extension thereof, Northerly 120 feet, more or less, to the northerly right-of-way line of Avenue G (Assessor's Map 6.10.22CB);
118. Thence along said northerly right-of-way line, Westerly 50 feet, more or less, to the westerly line of Lot 15, Block 11 of said Plat (Assessor's Map 6.10.22BC);
119. Thence along said westerly line, Northerly 100 feet, more or less, to the southerly line of Lot 6 of said Block 11 (Assessor's Map 6.10.22BC);
120. Thence along said southerly line and the easterly extension thereof, Easterly 200 feet, more or less, to the easterly line of Lot 9 of said Block 11 (Assessor's Map 6.10.22BC);

121. Thence along said easterly line, Northerly 100 feet, more or less, to the southerly right-of-way line of Avenue F (Assessor's Map 6.10.22BC);
122. Thence along said southerly right-of-way line, Easterly 100 feet, more or less, to the southerly extension of the easterly line of Lot 18, Block 10 of said Plat (Assessor's Map 6.10.22BC);
123. Thence along said southerly extension and said easterly line and the northerly extension thereof, Northerly 155 feet, more or less, to a line parallel with, and 15.00 feet northerly of the north line of said Lot 18 (Assessor's Map 6.10.22BC);
124. Thence along said parallel line and the easterly extension thereof, Easterly 150 feet, more or less, to the westerly line of Lot 15, Block 10 of said Plat (Assessor's Map 6.10.22BC);
125. Thence along said westerly line, Northerly 85 feet, more or less, to the southerly right-of-way line of Avenue E (Assessor's Map 6.10.22BC);
126. Thence along said southerly right-of-way line, Easterly 250 feet, more or less, to the southerly extension of the easterly line of Lot 26, Block 7 of said Plat (Assessor's Map 6.10.22BC);
127. Thence along said southerly extension and said easterly line and the northerly extension thereof, Northerly 520 feet, more or less, to the northerly right-of-way line of Avenue B (Assessor's Map 6.10.22BC);
128. Thence along said northerly right-of-way line, Easterly 50 feet, more or less, to the easterly line of Lot 31, Block 3 of said Plat (Assessor's Map 6.10.22BC);
129. Thence along said easterly line, Northerly 100 feet, more or less, to the southerly line of Lot 21 of said Block 3 (Assessor's Map 6.10.22BC);
130. Thence along said southerly line, and the easterly extension thereof, Easterly 150 feet, more or less, to the easterly line of Lot 23 of said Block 3 (Assessor's Map 6.10.22BC);
131. Thence along said easterly line and the northerly extension thereof, Northerly 140 feet, more or less, to the northerly right-of-way line of Avenue A (Assessor's Map 6.10.22BC);
132. Thence along said northerly right of way line and the easterly extension thereof, Easterly 131 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek (Assessor's Map 6.10.22BD);
133. Thence along said Ordinary High Water Line, Southeasterly 163 feet, more or less, to the westerly extension of the northerly right-of-way line of Lea Way (Assessor's Map 6.10.22BD);
134. Thence along said westerly extension, Easterly 418 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22D);
135. Thence along said westerly right-of-way line, Southwesterly 354 feet, more or less, to the easterly extension of the northerly right-of-way line of Avenue D (Assessor's Map 6.10.22BD);
136. Thence along said easterly extension, Westerly 195 feet, more or less, to the easterly Ordinary High Water Line of Neawanna Creek (Assessor's Map 6.10.22BD);
137. Thence along said Ordinary High Water Line, Southwesterly 355 feet, more or less, to the southerly line of Parcel 2 of Partition Plat Number 1992-022 (Assessor's Map 6.10.22BD);
138. Thence along said southerly line, Easterly 130 feet, more or less, to the westerly right-of-way line of Wahanna Road (Assessor's Map 6.10.22BD);

139. Thence along said westerly right-of-way line, Southwesterly 1,605 feet, more or less, the northerly line of Document Number 2017-01369 (Assessor's Map 6.10.22);
140. Thence along said northerly line, Westerly 385 feet, more or less, to the westerly line thereof (Assessor's Map 6.10.22);
141. Thence along said westerly line, Southerly 184 feet, more or less, to the north line of the Southwest One-Quarter of the Southwest One-Quarter of said Section 22 (Assessor's Map 6.10.22);
142. Thence along said north line, Westerly 304 feet, more or less, to a line parallel with and 63.00 feet westerly of the east line of Block 31 of the Plat of "Bradbury's Second Addition to Ocean Grove" (Assessor's Map 6.10.22CC);
143. Thence along said parallel line, Southerly 477 feet, more or less, to the northerly line of Lot 20 of said Block 31 (Assessor's Map 6.10.22CC);
144. Thence along said northerly line, Westerly 250 feet, more or less, to the Point of Beginning (Assessor's Map 6.10.22CC);

The above described tract of land contains 562 acres, more or less.

08/21/2017

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

Michael Kalina

**OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS**

RENEWS: 6/30/19

Southeast Seaside Urban Renewal Questions and Answers

What is Urban Renewal?

Urban renewal is a financing program authorized under state law and implemented locally that allows for the concentrated use of property tax revenues to facilitate economic growth in certain designated areas of a city or county. These areas are called "blighted" by state statute and typically contain sections of a city which are underdeveloped and not contributing fully to the local economy. They can have utilities and street systems, including bridges, in poor repair or needing upgrading, buildings which are in need of renovation, and property which should be developed or redeveloped.

What is Maximum Indebtedness?

The urban renewal plan sets a limit on the amount of money which can be used to fund projects, programs, and administration of the urban renewal plan. This is called a "maximum indebtedness". The maximum indebtedness of the Southeast Seaside Urban Renewal Plan is \$68, 500, 00. The plan has a duration of 25 years. The urban renewal plan is accompanied by a technical report which contains the financial feasibility analysis and projects when funding will become available to pursue projects within the area.

What is the Adoption Process for an Urban Renewal Plan?

The Seaside Improvement Commission directed the preparation of the Southeast Seaside Urban Renewal Plan. The draft plan was circulated to the impacted taxing jurisdictions for their review and comment. The plan was presented to the Seaside Improvement Commission, a Community Forum was held, it was presented to the Planning Commission and to the City Council. Any action by the City Council must be by non-emergency ordinance, after a public hearing is held. Non-emergency ordinances can be referred to voters within 30 days of adoption. Notice of the public hearing was sent to each individual household in the city. There is property within the urban renewal area that in in unincorporated areas. Due to this, the urban renewal plan must also be approved by the Clatsop County Board of Commissioners.

What types of Programs or Projects are Eligible under Urban Renewal?

Urban renewal agencies can do certain projects or activities under an adopted urban renewal plan. These activities generally include

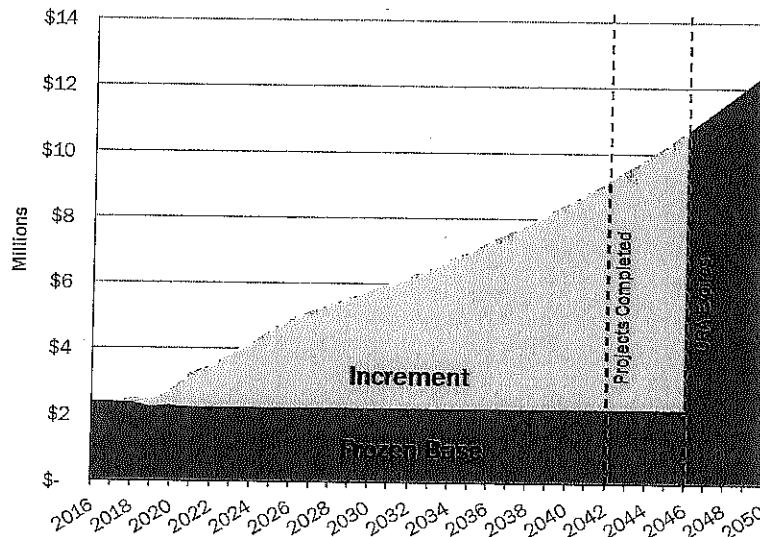
- Construction or improvement of public facilities including streets, utilities, parks and other public uses.
- Acquisition of property for public uses
- Participation with developers for property improvement, or the creation of jobs.
- Rehabilitation of existing buildings.

Seaside has historically allocated the majority of their urban renewal resources to infrastructure improvements. This is true in the proposed urban renewal plan.

How are Urban Renewal Plans Financed?

Urban renewal is one of the few remaining tools for encouraging local economic development. It is unique in that it has its own funding source, tax increment financing. At the time an urban renewal plan is adopted, the county assessor calculates the total assessed value of the area and establishes this value as the "frozen base" for the area. Growth above the base is called the "increment". Tax increment revenues are the property tax revenues generated off the increase in the assessed values over the frozen base (not including rates for General Obligation Bonds and Local Levies approved by voters after October, 2001). This concept is shown in the chart below.

Southeast Seaside Urban Renewal Questions and Answers



What are the Projects in the Urban Renewal Plan?

The project list is shown below:

School Infrastructure

- Road access – circular access project by hospital via Wahanna
- ROW acquisition for streets, utilities
- US 101 turn lane/signals
- Avenue “S” overhaul
- Culvert reconstruction
- Sewer system needs
- Utilities/widening roads

Business Assistance

- Storefront/redevelopment assistance programs
- Property Acquisition
- Signage/wayfinding
- Workforce Housing/Affordable

General Infrastructure

- Avenue “A”, “G”, “S” and “U” bridge improvements
- Avenue “S”, “P”, “Q”, and “R” improvements
- Infrastructure of unincorporated area
 - Acquisition of ROW for sewer
- Holladay Streetscape project- south of existing new streetscape
- Parks/recreation water access - Mill Ponds
- Ped/bike bridge and infrastructure west to east.

Southeast Seaside Urban Renewal Questions and Answers

How Does Tax Increment Financing Affect Overlapping Taxing Districts?

Taxing jurisdictions gain revenues through the collection of property taxes. Property tax increases come through new development and the statutory limit of 3% increase in assessed values on existing real property. During the use of tax increment financing, the permanent rate property taxes on the **growth** in assessed value in the urban renewal area are allocated to the urban renewal agency, the Seaside Improvement Commission, and not the taxing district. The taxing jurisdictions still are able to collect the property tax revenues from the assessed value of the frozen base, but increases in revenues are allocated to the Seaside Improvement Commission for use within the urban renewal area. In many urban renewal areas, that growth from new investment would not have occurred but for the use of urban renewal which has stimulated the growth.

Once an urban renewal area is terminated, there generally will be an increase in property tax revenues to all taxing jurisdictions. This increase of property tax revenue is a result of the ability to concentrate funding in a specific area, encouraging the area to develop properly.

How Does Tax Increment Financing Affect Property Tax Payers?

Seaside property tax payers will **not** see an increase in property taxes as a direct result of a new urban renewal area. The Oregon property tax system is complicated, the major ballot measures which dictate our property taxes are:

- Ballot Measure 5 was passed in 1990. It limited property taxes to \$10 per \$1,000 of real market value for general government permanent rate levies and \$5 per \$1,000 of real market value for education permanent rate levies.
- Ballot Measure 47, passed in 1996. It "cut and capped" property taxes for individual properties and then limited increases in individual property tax bills to 3% per year.
- Ballot Measure 50, passed in 1997. It replaced Measure 47. Rather than cutting and capping property taxes, it "cut and capped" assessed value, capping increase in assessed value to no more than 3% annually.

This means that regardless of the increase of new growth around a property, any individual property may not be increased in assessed value by more than 3% annually unless there is new development or substantial rehabilitation on that property. A property tax bill shows both real market value and assessed value amounts. Real market values reflect the real market conditions, so they increase as property values increase. Taxes are computed only on the assessed value, and again, that increase is limited to 3% annually.

Once an urban renewal plan is adopted in an urban renewal area, tax payers within that area will see a line item on their property tax statements for urban renewal. This can be quite confusing because even if you are not physically located in the area, you will see an indication of the impact of urban renewal on your property tax bill. Your overall tax bill does not increase, but the allocation of revenues received from your payment is changed as a portion of that payment now goes to urban renewal. This is called "division of taxes" and is the administrative way that assessors must show the calculation of the tax increment revenue.

A concept chart showing how division of taxes works with urban renewal is shown on the next page. The total taxes do not change; they are just distributed differently if there is urban renewal. The concept chart shows a 3% increase in taxes that would go to urban renewal and how those taxes would be divided. Notice that the total taxes in the final two columns are the same; they are just divided out differently to the different taxing entities.

Southeast Seaside Urban Renewal Questions and Answers

District Name	Perm. Rates	2017	2018	2018
		Property Value	Property Value Without Urban Renewal	Property Value With Urban Renewal
		\$100,000	\$103,000	\$103,000
Clatsop County	1.5338	\$153.38	\$157.98	\$153.38
Port of Astoria	0.1256	\$12.56	\$12.94	\$12.56
4H & Extension	0.0534	\$5.34	\$5.50	\$5.34
City of Seaside	3.1696	\$316.96	\$326.47	\$316.96
Seaside Road	0.3036	\$30.36	\$31.27	\$30.36
Union Health	0.0168	\$1.68	\$1.73	\$1.68
Sunset Park	0.9298	\$92.98	\$95.77	\$92.98
Sunset Transportation	0.162	\$16.20	\$16.69	\$16.20
Clatsop Com. Coll.	0.7785	\$77.85	\$80.19	\$77.85
NW Regional ESD	0.1538	\$15.38	\$15.84	\$15.38
Seaside School District 10	4.4105	\$441.05	\$454.28	\$441.05
Urban Renewal				\$34.91
Total	11.6374	\$1,163.74	\$1,198.65	\$1,198.65

What Opportunities Have There Been For Public Input?

- The Seaside Improvement Commission, the City of Seaside's Urban Renewal Agency, met four times to provide input on the urban renewal plan. All of those meetings were open to the public and public input was allowed.
- There was a Community Forum that was advertised in the Daily Astorian April 24, 2017 and May 1, 2017 and also on the City of Seaside website from April 24, 2017 to May 3, 2017. Public input was taken in a formal presentation along with informal input at information stations. Comment cards were taken. Affordable housing was added as a project as a result of the comments.
- A Seaside Planning Commission meeting was advertised in the Daily Astorian June 30, 2017 and also on the City of Seaside website from June 30, 2017 to July 11, 2017 and held on July 11, 2017 where public testimony was taken.
- Clatsop County Board of Commissioners briefing was held on July 26, 2017, public testimony was taken at this meeting.
- The Seaside City Council hearing was advertised and mailed to all owners of real property in Seaside as required by state statute on July 26, 2017. Notice was also provided to property owners in the unincorporated areas on June 29, 2017.
- There will be an additional meeting with the Clatsop County Board of Commissioners on September 13, 2017, and the final reading and adoption of the ordinance by the Seaside City Council on August 28, 2017.

Does This Mean the Unincorporated Areas are Being Annexed?

The adoption of an urban renewal area does not mean unincorporated areas will be immediately annexed. Annexation is a separate process from urban renewal adoption. However, in the future, annexation may be considered if services can be provided to the unincorporated properties inside the urban growth boundary.

Will Eminent Domain be Used?

Eminent domain is the ability for the Seaside Improvement Commission to acquire property for public uses, typically right of way for streets and utilities. Eminent domain is authorized in the Southeast Seaside Urban Renewal Plan, but may or may not be used. In Oregon, eminent domain is not allowed for the purchase of private property for re-use by other private property owners. Before any acquisition of property by the Seaside Improvement Commission, whether through eminent domain or not, a minor amendment must be approved to the urban renewal plan to specifically designate the property to be acquired.

Who Decides The Timing Of Projects?

The urban renewal plan has established project priorities. However, those priorities may be adjusted in the future. Because the urban renewal plan is a 25 year plan, priorities may change over time and the Seaside Improvement Commission will be able to respond to those changing priorities. The Seaside Improvement Commission will make determinations on projects through their annual budgeting process. These budget meetings are open to the public. If new projects are proposed, they must be added to the urban renewal plan through an amendment in a public meeting of the Seaside Improvement Commission.

What will be the Traffic Impacts on Wahanna?

Specific identification of the transportation routes to the new school site are still being determined. The Seaside Transportation Commission will review the proposed transportation routes. Their meetings are open to the public and are held the third Thursday of each month, 6:00 pm.

Why is the Weyerhaeuser Site Included?

The Weyerhaeuser site is included in the Southeast Seaside Urban Renewal Plan to allow for potential infrastructure improvements that may be associated with the development of the new school site. Any use of the subject property is expressly subject to a future land use decision demonstrating compliance with the goals, administrative rules, and comprehensive plan policies applicable to any proposed use of the property.

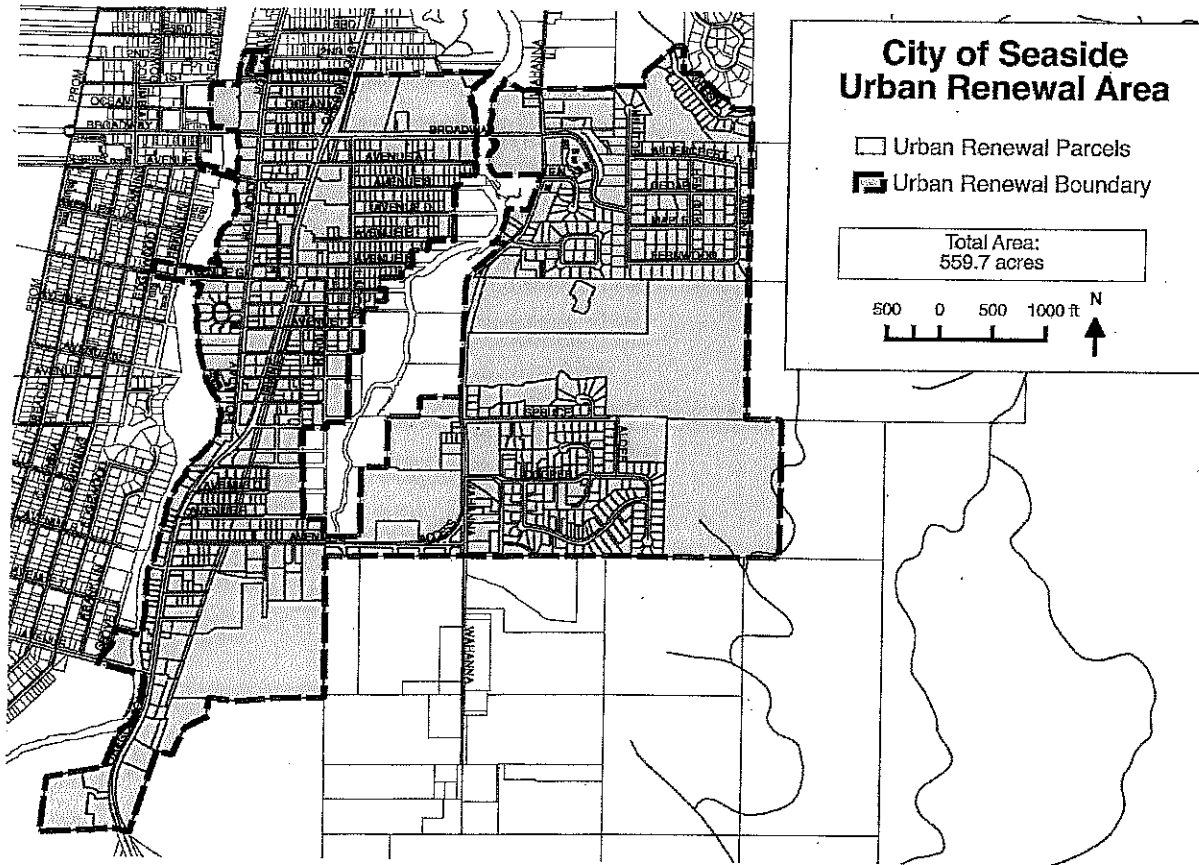
For more information, contact:



Kim Jordan, 503-738-5511

kjordan@cityofseaside.us

Southeast Seaside Urban Renewal Questions and Answers



ORDINANCE NO. 2017-10

AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, AMENDING CHAPTER 31 OF THE CODE OF ORDINANCES REGARDING THE COMMUNITY CENTER AND SENIOR COMMISSION TITLE

WHEREAS, the City Council wishes to amend the name of the **Community Center and Senior Commission**.

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

Section 1. Establishment. There is hereby established a **Community Center and Senior Commission** for the City of Seaside, Oregon.

Section 2. Membership. The **Community Center and Senior Commission** shall consist of nine (9) members who are not officials or employees of the city and who will be appointed by the City Council.

- a)(1) A minimum of five (5) members shall reside within the city limits; a maximum of four (4) members may reside within the urban growth boundary, but outside the city limits.
- (2) If a member moves his/her principal residence outside the city limits or urban growth boundary during his/her term, the position shall be vacated.
- b) A vacancy shall occur upon the death, resignation, or inability to serve of any member. Resignations, when made, shall be addressed to and accepted by the Council. The Council may remove a member for a cause deemed sufficient by the City Council. Successors shall be appointed by the Council for the unexpired term.
- c) The members shall serve without salary or compensation of any nature.

Section 3. Terms of Office. A **Community Center and Senior Commissioner's** term of office shall commence on the first day of June of the first year of his/her term. Original appointments shall be as follows: Three (3) appointees for one year; three (3) appointees for two years; and three (3) appointees for three years. Thereafter, appointments shall be for a three-year period or until an incumbent's successor is appointed and qualified. Any portion of a term exceeding one-half the period of the term shall be considered a full term.

Section 4. Officers.

- a) Each year, at the first meeting of the Commission, the members shall appoint one of their members as Chairman and one as Vice-Chairman.
- b) One member of the Commission will serve as secretary. Minutes of all meetings will be filed with the Seaside City Council.

Section 5. Meetings; Removal of Members.

- a) The **Community Center and Senior Commission** shall hold a regular meeting at least once each month of the calendar year,
- b) Any person appointed by the City Council to serve on this commission who misses three (3) or more regularly scheduled meetings during a twelve-month period shall be notified by letter that the position must be vacated. The individual may appeal the decision; but if the absences are found not to have been for good cause, the position shall be vacated.

Section 6. Power and Duties. The **Community Center and Senior Commission** shall have the powers and duties which are now or may hereafter be assigned to it by Charter, ordinance, resolution, or order of this city and in addition it will:

- a) Recommend and make suggestions to the Council concerning matters relating to the well being of the **Community Center and Seniors of the City of Seaside its users.**
- b) Receive directions from the Council concerning matters relating to the well being of the **Community Center and Seniors of the City of Seaside its users.**

Section 7. Rules of Procedure. Except as otherwise established by the City, the **Community Center and Senior Commission** may adopt rules governing the conduct of its business.

Section 8. The amendment in Ordinance No. 2017-10 will take effect on the thirtieth day after its adoption; September 27, 2017.

ADOPTED by the City Council of the City of Seaside on this ____ day of _____ 2017,
by the following roll call vote:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

SUBMITTED to and APPROVED by the Mayor on this ____ day of _____, 2017.

JAY BARBER, MAYOR

ATTEST:

Mark J. Winstanley, City Manager

LIQUOR LICENSE APPLICATION

Cinthia Inzunza
Las Olas Mexican Restaurant
714 Broadway
Seaside

This business has applied for a Full On-premises Sales Liquor License. This would be for a change of ownership.

Full On-Premises Sales License – allows the sale of distilled spirits, malt beverages, wine, and cider for consumption at the licensed business. This license also allows private catering if the applicant receives pre-approval from OLCC.

The Police Department has reviewed the business and applicants applying for the liquor license and the information received is attached.

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 unlicensable 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

MEMORANDUM

TO: Mayor and City Council

FROM: Bill Barnes, Seaside Police Detective

SUBJECT: Las Olas Mexican Restaurant
715 Broadway, Seaside, OR

DATE: 08/08/17

The Seaside Police Department has reviewed the liquor application for Las Olas Mexican Restaurant, 715 Broadway, Seaside, OR on 08/08/17. This is the same restaurant as Guajito's which passed a background and walk through check in March of this year. The restaurant has been sold to family members who have changed the name. There have been no liquor license issues with Guajito's.

Based on the background check conducted by Seaside Police Department, I find the new owners of Las Olas a poor risk for compliance with Oregon liquor laws. One owner has a DUII in 2006 and the second owner has two DUIIs in 2010 and 2012. I spoke with this second owner and expressed my concerns. She explained she was going through some troubling times in her life and has written a letter of explanation to be attached with our unfavorable recommendation.

Seaside Police Department is forwarding an unfavorable recommendation with the possibility of a conditional recommendation based on the new owner's letter for a liquor license for Las Olas Mexican Restaurant.

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

Detective Corporal Barnes
Seaside Police Department

Bill

From: Cinthia Inzunza [<mailto:inzunzac13@gmail.com>]

Sent: Tuesday, August 8, 2017 7:44 PM

To: bbarnes@cityofseaside.us

Subject: Letter of explanation

To whom it may concern;

My name is Cinthia Inzunza, I have recently applied for a full on-premises alcohol permit. I wanted to have the opportunity to explain the reason for my 2 DUH infractions back in 2010 and 2012. Before these two incidents I didn't used to drink. Back in those dates I was going through a very difficult time in my life that lead me to drink and make bad decisions in my life. I split up from my son's father and we both went through a very rough time. I am not saying this is an excuse for my actions, but I have defiantly learned from it. Since 2012 I have learned and grown a lot. Up until a month ago I was managing a hotel in Seaside (River Inn) it was a good learning experience and I did it for 3 and a half years. In March of this year my sister and I decide to open up our own business, I was working both the hotel and restaurant, up until I decided to buy my sister out and do the restaurant full time. I had to change the name of the restaurant which is why I am here writing to you fine people and trying to open up a bit of my past. I know nothing justifies the bad decisions I made in the past, but I'm trying to do things right and be a part of this community as a business owner. I hope this tells you a little bit of my past. I would really like the opportunity to get the full on-premises permit for my business.

Best Regards,
Cinthia Inzunza
Las Olas LLC
714 Broadway ST
Seaside, OR. 97138
503-468-8108



CITY of SEASIDE

OREGON'S
FAMOUS
ALL-YEAR
RESORT

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

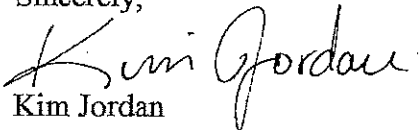
August 23, 2017

Cinthia Inzunza
Las Olas Mexican Restaurant
115 SW Alder Ct.
Warrenton, OR 97146

Dear Cinthia:

This letter is to confirm that the Oregon Liquor License application that was submitted to the City of Seaside is scheduled to appear on the agenda for the City Council meeting Monday, August 28, 2017 at 7:00 PM. City Council requests all applicants be at the Council meeting as they will be discussing your information as stated on your liquor license application and may have questions. Attached with this letter is the Seaside Police Department memorandum that is submitted to City Council for review.

Sincerely,


Kim Jordan
Administrative Assistant

LIQUOR LICENSE APPLICATION

Mike Kaffer
Avenue 'Q' Pizza
1575 S. Roosevelt Dr.
Seaside

This business has applied for a Limited On-Premises Sales Liquor License and an Off-Premises Sales License.

- **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.**
- **Off-Premises Sales License – allows the sale of malt beverages, wine and cider to go in sealed containers.**

The Police Department has reviewed the business and applicants applying for the liquor license and information received is attached.

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 unlicensable 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

MEMORANDUM

TO: Mayor and City Council

FROM: Bill Barnes, Seaside Police Detective

SUBJECT: Ave Q Pizza
1575 S Roosevelt Dr, Seaside, OR

DATE: 08/23/17

The Seaside Police Department has reviewed the liquor application and conducted a physical walk through of Ave Q Pizza at 1575 S Roosevelt Dr, Seaside, OR on 08/23/17.

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

The owner of this business, Michael Kaffer, had the restaurant set up as it has been in the past with other restaurants to which there have been no issues. This is a new restaurant with plans of improvement as the business grows.

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

Detective Corporal Barnes
Seaside Police Department



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RESORT

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

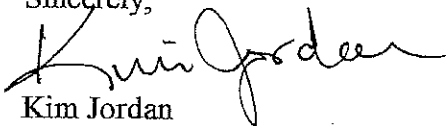
August 23, 2017

Mike Kaffer
Avenue 'Q' Pizza
PO Box 494
Nehalem, OR 97131

Dear Mike:

This letter is to confirm that the Oregon Liquor License application that was submitted to the City of Seaside is scheduled to appear on the agenda for the City Council meeting Monday, August 28, 2017 at 7:00 PM. City Council requests all applicants be at the Council meeting as they will be discussing your information as stated on your liquor license application and may have questions. Attached with this letter is the Seaside Police Department memorandum that is submitted to City Council for review.

Sincerely,



Kim Jordan
Administrative Assistant

LIQUOR LICENSE APPLICATION

Tracy Linder
The Whet Spot
12 N. Holladay
Seaside

This business has applied for a Limited On-Premises Sales Liquor License and an Off-Premises Sales License.

- **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.**
- **Off-Premises Sales License – allows the sale of malt beverages, wine and cider to go in sealed containers.**

The Police Department has reviewed the business and applicants applying for the liquor license and information received is attached.

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 unlicensable 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

MEMORANDUM

TO: Mayor and City Council

FROM: Bill Barnes, Seaside Police Detective

SUBJECT: The Whet Spot
12 N Holladay Dr, Seaside, OR

DATE: 08/23/17

The Seaside Police Department has reviewed the liquor application and conducted a physical walk through of The Whet Spot at 12 N Holladay Dr, Seaside, OR on 08/23/17.

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

The owner of this business, Tracy Linder, described the future business as having a large beer cooler with about 20 taps of beer and cider. Renovation for the new establishment has not yet been started. On paper the layout looks good and will fit in with neighboring businesses. Linder agreed to a formal walk through when renovation is completed in the fall.

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

Detective Corporal Barnes
Seaside Police Department



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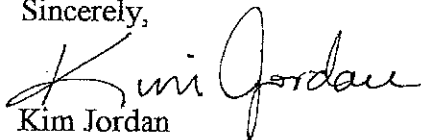
August 23, 2017

Tracy Linder
The Whet Spot
PO Box 43
Seaside, OR 97138

Dear Tracy:

This letter is to confirm that the Oregon Liquor License application that was submitted to the City of Seaside is scheduled to appear on the agenda for the City Council meeting Monday, August 28, 2017 at 7:00 PM. City Council requests all applicants be at the Council meeting as they will be discussing your information as stated on your liquor license application and may have questions. Attached with this letter is the Seaside Police Department memorandum that is submitted to City Council for review.

Sincerely,



Kim Jordan
Administrative Assistant

RESOLUTION #3903

**A RESOLUTION TO DECLARE SEASIDE AS A CITY OF INCLUSIVITY WITH
RESPECT TO IMMIGRANTS AND REFUGEES**

THE SEASIDE CITY COUNCIL RESOLVES AS FOLLOWS:

WHEREAS, Immigrants and refugees of all nations have contributed to the health, well-being, and general welfare of Seaside as families and neighbors;

WHEREAS, Immigrants and refugees of all nations have contributed to the prosperity of Oregon as workers and taxpayers;

WHEREAS, Inclusion and integration of all residents of Seaside is a vital concern for the general welfare of Seaside in all respects;

WHEREAS, Every Seaside resident should be treated with compassion and respect regardless of national origin or citizenship status;

NOW, THEREFORE, THE CITY RESOLVES that Seaside is an Inclusive City that embraces, celebrates, and welcomes its immigrant and refugee residents and their contributions to the collective prosperity of all residents.

PASSED by the City Council of the City of Seaside this ___ day of _____, 2017.

SUBMITTED to the Mayor and **APPROVED** by the Mayor on this ___ day of _____, 2017.

JAY BARBER, MAYOR

ATTEST:

Mark J. Winstanley, City Manager

Memo

To: Mayor and City Council
From: Mark J. Winstanley, City Manager
Date: August 23, 2017
Re: Proposed New Travel & Expense Reimbursement Policy

Attached you will find a proposed Travel & Expense Reimbursement Policy. This policy defines requirements for Elected Officials and more particularly City employees to better clarify what is allowed and what is not allowed when traveling on City related business.

On page 1 of the policy the City added the wording "A daily conference schedule must be submitted along with the payment request". On page 2 of the policy the City proposes to maintain the City's current meal reimbursement amounts in Clatsop County and added that no Per Diem will be paid for meals in Clatsop County, and the City has proposed an increase in meal reimbursement amounts inside Clatsop County and outside Clatsop County. Wording was also added that the City reimburses up to an 18% gratuity.

The proposed meal reimbursement increase and per diem option was researched by acquiring and comparing policies from the State of Oregon and other Oregon cities.

TRAVEL & EXPENSE REIMBURSEMENT POLICY
City of Seaside

PURPOSE: This sets forth the City's policy as it relates to travel and reimbursement for City employees while on city-related business.

STATEMENT OF POLICY: This policy applies to the employees and elected officials of the City of Seaside.

POLICY: The City of Seaside will pay for all reasonable and necessary travel expenses for representatives of the City. Every City employee as a citizen and tax payer shall practice fiscal responsibility in the discharge of his or her duties. In the event that an employee is required to travel outside of the local area for attendance at a conference or meeting, and multiple modes of travel are available, the City will reimburse for the least expensive mode of travel. (i.e. if flying is less expensive than driving, the City **will** reimburse at the lower cost of an equivalent flight if the employee prefers to drive.) Anyone approving a travel request is responsible for ensuring efficient use of the budgeted funds for travel.

Any request for an advance payment or reimbursement of travel expenses should be made using the City of Seaside Travel Expense and Reimbursement Request Form. Conference registration materials must accompany the request. Unless otherwise indicated, detailed receipts must support expenses.

Registration and Course Fees:

The City will pay conference, seminar, meeting, training and related course fees in advance to the company or agency providing the service through billing by purchase order & invoice, advanced payment by check request. Every effort should be made by department personnel to avoid requiring an employee to "upfront" registration fees and requesting reimbursement. **To ensure prompt payment submit payment request at least 14 days in advance of event.** A daily conference schedule must be submitted along with the payment request.

A cash advance to the employee to pay such fees will only be done on an emergency basis, after Department Head approval.

Meal per Diem:

The maximum per diem for meals is \$45 per day. No receipt is required for the meal per diem.

Meal expenses may be reimbursed at the per diem rate only if the traveler qualifies for lodging expense reimbursement and the meal has not been provided by the conference/meeting or hotel. If the traveler stays in a Bed & Breakfast, breakfast per diem would not be an allowable expense. Continental breakfast is not considered a meal.

One day trips.

Employees are eligible to receive the meal allowance while conducting official City business if the three-hour rule is met. To meet the three-hour rule, an employee must be in travel status for a total of three hours beyond the employee's regular scheduled working hours in any one day.

To qualify for breakfast, an employee must be in travel status for at least 1 'A hours before official starting time. To qualify for dinner, the employee must be in travel status at least 1 1/2 hours after the regular scheduled quitting time.

Meals can be prepaid or will be reimbursed at the following daily rates:

Meal Reimbursement in Clatsop County — Must submit detailed receipts to Finance Department within 15 days of last day of travel. NO PER DIEM IN COUNTY

- Breakfast - ~~\$10.00~~ \$12.00 Grat included
- Lunch - ~~\$12.00~~ \$14.00 Grat included
- Dinner - ~~\$23.00~~ \$25.00 Grat included

Meal Reimbursement outside Clatsop County — Must submit detailed receipts to Finance Department within 15 days of last day of travel. The City only reimburses up to an 18% gratuity.

- Breakfast - ~~\$13.00~~ \$15.00 Grat included
- Lunch - ~~\$16.00~~ \$18.00 Grat included
- Dinner- ~~\$28.00~~ \$30.00 Grat included

If a meal is provided as part of the conference registration or lodging accommodation no per diem or meal reimbursement will be granted for that meal, regardless of whether the employee participates in the provided meal.

No additional reimbursement will be given to an employee who purchases other meals or spends more than the allowance amount on meals without approval from Department Head. Reimbursement beyond the amount allowed for any meal requires supporting documentation in accordance with IRS guidelines such as a detailed receipt showing date, time, location, number served, items purchased and amounts.

Lodging:

The City will pay lodging expenses **for employee only to the** hotel in advance, or by reimbursement if paid for by the employee. Every effort should be made to secure reasonably priced accommodations close to the training venue prior to traveling. Employees are encouraged to request the "government rate" when securing lodging accommodations. A detailed receipt is required in all cases.

A cash advance to the employee to pay such fees will only be done on an emergency basis, with Department Head approval.

Travel:

Employees should work with their supervisor to determine the most cost efficient means of travel. Travel by air is to be purchased at the lowest available rates through travel agents, on-line or by direct means. Mileage points, discounts, or rebates earned for travel on city business may only be redeemed on future travel for city business and in no case should they be used for personal travel perks. A detailed receipt is required in all cases.

Employees who travel by car are encouraged to use a City vehicle and a City gasoline credit card (gasoline cards are available in the Finance Department or by Department). It is acceptable to take a city vehicle outside of Oregon. Reimbursement will be as follows:

1. When a city vehicle is not available, the reimbursement rate will be the standard Federal IRS mileage reimbursement rate.
2. Personal vehicle use for local travel will be at the standard Federal rate. (If the employee uses personal vehicle for local travel on regular basis, employee may submit request for reimbursement once each month.)

Method of travel should have prior approval of the supervisor. Travel costs and reimbursement (will) be limited to the lowest cost for reasonable transportation as determined by the Department Head.

Incidental Costs:

Incidental costs for parking, transportation to and from the airport, taxi fares, rental car costs (including added insurance), etc. will be reimbursed upon presentation of a receipt. The City will not reimburse expenses for entertainment, purchase of alcoholic beverages or any unnecessary or unreasonable expenses. Some items may be prepaid at a discount with registration or with the purchase of public transportation. A detailed receipt is required in all cases.

A cash advance to the employee to pay such fees will only be done on an emergency basis.

Advance or Prepayment of Certain Expenses:

To lessen personal financial obligations, a prepayment for per diem and/or half the IRS mileage rate is available prior to travel. Registration, lodging and commercial travel should already be paid to the service provider in time for discounts and to ensure availability. To qualify, a Travel Expense and Reimbursement Request form must be presented to the Finance Department at least 14 days prior to the scheduled trip. Conference registration materials and mileage calculation must accompany the request. Finance will normally issue a check to the employee the week before the scheduled business travel.

Receipts:

Upon the conclusion of a business trip, detailed receipts must be presented to the Finance Department for advances given or to support reimbursement to the employee. Detailed receipts are required for all reimbursable business and travel expenses except meals that fall within the guidelines. If detailed receipts are not available other documentation in accordance with IRS guidelines that clearly substantiates the actual expenditure may be accepted when accompanied by a written statement to that effect from the employee.