



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

May 9, 2007



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Clatsop County Plan Amendment
DLCD File Number 002-06C

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office. Due to the size of amended material submitted, a complete copy has not been attached.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: May 23, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist
Laren Woolley, DLCD Regional Representative
Patrick Wingard, Clatsop County Planning Department

<paa> ya/email



FORM 2

DLCD NOTICE OF ADOPTION DEPT OF

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18

MAY 03 2007

(See reverse side for submittal requirements)

LAND CONSERVATION
AND DEVELOPMENT

Jurisdiction: CLATSOP COUNTY Local File No.: ORD. No. 07-05

(If no number, use none)

Date of Adoption: 4-25-07 Date Mailed: 5-2-07

(Must be filled in)

(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 8-25-06

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other: _____

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

AMEND THE GOAL 10, POPULATION AND HOUSING, ELEMENT OF
THE CLATSOP COUNTY COMPREHENSIVE PLAN TO EXTEND THE
COORDINATED CITY-COUNTY POPULATION PROJECTIONS TO THE
YEAR 2030

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

POPULATION PROJECTIONS WERE ORIGINALLY PLANNED TO END AT THE
YEAR 2025 BUT AFTER COMMUNICATIONS WITH CITY OFFICIALS,
THE PROJECTIONS WERE EXTENDED ANOTHER FIVE YEARS TO
THE YEAR 2030

Plan Map Changed from: N/A to N/A

Zone Map Changed from: N/A to N/A

Location: N/A Acres Involved: N/A

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: 10

Was an Exception Adopted? Yes: _____ No:

DLCD File No.: 002-06C

Did the Department of Land Conservation and Development receive a notice of Proposed

Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: CLATSOP COUNTY,

ALL CITIES IN THE COUNTY, DLCD

Local Contact: PATRICK WINGARD Area Code + Phone Number: 503-325-8611

Address: 800 EXCHANGE ST. STE. 100 City: ASTORIA

Zip Code+4: 97103 Email Address: pwingard@co.clatsop.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to Mara.Ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

RECORDED

APR 27 2007

Doc # 2007040064

IN THE BOARD OF COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

RECORDED
APR 30 2007
Clatsop County

AN ORDINANCE AMENDING THE)
CLATSOP COUNTY COMPREHENSIVE)
PLAN)

ORDINANCE NO. 07-05

WHEREAS, on August 1, 2006 the City of Cannon Beach adopted Ordinance No. 06-09 which amended urban growth area and housing policies in the Cannon Beach Urban Growth Area.

WHEREAS, on August 4, 2006 the City of Cannon Beach notified Clatsop County of the amendments and requested Clatsop County readopt the Cannon Beach Comprehensive Plan in its entirety, through City of Cannon Beach Ordinance No. 06-09.

WHEREAS, the application was considered by the Planning Commission at a public hearing on November 14, 2006 and the Commission unanimously recommended approval, which recommendation is attached as Exhibit "PC"; and

WHEREAS, consideration for this ordinance complies with the Post Acknowledgement rules of the Oregon Land Conservation and Development Commission and the Clatsop County – City of Cannon Beach Urban Growth Boundary Area Joint Management Agreement. The Clatsop County Planning Commission has sought review and comment and has conducted the public hearing process pursuant to the requirements of ORS 215.050 and 215.060, and the Board of Commissioners received and considered the Planning Commission's recommendations on this request and held a public hearing on this ordinance pursuant to law on April 11, 2007; and

WHEREAS, public notice has been provided pursuant to law; now therefore,

THE BOARD OF COMMISSIONERS OF CLATSOP COUNTY ORDAIN AS FOLLOWS:

SECTION 1. The Clatsop County Comprehensive Plan is hereby amended as shown in attached Exhibit A.

SECTION 2. The Board of Commissioners hereby approves the application and findings of fact contained in the Exhibit "PC" Planning Commission recommendation.

SECTION 3. In support of this ordinance, the Board adopts the November 7, 2006 Staff Report, as revised on March 28, 2007, and recommendation attached as Exhibit "PC".

Approved this 25th day of April 25, 2007

THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

By Richard H. Lee
Richard Lee, Chair

By Valerie Croghan
Recording Secretary

ORDINANCE NO. 07-05

EXHIBIT A

PROPOSED AMENDMENTS

New words and phrases to be added to the text are in **bold and underlined**.

Words and phrases to be deleted from the existing text are ~~strikedthrough~~.

COUNTY-WIDE ELEMENT

GOAL 10 POPULATION AND HOUSING

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-03
and Ordinance 07-05

Goal 10 - Population and Housing

Goal

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

Population Policies

1. Community plans should provide for orderly growth which reduces the cost of essential services while preserving the basic elements of the environment.
2. Promote population to locate in established service areas.
3. Promote the accommodation of growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
4. Utilize current vacant land found between developments or within committed lands.
5. Direct new urban growth within Clatsop County to existing urban growth boundary or rural service areas where under utilized public or semi-public facilities exist or utility and/or investments have already been made.
6. Encourage development of land with less resource value.
7. Coordinate planning efforts of local governments and special districts to maximize efficiency of public facilities, and have land use actions reflect the goals and policies of the Plan.

Housing Policies

Residential Development

1. Clatsop County shall encourage residential development only in those areas where necessary public facilities and services can be provided and where conflicts with forest and agricultural uses are minimized.
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.
3. Clatsop County shall encourage planned developments and subdivisions to cluster dwelling units. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of the land, increased environmental amenities, and may be used as an open space buffer between the residential use and adjacent agricultural or forest uses.

4. Clatsop County shall permit residential development in those designated areas when and where it can be demonstrated that:
 - a. Water is available which meets state and federal standards;
 - b. Each housing unit will have either an approved site for a sewage disposal system which meets the standards of the County and the Department of Environmental Quality or ready access to a community system;
 - c. The setback requirements for the development of wells and septic systems on adjacent parcels have been observed;
 - d. Development of residential units will not result in the loss of lands zoned or designated for agriculture or forestry and will not interfere with surrounding agricultural or forestry activities.
5. Clatsop County shall permit temporary siting of mobile homes in specified locations in the event of an emergency.
6. Clatsop County shall encourage multi-family housing and mobile home park developments to develop within the various urban growth boundaries.
7. Clatsop County shall encourage the development of passed over lots that already have services such as water and roads be preferred for development over tracts requiring an extension of services.
8. Clatsop County shall make provisions for housing in areas designated for Rural, Urban Growth Boundaries, and Rural Service Areas which provide variety in location, type, density and cost where compatible with development on surrounding lands.

Governmental Cooperation and Coordination

9. Clatsop County shall cooperate with governmental agencies and Clatsop County Housing Authority in promoting unified housing policies and in ensuring an equitable distribution of assisted housing throughout the County.
10. Clatsop County shall encourage state and federal agencies to develop programs and funding sources to increase the level of support for the maintenance and rehabilitation of existing housing and for the development of additional housing.

Housing Rehabilitation

11. Clatsop County shall develop and maintain an inventory of the type and condition of the current housing stock. The rural housing needs should be reexamined every two years to reflect the market changes and new information.

12. Clatsop County shall encourage the retention of the current housing stock and, where necessary and feasible, will assist in the rehabilitation of substandard housing units.

Assisted Housing

13. Clatsop County shall set aside tracts of lands which it owns within the cities and their urban growth boundaries which can be used for low cost housing. The lands should be inventoried and a program developed through the Northwest Oregon Housing Association to release those lands for this purpose. Clustering techniques, common wall and townhouse construction, both for sale and for rent, could be employed in the development of these lands.
14. Clatsop County shall activate support programs which serve to improve housing conditions of those homeowners who are physically or financially unable to make improvements on their own.

Urban Growth Boundary Population Projections

Clatsop County cities in cooperation with the County have developed population projections for the six Urban Growth Boundary areas (see Table 8, 8-1, 8-2, 8-3 and Chart 8, 8-1, 8-2). The information contained in these tables and charts are based on the 2000 U. S. Census and historical growth figures compiled by the Center for Population Research and Census, Portland State University. The forecasted growth is based largely on historical data and information received from the cities. For the most part, the cities forecasts include both the city limit boundary and portions of the urban growth boundary, and in some cases the Census Tract may extend beyond both. The growth forecast to year ~~2020~~ 2030 does not take into account the vacation or seasonal population of rentals or secondary homes and the impacts they may have on water, sewer, transportation or other public facilities and services. The growth forecast is an estimate based on historical information and may not accurately reflect changing conditions.

Using the methodology employed by the City of Cannon Beach in projecting its population to the year 2025 (refer to City of Cannon Beach Ordinance No. 06-09 and Clatsop County Ordinance No. 07-05 for more details), Clatsop County revised Population Table 8-1, Chart 8, and Chart 8-1 to reflect population projections for all cities and the unincorporated areas to the year 2030 (the population projections previously ended at the year 2020). In establishing the year 2025 and year 2030 population projections, the county held constant the forecasted year 2020 percentage of population allocated to each city and the unincorporated areas through to the year 2030 (see Chart 8-1).

In recognition of the City of Cannon Beach's need for coordinated population projections to the year 2025, and in recognition of similar work currently being undertaken by the City of Seaside that requires population projections to the year 2030, Clatsop County adopted, as an interim measure, the year 2025 and year 2030

population projections contained in this section until such time that officials from all cities and the county can meet to discuss new shifts in area demographics or conditions (i.e., recent annexations by the City of Gearhart, new home construction as a result of Measure 37 claims, etc.) that may compel adjustment to these figures.

Population Policy:

Review of the forecast should occur every three to five years.

TABLE 8: Clatsop County Population Projections

JURISDICTION	ACTUAL ¹		% OF COUNTY POPULATION		NEW FORECASTS			
	1990	2000	1990	2000	2020 Urban Area Totals ²	2030 Urban Area Totals ²	% of County Population ⁴	Average Annual Growth Rate 2000-2020 2030
Astoria	10,069	9,813	30.24%	27.54%	11,826	12,963	28.30%	0.94%
Cannon Beach ⁵	1,221	1,588	3.67%	4.46%	1,859	2,037	4.45%	0.79%
Gearhart	1,027	995	3.08%	2.79%	1,254	1,373	3.00%	1.16%
Seaside	5,359	5,900	16.09%	16.56%	7,337	8,037	17.56%	1.10%
Warrenton ³ Hammond	2,681 589	4,096 -	9.82%	11.50%	5,741	6,289	13.74%	1.70%
CITY TOTAL	20,946	22,392	62.90%	62.85%	28,017	30,689	67.05%	1.13%
UNINCORPORATED TOTAL	12,944	13,238	38.87%	37.15%	13,771	15,082	32.95%	0.20%
COUNTY TOTAL	33,301	35,630	-	-	41,788	45,771	-	0.80%

- Center for Population Research and Census, Portland State University; United States Census.
- City totals projected based on previous percentages of county population and percent growth.
- Warrenton annexed Hammond in 1999, thus the substantial change in population.
- Based on the previous growth rates and percentage of county population.
- County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.
- Cannon Beach numbers reflect the City's assumption that their existing percentage of County population will be maintained.

TABLE 8-1: Clatsop County Population Projections 2000 – 2020-2030

JURISDICTION	2000 (actual)	2005	2010	2015	2020	2025	2030
Clatsop County ¹	35,630	36,919	38,376	40,018	41,788	43,727	45,771
Incorporated Cities: ²							
Astoria	9,813	10,152	10,649	11,205	11,826	12,375	12,963
Cannon Beach	1,588	1,642	1,707	1,780	1,859	1,946	2,037
Gearhart	995	1,107	1,151	1,200	1,254	1,312	1,373
Seaside	5,900	6,206	6,546	6,927	7,337	7,678	8,037
Warrenton	4,096	4,426	4,813	5,278	5,741	6,008	6,289
Unincorporated	13,238	13,386	13,510	13,628	13,771	14,408	15,082

- County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.
- City totals projected based on previous percentages of county population (see above), growth and county projection.

TABLE 8-2: Previous Population Projections for Clatsop County

	1970	1980	1985	1990	1995
High	28,473	32,500	35,000	38,000	41,200
Medium	28,473	32,000	34,000	36,400	38,800
Low	28,473	31,700	32,500	33,500	34,300
ACTUAL	28,473	32,489	32,452	33,301	34,300

Sources: Projections: Clatsop County Comprehensive Plan; Actual - U.S. Census

TABLE 8-3: Clatsop County Historic Population

JURISDICTION	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Clatsop County	12,765	16,106	23,030	21,124	24,697	30,776	27,380	28,473	32,489	33,301	35,630
Astoria	8,381	9,599	14,027	10,349	10,389	12,331	11,239	10,244	9,998	10,069	9,813
Cannon Beach	n/a	n/a	n/a	n/a	n/a	n/a	495	778	1,187	1,221	1,588
Gearhart	n/a	n/a	127	125	319	568	725	829	967	1,027	995
Seaside	191	1,270	1,802	1,565	2,902	3,886	3,877	4,402	5,193	5,359	5,900
Warrenton	n/a	339	730	683	1,365	1,896	1,713	1,825	2,493	2,681	4,096
Hammond	n/a	957	547	244	422	522	480	500	516	589	-

Source: Population Research Center, Portland State University
n/a = not applicable because they were not incorporated as cities yet

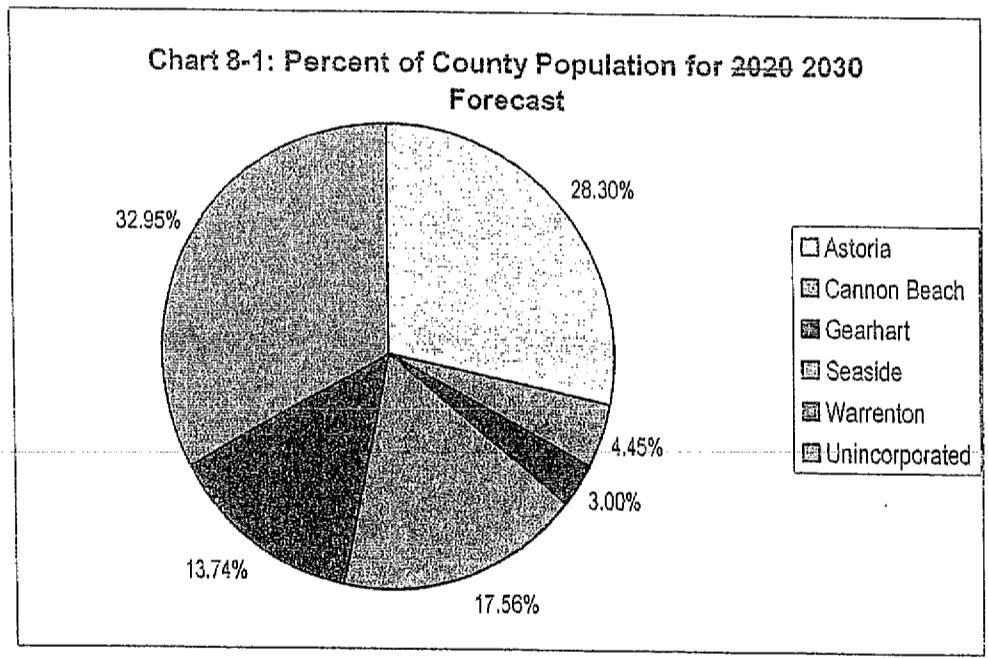
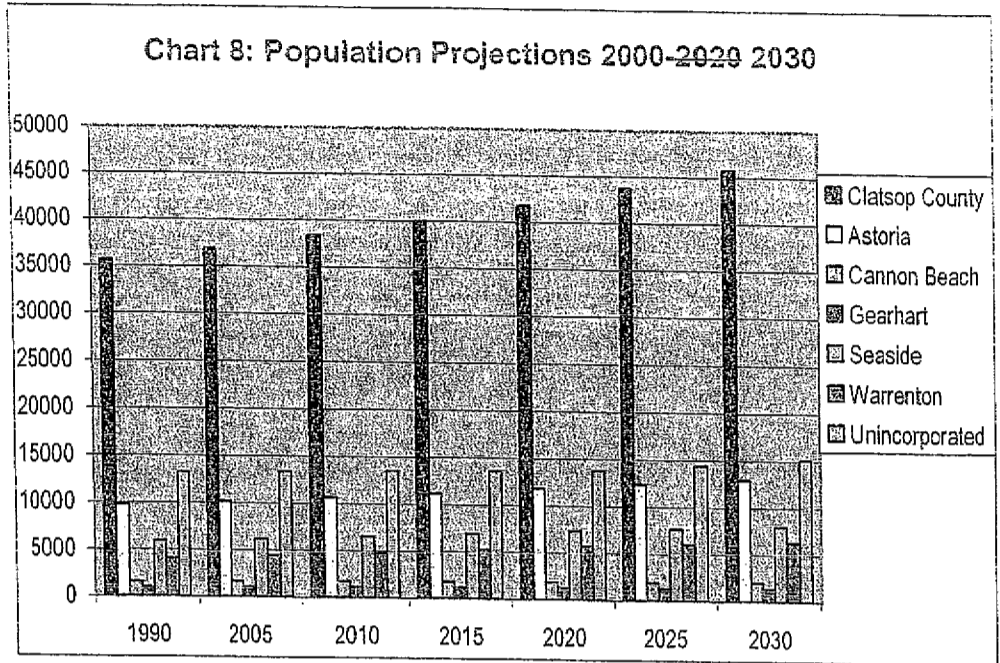


EXHIBIT "PC"

BEFORE THE PLANNING COMMISSION
FOR CLATSOP COUNTY, OREGON

In the matter of amendments to the
Goal 10 Element (Housing and
Population) of the Clatsop County
Comprehensive Plan

RESOLUTION AND ORDER

NO. 06-11-08

RECITALS

A. Pursuant to Article 2 of the Clatsop County Land and Water Development and Use Ordinance, the City of Cannon Beach applied for amendments to the Clatsop County Comprehensive Plan (Exhibit 1 of attached Exhibit A) on August 4, 2006, regarding revised policies for Urban Growth Boundary analyses in the Cannon Beach Urban Growth Area, adoption of the 2005 Cannon Beach UGB Review, and population projections through the year 2025.

B. Pursuant to Article 2 of the Clatsop County Land and Water Development and Use Ordinance, the City of Cannon Beach requested Clatsop County to amend the Clatsop County Comprehensive Plan by readopting the Cannon Beach Comprehensive Plan in its entirety, as amended through City of Cannon Beach Ordinance No. 06-09.

C. Pursuant to County Procedures for Land Use Applications, staff examined the applications and submitted a report dated November 7, 2006 regarding the requests. The Staff Report is attached as Exhibit A.

D. Pursuant to County procedures, a hearing was held on the Exhibit A matter on October 10, 2006 and November 14, 2006 for which appropriate notice was provided.

WHEREFORE, the Planning Commission finds and resolves:

1. That the Director is directed to present the Planning Commission's recommendation to approve the requests to the Board of Commissioners for their consideration.
2. That the Exhibit A Staff Report is adopted by reference in support of this recommendation.

SO ORDERED this 14th day of November 2006.

PLANNING COMMISSION FOR
CLATSOP COUNTY, OREGON



Bruce Francis, Commission Chair



Exhibit A

STAFF REPORT

Date: November 7, 2006 [revised on March 28, 2007 (revisions are **bolded and underlined**; deletions are ~~strikedthrough.~~)]

Applicant: City of Cannon Beach
PO Box 368
Cannon Beach, OR 97110

Requests:

1. Legislative (text) amendments to the Goal 10 (Population and Housing) element of the Clatsop County Comprehensive Plan pertaining to revised policies for Urban Growth Boundary analyses in the Cannon Beach Urban Growth Area, adoption of the 2005 Cannon Beach UGB Review, and population projections through the year ~~2025~~ **2030**.
2. Re-adoption of the Cannon Beach Comprehensive Plan, in its entirety.

Hearing Dates: October 10, 2006 and November 14, 2006

Hearing Body: Planning Commission

Exhibits:

1. City of Cannon Beach Ordinance No. 06-09
2. County Population Tables and Charts (current; before amendments)
3. County Comprehensive Plan Goal 10 (Housing and Population) element, as amended
4. Cannon Beach Comprehensive Plan (by reference (due to size); cover page only)

Application Descriptions:

The applicant, City of Cannon Beach, requests legislative (text) amendments to the Clatsop County Comprehensive Plan pursuant to the City's adoption of Ordinance No. 06-09 (attached, Exhibit 1). The proposed amendments relate to policies for housing and urban growth boundary analyses in the Cannon Beach Urban Growth Area and population projections for the City of Cannon Beach. If approved, the amendments would result in amendments to the Goal 10 (Housing and Population) element of the Clatsop County Comprehensive Plan. Because Clatsop County cannot adopt revised population projections for one city in the county and not project population figures other cities, and Clatsop County itself, this amendment will include extending Countywide population projections to the year ~~2025~~ **2030**.

The City also requests that Clatsop County readopt the Cannon Beach Comprehensive Plan, in its entirety, as amended through City Ordinance No. 06-09 (attached, Exhibit 4).

Procedural Requirements:

The City of Cannon Beach Comprehensive Plan, as it applies in the Cannon Beach Urban Growth Area (lands outside of the city limits and inside the urban growth boundary), is adopted, by reference¹, as part of the Clatsop County Comprehensive Plan.

Section 5.2 of the Clatsop County – City of Cannon Beach Urban Growth Boundary Joint Management Agreement states, "Amendments to the Cannon Beach Comprehensive Plan, including the Urban Growth Boundary and Plan Map, Cannon Beach Zoning Ordinance map and text and the Cannon Beach Subdivision Ordinance shall be adopted by ordinance by both Cannon Beach and Clatsop County according to the following procedure: (h) Clatsop County shall hold a public hearing on applications approved by Cannon Beach, according to procedures established in the Clatsop County Comprehensive Plan or Clatsop County Land and Water Development and Use Ordinance (ordinance 80-14, as amended)".

I. APPLICABLE REVIEW CODES AND POLICIES:

Clatsop County Land and Water Development and Use Ordinance (LWDUO - Ord. No. 80-14):

Section 2.300 (Legislation)

Clatsop County Standards Document (Ord. No. 80-14):

Not applicable to the application.

Clatsop County Comprehensive Plan:

Goal 2 – Land Use Planning
Goal 10 – Population and Housing
Goal 14 – Urbanization

Clatsop County/City of Cannon Beach Urban Growth Area Joint Management Agreement

Section 5. Land Use Regulatory Procedures

II. APPLICABLE REVIEW CRITERIA (LWDUO):

Section 2.300 Legislation

Finding: The City of Cannon Beach notified Clatsop County on August 4, 2006 of the legislative (text) amendments to the Cannon Beach Comprehensive Plan adopted by the City on August 1, 2006 (City of Cannon Beach Ordinance No. 06-09). The City also requested that Clatsop County re-adopt the most current version of the Cannon Beach Comprehensive Plan to

¹ Comprehensive Plan Goal 2 Policy 1.b.

ensure consistency between the City and County in its coordinated efforts in the Cannon Beach Urban Growth Area.

The Department Director set an October 10, 2006 public hearing date for these matters before the Planning Commission. The hearing was continued to November 14, 2006. Notice of the proposed amendments was mailed to the Oregon Department of Land Conservation and Development on August 25, 2006. Notice of the public hearing was mailed to affected governmental agencies on September 20, 2006. An expanded mailing to the cities of Astoria, Gearhart, Seaside, and Warrenton advising of the revised population projections to the year 2025 occurred on October 7, 2006. Notice of the public hearing was published in the Daily Astorian on September 22, 2006 and November 3, 2006.

These Type IV applications have been processed in accordance with all applicable procedural requirements of LWDUO Sections 2.300.

III. APPLICABLE REVIEW CRITERIA (Comprehensive Plan):

Goal 2 – Land Use Planning

The County's land and water have been placed in one of six (6) Plan designations. They are:

1. Development. Development areas are those with a combination of physical, biological, and social/economic characteristics which make them necessary and suitable for residential, commercial, or industrial development and includes those which can be adequately served by existing or planned urban services and facilities.

b. Urban Growth Boundaries. See land use plans of Astoria, Cannon Beach Gearhart, Seaside, and Warrenton. Clatsop County has adopted each of the city's land use plans for areas outside the city limits and inside the urban growth boundary. The cities and the County have adopted Urban Growth Boundary Management Agreements. Clatsop County has turned over all administration and enforcement with Cannon Beach's urban growth boundary to Cannon Beach and Astoria's urban growth boundary to Astoria. Currently, Clatsop County administers and performs enforcement for areas outside the city limits inside the urban growth boundaries of Gearhart, Seaside, and Warrenton².

Goal 10 – Population and Housing

Urban Growth Boundary Population Projections

Clatsop County cities in cooperation with the County have developed population projections for the six Urban Growth Boundary areas (see Table 8, 8-1, 8-2, 8-3 and Chart 8, 8-1, 8-2).

(NOTE: Refer to Staff Report Exhibit 2 to review these population tables and charts.)

Population Policy:

Review of the forecast should occur every three to five years.

² This sentence is incorrect. The cities of Gearhart, Seaside, and Warrenton enforce their respective city development standards in the Urban Growth Area, not Clatsop County. The County is in the process of correcting this error.

Goal 14 – Urbanization

Urban Growth Boundary Management Agreements

Each City and the County have adopted the UGB management agreements. As of June 1996, through the adopted UGB agreements the cities of Astoria, Cannon Beach, Gearhart, Seaside, and Warrenton are administering and enforcing the UGB Comprehensive Plan and Zoning Ordinances inside the UGB outside the City.

Policy:

The County shall review these agreements every three to six years, or as needed and update accordingly.

See respective City's Urban Growth Boundary Plan:

- Astoria
- Cannon Beach
- Gearhart
- Seaside
- Warrenton

Clatsop County has adopted each of the UGB plan and zoning for each of the above. They are contained in separate documents in the Clatsop County Community Development Department or respective City Hall.

Finding:

The Cannon Beach Comprehensive Plan, as it applies in the Cannon Beach Urban Growth Area, is adopted, by reference, in the Clatsop County Comprehensive Plan (Goal 2, Policy 1.b.). The City of Cannon Beach proposes amendments to the Goal 10 (Housing and Population) element of the Clatsop County Comprehensive Plan (Ord. 06-09; attached Exhibit 1).

Description of Amendments to the Goal 10 (Housing and Population) element of the Clatsop County Comprehensive Plan

As described in City of Cannon Beach Ordinance No. 06-9 (attached, Exhibit 1), the City proposes amendments to policies for urban growth boundary analyses, adoption of the 2005 Cannon Beach UGB Review, and population projections through the year ~~2025~~ **2030**.

Finding:

The City of Cannon Beach has undertaken significant research and analysis (see 2005 City of Cannon Beach Urban Growth Boundary Review document (part of City Ord. 06-09 (attached, Exhibit 1)) to determine appropriate urban growth area policies that reflect community needs and values. The City has involved the public and affected government agencies (i.e., DLCD) in its deliberations on Ordinance No. 06-09, including public hearings before the Cannon Beach Planning Commission and City Council. Clatsop County acknowledges the City's research and analyses, as presented in Exhibit 1, and accordingly amends the Goal 10 Element of the Clatsop County Comprehensive Plan, to include the revisions to the Cannon Beach Comprehensive Plan, as it applies to the Cannon Beach Urban Growth Area.

Finding:

Using the methodology employed by the City of Cannon Beach in projecting its population projections to the year 2025 (refer to Exhibit 1 (City of Cannon Beach Ordinance No. 06-09)),

Clatsop County will revise Table 8-1: Clatsop County Population Projections 2000 – 2020 to read, "Table 8-1: Clatsop County Population Projections 2000 – 2025 2030". The County will accordingly revise Chart 8: Population Projections 2000 – 2020 to read, "Chart 8: Population Projections 2000 – 2025 2030". In establishing the year 2025 and 2030 population projections, the County will use the forecasted year 2020 percentage of population allocated to each city and the unincorporated areas (see Chart 8-1). The resulting population projections for Clatsop County and the five incorporated cities for the Year 2025 and 2030 will be as follows:

Jurisdiction:	Population Projection for Year 2025:	Year 2030:
Clatsop County (Total)	43,727	<u>45,771</u>
Incorporated cities:		
Astoria	12,375	<u>12,953</u>
Cannon Beach	1,946	<u>2,037</u>
Gearhart	1,312	<u>1,373</u>
Seaside	7,678	<u>8,037</u>
Warrenton	6,008	<u>6,289</u>
Unincorporated areas:	14,408	<u>15,082</u>

In recognition of the City of Cannon Beach's need for coordinated population projections to the year 2025, and in recognition of similar work currently being undertaken by the City of Seaside that requires population projections to the year 2030, Clatsop County adopts, as an interim measure, the year 2025 and 2030 population projections listed above until such time that officials from all cities and Clatsop County can meet to discuss new shifts in area demographics or conditions (i.e., recent annexations by the City of Gearhart, new home construction as a result of Measure 37 claims, etc.) that may compel adjustments to these figures.

This finding will be adopted as a text amendment to the Goal 10 (Housing and Population) element of the Clatsop County Comprehensive Plan. The revised Goal 10 element is attached to this report as Exhibit 3.

IV. APPLICABLE REVIEW CRITERIA (Clatsop County/City of Gearhart Urban Growth Area Joint Management Agreement):

Section 5. Land Use Regulatory Procedures

2. Amendments to the Cannon Beach Comprehensive Plan, including the Urban Growth Boundary and Plan Map, Cannon Beach Zoning Ordinance map and text and the Cannon Beach Subdivision Ordinance shall be adopted by ordinance by both Cannon Beach and Clatsop County according to the following procedure: (h) Clatsop County shall hold a public hearing on applications approved by Cannon Beach, according to procedures established in the Clatsop County Comprehensive Plan or Clatsop County Land and Water Development and Use Ordinance (ordinance 80-14, as amended).

Finding:

Clatsop County has conducted a public hearing for this matter, in accordance with Section 5.2 of the Clatsop County – City of Cannon Beach Urban Growth Boundary Joint Management Agreement, and the applicable procedures of the Clatsop County Land and Water Development and Use Ordinance. To ensure consistency between the City and County as it coordinates its

efforts in the Cannon Beach Urban Growth Area, the County adopts, by this reference, the most current version of the City of Cannon Beach Comprehensive Plan, in its entirety, as amended through City Ordinance No. 06-09.

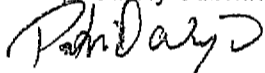
Recommendations to Planning Commission:

NOTE: Since this report covers two separate matters: (1) Amendments to the Goal 10 element of the Clatsop County Comprehensive Plan; and, (2) Re-adoption of the Cannon Beach Comprehensive Plan; two separate motions are listed below, in order, for the Planning Commission's consideration:

▶ **Suggested Motion #1:** Recommend to the Board of Commissioners approval of the proposed legislative (text) amendments to the Goal 10 element of the Clatsop County Comprehensive Plan reflective of the City of Cannon Beach's proposed text amendments included in City Ordinance No. 06-09. Adopt the findings of this report that support the amendments.

▶ **Suggested Motion #2:** Recommend to the Board of Commissioners re-adoption of the Cannon Beach Comprehensive Plan, in its entirety, as adopted through City Ordinance No. 06-09. Adopt the findings of this report that support re-adoption of the Cannon Beach Comprehensive Plan and authorize the Planning Commission Chair's signature on the attached Resolution and Order.

Respectfully submitted,



Patrick Wingard AICP
Community Development Supervisor
November 7, 2006 (revised on March 28, 2007)

EXHIBIT 1

BEFORE THE COMMON COUNCIL OF THE CITY OF CANNON BEACH

FOR THE PURPOSE OF AMENDING THE)
COMPREHENSIVE PLAN AND)
COMPREHENSIVE PLAN BACKGROUND)
REPORT, REGARDING THE URBAN)
GROWTH BOUNDARY AND RELATED)
POLICIES)
ORDINANCE NO. 06-09

The City of Cannon Beach does ordain as follows:

Section 1. Amend the Comprehensive Plan, Urban Growth Area Policy 3 to read as follows:

3. All land use actions shall be in conformance with the City Comprehensive Plan and Zoning Ordinance. Upon addition to the urban growth boundary, land shall be designated RVL, Residential Very Low Density.

Section 2. Amend Urban Growth Area Policy 4 to read as follows:

4. Full City services (water, sewer, and police protection) shall be provided only to those developments which annex to the City.

Section 3. Amend Urban Growth Area Policy 5 to read as follows:

5. Changes in the Urban Growth Boundary shall be permitted only upon findings by the City, with the concurrence of the County, that the following criteria have been met:

- a. There is a demonstrated need to accommodate long-range urban population consistent with the coordinated 20-year population forecast for Clatsop County.
- b. There is a demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection.
- c. ~~Changes to the location of the urban growth boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298, Priority of land to be included within urban growth boundary, and with consideration of the following factors:~~
 - 1). Efficient accommodation of identified land needs;
 - 2). Orderly and economic provision of public facilities and services;
 - 3). Comparative environmental, energy, economic and social consequences; and
 - 4). Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land.

Section 4. Amend the Urban Growth Area Policies to add a new Policy 6 to read as follows and renumbering subsequent policies:

6. Lands may be annexed to the City if the following criteria are met:
 - a. The property is located within the City's urban growth boundary and is contiguous to the City limits;

- 2. There is an adequate level of sewer and water system capacity available to accommodate the projected development of the area, or such capacity can be made available in a timely manner; and
- 3. City utilities and roads can be extended to serve the area.

Section 5. Amend the Urban Growth Area Policies to add a new Policy 9 to read as follows:

9. Subdivisions and partitions proposed on urbanizable land (land within the urban growth boundary, but outside of the city limits) shall be designed to maintain the potential for denser urban development after the area is annexed into the City.

Section 6. Amend the Housing Policies by adding a new Policy 16 to read as follows:

16. The urban growth boundary review conducted in 2006 identified a need for additional land designated for multi-family use at some time during the twenty year planning period. The City will consider map designations, to provide for multi-family use, at such time as suitable areas are multi-family housing become available for development or redevelopment. In considering map designations changes to provide for additional multi-family housing, the city will utilize the conditional zone amendment provisions of the Zoning Code to achieve the appropriate multi-family use of these sites.

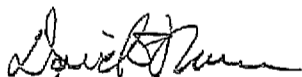
Section 7. Delete the legal description of the City of Cannon Beach Urban Growth Boundary in its entirety and replace with the legal description of the urban growth boundary described in Exhibit A – Ordinance 06-09.

Section 8. Amend the Land Use and Zoning Map to incorporate Tax Lot 200, 300 and 306, Map 51032CB into the urban growth boundary and designate these tax lots RVL, Residential Very Low Density.

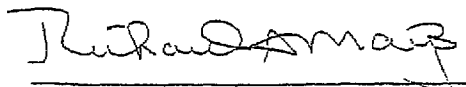
Section 9. Amend the Comprehensive Plan Background Report to incorporate the document Urban Growth Boundary Review 2005 as described in Exhibit B – Ordinance 06-09.

ADOPTED by the Common Council of the City of Cannon Beach this 1st day of August 2006, by the following roll call vote:

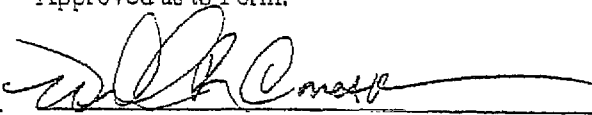
YEAS:	Councilors: Dooley, Swigart, Williams, Raskin; Mayor Rouse
NAYS:	None
EXCUSED:	None



 David S. Rouse, Mayor

Attest:


 Richard A. Mays, City Manager

Approved as to Form:


 William Canessa, Attorney

Legal Description
City of Cannon Beach
Urban Growth Boundary

August, 2006

The City of Cannon Beach Urban Growth Boundary is described as follows:

Commencing at the Northeast Corner of Section 19, Township 5 North, Range 10 West, Willamette Meridian;

Thence Westerly along the North Line of said Section 19, a distance of 2,220 feet more or less;

Thence Southerly a distance of 25 feet more or less to the intersection of the South right-of-way Line of 9th Street with the ordinary low tide line of the Pacific Ocean, and the true point of beginning;

Thence along said South right-of-way Line, Easterly a distance of 900 feet more or less, to the Westerly right-of-way Line of Ecola Park Highway;

Thence along said Westerly right-of-way Line, Southerly a distance of 850 feet more or less, to the South right-of-way Line of 8th Street;

Thence along said South right-of-way Line, Easterly a distance of 1,000 feet more or less, to the Westerly right-of-way Line of Spruce Street;

Thence along said Westerly right-of-way Line, Southerly a distance of 200 feet more or less, to a point of intersection with the Westerly prolongation of the North Line of Partition Plat 1998-005;

Thence along said North Line, Easterly a distance of 500 feet more or less, to the Northeast Corner Thereof;

Thence along the East Line of said Partition Plat, Southerly a distance of 340 feet more or less, to the South Line of a tract of land described in Book 639, Page 009, Clatsop County Deed Records, recorded on June 24, 1985;

Thence along said South Line, Easterly a distance of 835 feet more or less, to the Northerly right-of-way Line of Old Cannon Beach Road;

Thence Southerly a distance of 1,100 feet more or less, to the Southeast Corner of a tract of land described in Book 650, Page 244, Clatsop County Deed Records, recorded on January 24, 1986;

Thence leaving said Westerly right-of-way Line, Southeasterly a distance of 550 feet more or less, to the Easterly right-of-way Line of said Highway and the Southwest Corner of a tract of land described in Book 661, Page 205, Clatsop County Deed Records, recorded on August 21, 1986;

Thence along the South Line of said tract of land, Easterly a distance of 180 feet more or less, to the Northwest Corner of a tract of land described in Book 900, Page 711, Clatsop County Deed Records, recorded on May 15, 1996, and the Easterly right-of-way Line of said Highway;

Thence along the West Line of said tract of land and the Easterly right-of-way Line of said Highway, the following courses:

Thence Southerly a distance of 330 feet more or less;

Thence Westerly a distance of 100 feet more or less;

Thence Southerly a distance of 1,600 feet more or less, to the North-most Corner of a tract of land described in Book 602, Page 452, Clatsop County Deed Records, recorded on August 10, 1983;

Thence leaving said Easterly right-of-way Line, along the Easterly line of said tract of land, Southeasterly a distance of 1,235 feet more or less, to the Northwest Corner of a tract of land described in Book 601, Page 276, Clatsop County Deed Records, recorded on July 15, 1983, said point being on the north Line of Section 29, Township 5 North, Range 10 West, Willamette Meridian;

Thence along the West Line of said tract of land, Southerly a distance of 855 feet more or less;

Thence Westerly a distance of 900 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 500 feet more or less to the Northwest Corner of Partition Plat 1993-032;

Thence leaving said Easterly right-of-way Line, along the North Line of said Partition Plat, Easterly a distance of 1,622 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said Partition Plat, Southerly a distance of 1,308 feet more or less to the Southeast corner thereof and the Northeast Corner of Partition Plat 1992-034;

Thence along the East Line of said Partition Plat, Southerly a distance of 707 feet more or less to the Southeast corner thereof and the Northeast Corner of Partition Plat 1996-032;

Thence along the East Line of said Partition Plat, Southerly a distance of 268 feet more or less to the Southeast corner thereof and the Northeast Corner of a tract of land described in Book 558, Page 424, Clatsop County Deed Records, recorded on August 3, 1981;

Thence along the East Line of said tract of land, Southerly a distance of 386 feet more or less to the Southeast corner thereof and the Northeast Corner of the subdivision plat of "ELKWOOD MOUNTAIN";

Thence along the North Line of said plat, Westerly a distance of 1330 feet more or less to the Northwest corner thereof and the Northeast Corner of a tract of land described in Book 760, Page 951, Clatsop County Deed Records, recorded on June 17, 1991;

Thence along the North Line of said tract of land, Westerly a distance of 188 feet more or less to the Northwest corner thereof.

Thence along the West Line of said tract of land, Southerly a distance of 340 feet more or less, to the southwest corner thereof and the North Line of Partition Plat 1998-054;

Thence along the North Line of said Partition Plat and the prolongation of said Line, Westerly a distance of 453 feet more or less the East Line of Partition Plat 1999-014;

Thence along the East Line of said Partition Plat, Northerly a distance of 335 feet more or less to the Northeast corner thereof;

Thence along the North Line of said Partition Plat, Westerly a distance of 294 feet more or less to the Northwest Corner thereof and the Easterly right-of-way line of the Oregon Coast Highway (U.S. Highway 101);

Thence along the West Line of said Partition Plat and the Easterly right-of-way Line of said Highway, the following courses:

Thence Southerly a distance of 522 feet more or less;

Thence Easterly a distance of 160 feet more or less;

Thence Southerly a distance of 820 feet more or less, to the Northwest Corner of Partition Plat 1992-008;

Thence leaving said Easterly right-of-way Line, along the North Line of said Partition Plat, Easterly a distance of 785 feet more or less, to the Northeast Corner thereof;

Thence along the East Line of said Partition Plat and the prolongation of said Line, Southerly a distance of 1330 feet more or less, to the Northeast Corner of a tract of land described in Book 857, Page 743, Clatsop County Deed Records, recorded on October 26, 1994;

Thence along the North Line of said tract of land, Westerly a distance of 660 feet more or less to the Northwest Corner thereof;

Thence along the West Line of a tract of land described in Book 857, Page 743, Clatsop County Deed Records, recorded on October 26, 1994, the following courses:

Thence Southerly a distance of 605 feet more or less;

Thence Easterly a distance of 216 feet more or less;

Thence Southerly a distance of 200 feet more or less;

Thence Westerly a distance of 216 feet more or less;

Thence Southerly a distance of 50 feet more or less, to the Southwest Corner thereof;

Thence along the South Line of said tract of land, Easterly a distance of 300 feet more or less to the Northwest Corner of a tract of land described in Book 555, Page 677, Clatsop County Deed Records, recorded on June 25, 1981;

Thence along the West Line of said tract of land, the following courses:

Thence Southerly a distance of 200 feet more or less;

Thence Westerly a distance of 115 feet more or less;

Thence Southerly a distance of 250 feet more or less;

Thence Easterly a distance of 70 feet more or less;

Thence Southerly a distance of 213 feet more or less to the North Line of Partition Plat 2004-07;

Thence along the North Line of said Partition Plat, Easterly a distance of 472 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said Partition Plat, Southerly a distance of 292 feet more or less, to the Southeast Corner of said Partition Plat;

Thence along the South Line of Partition Plat 2004-07, Westerly a distance of 762 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 607 feet more or less to the Northwest Corner of a tract of land described in Book 218, Page 497, Clatsop County Deed Records, recorded August 1, 1952;

Thence leaving said Easterly right-of-way Line, along the North Line of said tract of land, Easterly a distance of 250 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said tract of land, Southerly a distance of 500 feet more or less to the North Line of a tract of land described in Book 882, Page 299, Clatsop County Deed Records, recorded on September 1, 1993;

Thence along the North Line of said tract of land, Easterly a distance of 90 feet more or less to the Northeast Corner thereof and the North Line of the subdivision plat of "HAYSTACK HEIGHTS";

Thence along said North Line, Easterly a distance of 460 feet more or less to the Northeast corner thereof;

Thence along the East Line of said plat, Southerly a distance of 650 feet more or less to the Southeast corner thereof and the North Line of the subdivision plat of "HAYSTACK HEIGHTS DIVISION THREE";

Thence along said North Line, Easterly a distance of 25 feet more or less to the Northeast corner thereof;

Thence along the East Line of said plat, Southerly a distance of 680 feet more or less to the Southeast corner thereof;

Thence along the South Line of said plat, Westerly a distance of 315 feet more or less to the Southwest corner thereof and the Southeast Corner of the subdivision plat of "HAYSTACK HEIGHTS DIVISION TWO";

Thence along the East Line of said plat, Northerly a distance of 10 feet more or less to the South Line of said plat;

Thence along said South Line, Westerly a distance of 585 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 1000 feet more or less to the Northwest Corner of a tract of land described in Book 742, Page 935, Clatsop County Deed Records, recorded on August 17, 1990;

Thence leaving said Easterly right-of-way Line along the North Line of said tract of land, Easterly a distance of 235 feet more or less to the Northeast Corner thereof;

Thence along the East Line of said tract of land, Southerly a distance of 480 feet more or less to the Southeast Corner thereof;

Thence along the South Line of said tract of land, Westerly a distance of 350 feet more or less to the Southwest Corner thereof and the Easterly right-of-way Line of said Highway;

Thence along the Easterly right-of-way Line of said Highway, Southerly a distance of 250 feet more or less;

Thence Westerly a distance of 30 feet more or less to the Northeast Corner of Government Lot 6 of Section 6, Township 4 North, Range 10 West, Willamette Meridian;

Thence along the East Line of said Lot, Southerly a distance of 300 feet more or less to the Easterly right-of-way Line of said Highway;

Thence along said Easterly right-of-way Line, the following courses:

Thence Southeasterly a distance of 310 feet more or less;

Thence Northwesterly a distance of 40 feet more or less;

Thence Southeasterly a distance of 800 feet more or less, to the South Line of Government Lot 6 of Section 6, Township 4 North, Range 10 West, Willamette Meridian;

Thence along the South Line of said Lot, Westerly a distance of 640 feet more or less to the intersection with the ordinary low tide line of the Pacific Ocean;

Thence along said ordinary low tide line Northerly a distance of 19,000 feet more or less to the true point of beginning;

Situated in the East one-half of Sections 19, 30, and 31, the West one-half of Sections 20, 29, and 32, Township 5 North, Range 10 West, W.M., and the West one-half of Section 6, Township 4 North, Range 10 West W.M., County of Clatsop, State of Oregon.

URBAN GROWTH BOUNDARY REVIEW
2005

In 2005, the City conducted an analysis of its existing urban growth boundary to determine whether it contained sufficient residential land to accommodate the projected City's population growth to the year 2025.

The following are the general findings of that analysis:

1. There is a need for a minor expansion of the urban growth boundary to accommodate single-family and duplex development. The analysis determined that there is a supply of 415 lots available within the urban growth boundary and a need for 424 lots. The addition of a 4.78 acre area to the south of E. Surfcrest Road will increase the available supply of residential lots by 14 lots, bringing the twenty year demand and supply for residential lots into conformance.

2. Generally, the standards in the existing zoning code provide for an efficient use of land within the existing urban growth boundary. However, there are a number of minor amendments to the Zoning Code that can be implemented to increase the efficient use of existing residential land and to provide increased opportunities for needed housing within the City. These amendments are:

- Eliminate the prohibition on no residential development of existing noncontiguous lots of less than 2,500 square feet;
- Modify the lot of record standard for contiguous lots in the R-1, R-2, R-3, and R-M zones;
- Permit accessory dwellings as an outright, rather than a conditional use, in the RVL, RL and R-1 zones and;
- Eliminate the 99 foot dispersion standard for duplexes in the R-2 zone.

3. There is a need to provide an additional area for multi-family housing. The analysis determined that existing vacant land can provide for 50 multi-family units and there is a need to provide for 72 units.

The following sections in this report detail the methodology that was used to conduct the analysis of the existing urban growth boundary in order to determine whether it contained sufficient residential land to accommodate the projected City's population growth to the year 2025.

- Assumptions – Urban Growth Boundary Analysis
- Need for Residential Land to 2025
- Inventory Existing Residential Land

As part of its review of the existing urban growth boundary, the City evaluated the feasibility of extending the urban growth boundary to areas adjacent to the existing urban growth boundary. That evaluation is contained in a report titled "City of Cannon Beach, Urban Growth Boundary Utility Study." The following summarizes the methodology used in the report.

All areas adjacent to the existing urban growth boundary, which were not in industrial forest land holdings, were identified as having the potential to be included in an expanded urban growth boundary. Nine general areas were identified. The study analyzed these nine areas from two perspectives, the number of potential lots that could be accommodated, at urban densities, in each area and the feasibility and general costs of extending City sewer and water service to these areas.

The potential number of lots was determined by making an assumption about the likely density of development in the area based on the slope/density standard of the City's subdivision ordinance and the identifiable physical constraints of the area. Physical constraints that were considered included road access, topography and its orientation, the location of wetlands and stream corridors, and the configuration of adjacent existing lots and parcels.

The cost of bringing utilities to the edge of each potential addition area was determined. These costs were simplified and the distances need to extend existing utilities were also simplified. There was no attempt to provide an 'engineered' cost estimate. No cost estimate was determined for needed utilities within an area. Identified costs included sewer and water lines as well as sewer pump stations and water booster stations.

Current information was gathered for each area as it relates to zoning, number of parcels, current access, and an area description. Local site (water and sewer) utilities were determined and identified from aerial photography (flown December 2004) and City utility maps.

A site visit was made of each potential addition area. The purpose of the site visit was to verify, as much as possible, the information and conclusions that were drawn the analysis.

The report "City of Cannon Beach, Urban Growth Boundary Utility Study" is adopted by reference.

The nine general areas for the potential expansion of the urban growth boundary defined in the report "City of Cannon Beach, Urban Growth Boundary Utility Study" are:

1. Seal Rock Beach Addition
2. Bergstrom Property Addition
3. Elkridge Subdivision Addition
4. Knoll Addition
5. Swigart Addition
6. Elkwood Mountain/Seascape Addition
7. East Highway 101 Addition
8. Anderson Addition
9. Silver Point Addition

These nine areas were prioritized for potential inclusion within the urban growth boundary pursuant to the priorities identified in Oregon Revised Statutes 197.298. Two categories were established, a high priority category consisting of non-resource land or land for which Clatsop County took a Goal exception, and a lower priority category consisting of resource land for which Clatsop County did not take an exception.

The high priority areas are:

1. Seal Rock Beach Addition
2. Elk Ridge Subdivision, TL 200-500

3. Knoll Addition, TL 200 & 600
4. Elkwood Mountain/Seascape
5. East Highway 101 Addition
6. Silver Point – except TL 3500

The lower priority areas are:

1. Bergstrom Property Addition
2. Elk Ridge Subdivision Addition , TL 100
3. Knoll Addition, TL 700
4. Swigart Addition
5. Anderson Addition
6. Silver Point Addition, TL 3500

In the analysis of the six high priority areas for potential inclusion in the urban growth boundary, the East Highway 101 Addition was identified as the highest priority for potential inclusion in the urban growth boundary. This conclusion was based on the following factors, the availability of City sewer and water service immediately adjacent to the area, the lack of significant environmental constraints, and an existing platted public street which can provide vehicular access onto Highway 101. Within this general area of analysis, a smaller area south of E. Surfcrest Road is being incorporated into the urban growth boundary. The size of this area is approximately five acres and can accommodate 14 additional lots; this addition will bring the twenty year demand and supply for residential lots into conformance (a need for 424 lots and a supply of 429 lots).

*ASSUMPTIONS
URBAN GROWTH BOUNDARY ANALYSIS*

I. POLICY FRAMEWORK

Comprehensive Plan Vision Statement:

1. “The fundamental principle of the plan is to foster a community with a strong sense of place which provides its residents the quality of life that they desire. The protection and enhancement of the following unique community characteristics form the basis for achieving this principle: . . .

A city that is physically small in size and has well defined edges as the result of its location adjacent to the ocean and forest land.”

2. “Cannon Beach will continue to be a small town where the characteristics of a village are fostered and promoted. Both the physical and social dimensions associated with a village will be integral to Cannon Beach’s evolution during the next two decades. The elements of the town’s physical form which the plan will foster are: . . .

- A compact development pattern where various land uses are readily accessible to residents and visitors.
- A distinct edge to the town which defines the separation of urban from rural and natural resource areas.”

Comprehensive Plan Policy Statements

1. Urban Growth Area Policy 7 "The City is opposed to the location of a destination resort adjacent to the City. The City will work with Clatsop County to ensure that land along Highway 101 south of the Highway 26/ Highway 101 junction is not designated as being appropriate for a destination resort."
2. The Economy Policy 1 "The City seeks to achieve a moderate level of controlled growth which permits the City to maintain the important elements of its small-town character and preserve its unique natural setting."

Analysis Assumptions Utilized:

1. No conversion of industrial forest land (Weyerhaeuser) to urban uses.
2. No extension of City services south of Silver Point.
3. No change in City policy regarding destination resorts.

II. ANALYSIS OF WHETHER LAND USE WITHIN THE CITY IS EFFICIENT

General Findings:

1. Residential areas without environmental constraints: R-1/R-2: minimum lot size 5,000 square feet.
2. Residential areas with environmental constraints RL: minimum lot size 10,000 square feet.
3. Duplexes permitted on 5,000 square foot lots in R-2 zone, subject to dispersion standard.
4. Accessory dwellings permitted/conditionally permitted in all residential zones.
5. Some residential development, subject to wetland-lot-of-record standards, permitted in regulated wetland areas.
6. Mixed use (residential/commercial) is permitted within the City's commercial zones.

Analysis Assumptions Utilized:

The application of existing zoning designations and standards to future residential development within the current City limits generally results in an efficient land use pattern within the City. However, there may be opportunities to modify some existing zoning designations and standards to achieve a more efficient future development pattern within the existing City limits, while maintaining the City's character and livability.

III. POPULATION PROJECTION

The following information is taken from the Clatsop County Comprehensive Plan with regard to a coordinated population projection for Clatsop County to the year 2020.

TABLE 8: Clatsop County Population Projections

1. Center for Population Research and Census, Portland State University; United States Census.
2. City totals projected based on previous percentages of county population and percent growth.
3. Warrenton annexed Hammond in 1999, thus the substantial change in population.
4. Based on the previous growth rates and percentage of county population.
5. County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.

6. Cannon Beach numbers reflect the City's assumption that their existing percentage of County population will be maintained.

TABLE 8-1: Clatsop County Population Projections 2000 - 2020

JURISDICTION	2000 (actual)	2005	2010	2015	2020
Clatsop County ¹	35,630	36,919	38,376	40,018	41,788
Incorporated Cities: ²					
Astoria	9,813	10,152	10,649	11,205	11,826
Cannon Beach	1,588	1,842	1,707	1,780	1,859
Gearhart	995	1,107	1,151	1,200	1,254
Seaside	5,900	6,206	6,546	6,927	7,337
Warranton	4,096	4,426	4,813	5,278	5,741
Unincorporated	13,238	13,388	13,510	13,628	13,771

1. County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.

2. City totals projected based on previous percentages of county population (see above), growth and county projection.

The following OEA population projections were utilized by Clatsop County to develop its population projections to 2020.

STATE POPULATION PROJECTIONS
OFFICE OF ECONOMIC ANALYSIS (OEA)
CLATSOP COUNTY
2000 - 2040

2000	2005	2010	2015	2020	2025	2030	2035	2040
35,622	36,919	38,376	40,018	41,788	43,727	45,771	47,898	50,089

Potential Analysis Assumptions:

- Utilize Clatsop County's Coordinated Population Projection for 2020

Cannon Beach 2020 population projection 1859

- Develop a population projection for Cannon Beach for 2025:

Assumption #1: Utilize same ratio of City population to County population as in 2020 projection - 4.45% and apply to the OEA Clatsop County 2025 projection of 43,727.

Cannon Beach 2025 population projection 1946

Assumption #2: Utilize an alternative, higher or lower City percentage of the County population projection for the year 2025:

Assume an annual City population growth rate between 2020 and 2025 of 1.0%

Cannon Beach 2025 population projection 1954

Assume an annual City population growth rate between 2020 and 2025 of 0.5%

Cannon Beach 2025 population projection 1906

3. DLCD "safe-harbor" standard: Utilize coordinated county projection (Note: the coordinated County population projection does not extend to 2025).

Analysis Assumptions Utilized:

Assumption #1: Utilize same ratio of City population to County population as in 2020 projection - 4.45% and apply to the OEA Clatsop County 2025 projection of 43,727.

IV. HOUSEHOLD SIZE

Potential Analysis Assumption:

1. Utilize same household size as in 2000 US Census

Household Size 2.11

2. Assume a smaller household size based on the following assumptions: 1). Nationwide trend of an aging population; and 2). Declining portion of the City's population consisting of households with children.

Household size 2010 2.0

Household size 2020 1.95

Household size 2025 1.9

3. DLCD "safe-harbor" standard: Utilize household size from most recent Census, adjusted for trends.

Analysis Assumptions Utilized:

Household size of 2.0

V. VACATION DWELLINGS AS A PERCENTAGE OF TOTAL HOUSING STOCK

Potential Analysis Assumptions:

1. Utilize Housing Occupancy information from the 2000 US Census for the categories "held for seasonal, recreational or occasional use" and "vacant"

Vacation dwellings: 50%-57% of total housing stock

2. Utilize an analysis of the tenancy for recent building permits issued in 2003 and 2004

Vacation dwellings: 70% of total building permits issued

3. DLCD "safe-harbor" standard: None

Analysis Assumptions Utilized:

Vacation homes will constitute 70% of future residential construction.

VI. HOUSING MIX: SINGLE-FAMILY/DUPLEX/MULTIFAMILY

Potential Analysis Assumptions:

1. Utilize percentages in "Units in Structure" from the 2000 US Census:

SFR/Duplex/MF: 80%/6%/14%

2. Utilize the percentages based on an analysis of building permits issued within the City from 1995 -2004

SFR/Duplex/MF: 71%/2%/27%

3. DLCD "safe-harbor" standard: 50% multi-family

Analysis Assumptions Utilized:

Utilize the percentages in the 2000 US Census, SFR/Duplex/MF: 80%/6%/14%
(Note: this is the equivalent to applying the 50% DLCD "safe-harbor" standard to the number of permanent dwelling needed to 2025.)

VII. HOUSING VACANCY RATE

Analysis Assumptions:

1. Utilize a 2 percent vacancy rate for owner units and a 5 percent vacancy rate for renter units.
2. Utilize 2002 US Census vacancy rate: owner occupied 5% and rental vacancy of 16.3%.
3. Utilize a 2 percent vacancy rate for both owner occupied and rental housing.
4. DLCD "safe-harbor" standard: Two percent vacancy rate for owner occupied units and a 5 percent vacancy rate for rental units.

Analysis Assumptions Utilized:

Utilize a 2% vacancy rate for both owner occupied and rental housing.

VIII. POTENTIAL FOR REDEVELOPMENT OF EXISTING LAND WITHIN CITY FOR ADDITIONAL RESIDENTIAL USE

Assesses the potential for more intensive residential use of "underutilized residential parcels" within City limits, within the existing zoning standards.

Analysis Assumptions:

1. Assume that 50% of multiple lot parcels in single ownership will be redeveloped as additional housing.
2. Assume that 75% of multiple lot parcels in single ownership will be redeveloped as additional housing.
3. DLCD "safe-harbor" standard: Redevelopment needs to only be assumed for parcels of at least 1/2 acre in size.

Analysis Assumption Utilized

Assume that 50% of multiple lot parcels in single ownership will be redeveloped as additional housing.

NEED FOR RESIDENTIAL LAND TO 2025

I.	POPULATION PROJECTION		
	1. Population Projection, 2025		1946
II.	POPULATION GROWTH 2005-2025		
	1. PSU 2004 Population Estimate	1650	
	2. Population Projection, 2025	1946	
	3. Population Growth 2005-2025		296
III.	NUMBER OF DWELLING UNITS NEEDED TO ACCOMMODATE POPULATION GROWTH TO 2025		
	1. Number of Permanent Dwelling Units Needed to 2025 Assume a household size of 2.0	148	
	2. Number of Second Home Dwelling Units Needed to 2025 Assume 70% of total number of new dwelling units	352	
	3. Number of Dwelling Units Needed 2025		500
IV.	NUMBER AND TYPES OF DWELLING UNITS REQUIRED - 2025		
	1. Assume Percentage of SFR/Duplex/MF 80%/6%/14% Assume a 2% vacancy factor		

2.	Needed Housing units		
	Single -Family Dwellings		408
	Duplex/Accessory Dwelling Units		31
	Multi-family Dwelling Units		72
V.	AVAILABLE SINGLE- FAMILY LOTS WITHIN CITY LIMITS (RVL, RL, R-1, R-2, RAM)		
1.	Vacant Lots	191	
2.	Vacant Lots/Wetlands	58	
3.	Redevelopment of Existing Lots Assume 50%	39	
4.	Total		288
VI.	POTENTIAL LOTS WITHIN EXISTING UGB		
1.	Northside UGB (Recently Annexed, based on information provided as part of the annexation)	28	
2.	Midtown UGB	52	
3.	Eastside UGB	47	
4.	Total		127
VII.	POTENTIAL LOTS CITY AND UGB		
	Total		415
VIII.	SUPPLY AND DEMAND FOR SFR AND DUPLEX LOTS		
1.	Need to 2025		424
2.	Supply		415
IX.	AVAILABLE MULTI-FAMILY DWELLING UNITS, EXISTING VACANT LAND WITHIN CITY LIMITS		
	Total		50
X.	SUPPLY AND DEMAND FOR MULTI-FAMILY UNITS		
1.	Need to 2025		72
2.	Supply		50

INVENTORY OF EXISTING RESIDENTIAL LAND

I. The following methodology was used in the determination of the vacant buildable residential lots within existing city limits and potential number of dwelling units

1. Run records of all vacant tax lots designated RVL, RL, R -1, R-2, R-3, RAM within the City.
2. Exclude all vacant lots identified as potentially containing a wetland regulated by the City.
3. Review all remaining vacant parcels designated RVL, RL, R-1, R-2, and RAM to determine the number of potential lots under present zoning. Factors considered in making this determination were: ownership, slope, potential access, and geologic hazards.
4. Review all remaining vacant parcels designated R-3 to determine the number of dwelling units permitted on each vacant parcel based on the existing density standard of the R-3 zone.

II. The following methodology was used in the determination of vacant residential buildable lots within existing city limits that contain wetlands or stream corridors and the potential number of dwelling units:

1. Run records of all vacant tax lots designated RVL, RL, R -1, R-2, R-3, RAM that have been identified as potentially containing a wetland regulated by the city.
2. Analyze each parcel to determine the number of buildable lots based on the city's wetland lot of record standard.

III. The following methodology was used in the determination of the redevelopment of residential lots within existing city limits and potential number of dwelling units

1. Run records of all RVL, RL, R -1, R-2, R-3, RAM tax lots within the city that contain a structure.
2. Review all lots with a parcel size greater than the existing minimum lot size to determine if, under present zoning, additional residential lots can be created.
3. For existing lots with a parcel size large enough to potentially permit additional lot(s), review characteristics of site to determine feasibility of creating additional lots. Factors considered in making this determination were: slope, wetlands and stream corridors, potential access, existing building location, and geologic hazards
4. Based on the size of the parcel and the identified limiting factors, determine the number of additional lots that can be created from the existing parcel.

IV. The number of potential lots within the existing urban growth boundary was determined as follows:

1. Northside UGB Area. A land analysis conducted in conjunction with the consideration of this area for annexation, including statements by land owners on the number of parcels they intended to create on their property.

2. Midtown UGB Area. The report, "City of Cannon Beach, Urban Growth Boundary Utility Study," included an analysis on the likely number of lots that would be created in this area utilizing the same methodology that was applied to calculating potential number of lots in urban growth boundary expansion areas, i.e. based on the slope/density standard of the City's subdivision ordinance and the identifiable physical constraints of the area.

3. Eastside UGB Area. The report, "City of Cannon Beach, Urban Growth Boundary Utility Study," included an analysis on the likely number of lots that would be created in this area utilizing the same methodology that was applied to calculating potential number of lots in urban growth boundary expansion areas, i.e. based on the slope/density standard of the City's subdivision ordinance and the identifiable physical constraints of the area.

Table 1: Vacant Lots, City Limits RVL, RL, R1, R2, RAM

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	200	0.12	R1	1
2	41006BC	900	0.1	R1	1
3	41006BC	2700	0.12	R1	1
4	41006BC	3001	0.13	R1	1
5	41006BC	3002	0.13	R1	1
6	41006BC	3301	0.11	R1	1
7	41006BC	3401	0.11	R1	1
8	41006BC	3500	0.14	R1	1
9	41006BC	3501	0.13	R1	1
10	41006BC	6602	0.11	R1	1
11	41006BC	6900	0.11	R1	1
12	41006BC	7900	0.14	R1	1
13	41006BC	8602	0.12	R1	1
14	41006CB	1101	0.25	RL	1
15	41006CB	1200	0.12	RL	1
16	41006CB	3100	0.1	R1	1
17	51019AA	1400	0.46	RL	2
18	51019AA	1900	0.11	RL	1
19	51019AA	2200	0.11	RL	1
20	51019AA	3900	0.12	RL	1
21	51019AA	4100	0.12	RL	1
22	51019AA	4800	0.11	RL	1
23	51019AA	5600	0.37	RL	1
24	51019AA	5602/5604	0.21	RL	1
25	51019AA	7200	0.2	RVL	1
26	51019AA	7201/7300	0.16	RVL	1
27	51019AA	7202	0.11	RVL	1
28	51019AA	7800	0.11	RVL	1
29	51019AA	7805	0.23	RVL	1
30	51019AA	7806	0.11	RVL	1

31	51019AA	7607			
32	51019AA	7608	0.11	RVL	1
33	51019AA	7610	0.23	RVL	1
34	51019AA	7701/7703	0.11	RVL	1
35	51019AA	7704	0.21	RVL	1
36	51019AA	7705	0.11	RVL	1
37	51019AB	100	0.22	RVL	1
38	51019AB	1500	0.54	RL	1
39	51019AB	2500	1.07	RL	1
40	51019AC	600	0.5	RL	1
41	51019AC	1500	0.66	RL	1
42	51019AC	1600	0.81	RL	1
43	51019AC	1900	0.96	RL	1
44	51019AC	2000	1.12	RL	1
45	51019AD	314	0.21	RL	1
46	51019AD	1401	0.09	R2	1
47	51019AD	1700	0.11	R2	1
48	51019AD	4600	0.11	R2	1
49	51019AD	6600	0.06	R2	1
50	51019AD	7800	0.11	R2	1
51	51019AD	8700	0.11	R2	1
52	51019AD	9203	0.11	R2	1
53	51019AD	9400	0.11	R2	1
54	51019AD	9501	0.11	R2	1
55	51019AD	9702	0.11	R2	1
56	51019AD	10300	0.12	R2	1
57	51019AD	10700	0.11	R2	1
58	51019AD	10801	0.23	R2	2
59	51019AD	10802	0.11	R2	1
60	51019AD	10890	0.11	R2	1
61	51019AD	10890	0.23	R2	2
62	51019AD	11002	0.11	R2	1
63	51020CB	400	0.13	RL	1
64	51020CB	502	0.11	R2	1
65	51020CB	900	0.17	R2	1
66	51020CB	1700	0.11	R2	1
67	51020CB	2200	0.11	R2	1
68	51020CB	2407	0.11	R2	1
69	51020CB	2408	0.14	R2	1
70	51029BC	901	0.11	R2	1
71	51029BC	1000	0.19	R2	1
72	51029BC	4701	0.06	R2	1
73	51029BC	4900	0.11	R2	1
74	51029BC	5301	0.11	R2	1
75	51029BC	7002	0.11	R2	1
76	51029BC	7003	0.11	R2	1
77	51029BC	7003	0.12	R2	1
78	51029BC	10400	0.26	R2	1
79	51029CB	301	1.1	RAM	1
80	51029CB	401/700	0.37	RL	2
81	51029CB	500	0.24	RL	1
82	51029CB	2404/2405	0.2	RL	1
83	51029CC	400	0.63	R2	2
84	51030AA	900	0.14	RL	2
85	51030AA	2602	0.14	R2	1
86	51030AA	3400	0.1	R2	1
87	51030AA	3600	0.22	R2	1
88	51030AA	8900	0.11	R2	2
					1

87	51030AA	10400			
88	51030AA	10700	0.11	R2	1
89	51030AA	12501	0.11	R2	1
90	51030AA	15100	0.11	R2	1
91	51030AD	3100	0.11	R2	1
92	51030AD	4600	0.23	R2	1
93	51030AD	4900	0.11	R2	2
94	51030AD	6600	0.11	R2	1
95	51030AD	12103	0.12	R2	1
96	51030DA	2300	0.11	R2	1
97	51030DA	2700	0.04	R2	1
98	51030DA	4101	0.23	R2	1
99	51030DA	4102	0.17	R2	1
100	51030DA	5800	0.11	R2	1
101	51030DA	7600	0.11	R2	1
102	51030DA	7900	0.11	R2	1
103	51030DA	8600	0.11	R2	1
104	51030DA	9300	0.11	R2	1
105	51030DA	10200	0.11	R2	1
106	51030DA	11200	0.11	R2	1
107	51030DA	11400	0.14	R2	1
108	51030DA	11500	0.11	R2	1
109	51030DD	100	0.14	R2	1
110	51030DD	604	0.23	R2	1
111	51030DD	905	3.84	RL	1
112	51030DD	1702	0.2	RL	4
113	51030DD	4500	0.21	RL	1
114	51030DD	7600	0.11	RL	1
115	51031AA	111	0.24	RL	1
116	51031AA	112	0.77	RL	1
117	51031AA	200	0.34	RL	1
118	51031AA	4100	0.11	RL	1
119	51031AA	4200	0.11	R1	1
120	51031AA	5300	0.14	R1	1
121	51031AA	5301	0.14	RL	1
122	51031AD	100	0.11	RL	1
123	51031AD	600	0.11	R1	1
124	51031AD	3005	0.12	R1	1
125	51031AD	5500	0.14	R1	1
126	51031AD	5800	0.17	R1	1
127	51031DA	500	0.11	R1	1
128	51031DD	200	0.11	R1	1
129	51031DD	2901	0.11	R1	1
130	51031DD	3600	0.11	R1	1
131	51031DD	3800	0.11	R1	1
132	51031DD	3902	0.12	R1	1
133	51031DD	4600	0.11	R1	1
134	51031DD	5300	0.23	R1	1
135	51031DD	5600	0.11	R1	2
136	51032BB	108	0.26	RL	1
137	51032BB	110	0.34	RL	1
138	51032BB	309	0.19	RL	1
139	51032BB	312	0.22	RL	1
140	51032BC	500	1.54	RL	1
141	51032BC	502	0.5	RL	1
142	51032BC	600	0.16	R1	1

143	51032BC	1100	0.12		
144	51032BC	2400	0.14	R1	1
145	51032BC	2604	0.11	R1	1
146	51032BC	3200	0.39	R1	1
147	51032BC	3201	0.11	R1	3
148	51032CC	317	0.17	R1	1
149	51032CC	318	0.16	R1	1
150	51032CC	328	0.13	R1	1
151	51032CC	330	0.12	R1	1
152	51032CC	333	0.31	R1	1
153	51032CC	334	0.19	R1	1
154	51032CC	336	0.13	R1	1
155	51032CC	338	0.12	R1	1
156	51032CC	349	0.13	R1	1
157	51032CC	354	0.14	R1	1
158	51032CC	355	0.14	R1	1
159	51032CC	359	0.15	R1	1
160	51032CC	361	0.21	R1	1
161	51032CC	365	0.15	R1	1
162	51032CC	367	0.16	R1	1
163	51032CC	372	0.17	R1	1
164	51032CC	374	0.18	R1	1
165	51032CC	375	0.18	R1	1
166	51032CC	1700	0.11	R1	1
167	51032CC	2600	0.08	R1	1
168	51032CC	2800	0.08	R1	1
169	51032CC	2900	0.2	R1	1
170	51032CC	4201	0.12	R1	1
171	51019AB	2700	.52	RL	1
172	51019AD	3601	.11	R2	1
173	51029BC	5301	.11	R2	1
174	51030DA	6802	.11	R2	1
175	51031DD	300	.11	R1	1
176	51032BC	3000	.18	R1	1
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Table 2: Vacant Wetland Lots, City Limits RVL, RL, R1, R2, R3, RAM

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	2900	0.13	R1	1
2	41006BC	4300	0.09	R3	1
3	41006BC	5800	0.13	R1	1
4	41006BC	9802	0.19	R1	1
5	41006CB	901	0.09	R1	1
6	41006CB	1900	0.17	R1	1
7	41006CB	3405	0.15	RL	1
8	41006CB	3407	0.15	RL	1
9	51019AA	6400	0.27	RL	1
10	51019AA	6500	0.11	RL	1
11	51019AA	6503	0.11	RL	1

12	51019AA	7501	1.38	RL	5
13	51019AD	305	0.11	R2	1
14	51019AD	900	0.57	R2	1
15	51019AD	1500	0.11	R2	1
16	51019AD	1600	0.11	R2	1
17	51019AD	1601	0.11	R2	1
18	51019AD	3000	0.11	R2	1
19	51019AD	3100	0.06	R2	1
20	51019AD	3400/3500	0.12	R2	1
21	51019AD	10800	0.11	R2	1
22	51020BC	400	1.84	RVL	3
23	51020CB	2400	0.21	R2	1
24	51020CB	2402	0.23	R2	1
25	51020CB	2403	0.23	R2	1
26	51020CB	2405	0.11	R2	1
27	51020CB	2600	0.23	R2	1
28	51020CB	2602	0.23	R2	1
29	51020CB	2603	0.23	R2	1
30	51029BC	10900	0.26	RAM	1
31	51029CB	1600	0.14	R2	1
32	51030AD	12307	0.13	R2	1
33	51030DA	4100	1.1	R2	1
34	51030DA	6900	0.31	R2	1
35	51030DA	8300	0.11	R2	1
36	51030DA	9600	0.11	R2	1
37	51030DA	10000/10100	0.22	R2	1
38	51030DA	10700	0.11	R2	1
39	51030DA	10900	0.11	R2	1
40	51030DD	5500	0.11	RL	1
41	51030DD	6000	0.11	RL	1
42	51030DD	7300	0.11	RL	1
43	51031AA	901	0.5	RL	1
44	51031AA	1600	0.11	RL	1
45	51032BC	500	1.54	RL	1
46	51032BC	502	0.37	RL	1
47	51032BC	1500	0.59	R1	1
48	51032BC	1502	0.11	R1	1
49	51032BC	1600	0.12	R1	1
50	51032CC	900	0.34	R3	1
51	51032CC	901	0.11	R3	1
52	51032CC	3400/3500	0.14	R1	1
53	51032CC	3501	0.41	R1	1
54	51032CC	3700	0.79	R1	1
55	51032CC	3900	0.16	R1	1

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Table 3: Redevelopment Lots, City Limits RVL, RL, R1, R2, RAM

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	5400	0.23		
2	41006BC	5700	0.25	R1	1
3	41006BC	6700	0.45	R1	1
4	41006BC	6800	0.22	R1	1
5	41006BC	7700	0.23	R1	1
6	41006BC	8201	0.26	R1	1
7	41006BC	10500	0.23	R1	1
8	41006CB	100	0.66	R1	1
9	41006CB	800	0.21	R1	1
10	51019AA	1500	0.61	RL	1
11	51019AA	7100	0.63	RVL	1
12	51019AB	101	0.61	RL	1
13	51019AB	1500/1600	1.16	RL	1
14	51019AB	1700/1800	1.54	RL	1
15	51019AD	700	0.23	R2	4
16	51019AD	1100	0.22	R2	1
17	51019AD	1300	0.23	R2	1
18	51019AD	4300	0.23	R2	1
19	51019AD	4400	0.23	R2	1
20	51019AD	7000	0.57	R2	1
21	51019AD	7001	0.37	R2	1
22	51019AD	7100	0.22	R2	1
23	51019AD	7500	0.23	R2	1
24	51019AD	7700	0.23	R2	1
25	51019DD	3900	0.23	R2	1
26	51020BC	102	0.43	R2	1
27	51020BC	300	0.42	R2	1
28	51020BC	111	0.47	R2	2
29	51020CB	1300	0.23	R2	1
30	51020CB	3400	2.61	R2	1
31	51029BC	700	0.24	RL	7
32	51029BC	3100	0.23	R2	1
33	51029BC	5600	0.22	R2	1
34	51029BC	6900	0.22	R2	1
35	51029BC	7100	0.23	R2	1
36	51029BC	7101	0.23	R2	1
37	51029BC	7200	0.23	R2	1
38	51029CB	1300	1.2	R2	1
39	51029CB	1701	0.28	RL	1
40	51029CB	2000	0.34	R2	1
41	51029CC	200	3.41	R2	2
42	51030AA	4300	0.23	RL	1
43	51030AA	10300	0.23	R2	1
44	51030AD	1500	0.23	R2	1
45	51030AD	4500	0.23	R2	1
46	51030AD	7600	0.22	R2	1
47	51030DD	300	0.29	R2	1
48	51030DD	401	0.47	R2	1
49	51031AA	4600	0.26	R2	1
50	51031AD	1301	0.2	R1	1

51	51031AD	2100	0.24	R1	1
52	51031AD	3100	0.22	R1	1
53	51031AD	5800	0.22	R1	1
54	51031AD	7100	0.22	R1	1
55	51031DA	502	0.21	R1	1
56	51031DA	1100	0.35	R1	2
57	51031DD	100	0.23	R1	1
58	51031DD	2700	0.23	R1	1
59	51031DD	2800	0.23	R1	1
60	51032BC	1401	0.47	R1	2
61	51032CC	301	0.41	R1	1
62	51032CC	302	0.34	R1	1
63	51032CC	364	0.28	R1	1
64	41006BC	5000	.36	R1	1

Table 4: Vacant Lots, City Limits R-3

<u>Record #</u>	<u>Map #</u>	<u>Tax Lot #</u>	<u>Acres</u>	<u>Zone</u>	<u># of Lots</u>
1	41006BC	3800	0.13	R3	1
2	41006BC	3801	0.13	R3	1
3	41006BC	3900	0.12	R3	1
4	41006BC	4200	0.1	R3	1
5	41006BC	4400	0.26	R3	3
6	41006BC	10301	0.11	R3	1
7	51029CA	100	1.44	R3	24
8	51032CC	600	0.11	R3	1
9	51032CC	1000/1001/ 1300/1301	0.48	R3	7
10	51032CC	1100	0.57	R3	9
11	51032CC	1101	0.11	R3	1
					50

EXHIBIT 2

JURISDICTION	ACTUAL ¹		% OF COUNTY POPULATION		NEW FORECASTS		
	1990	2000	1990	2000	2020 Urban Area Totals ²	% of County Population ³	Average Annual Growth Rate: 2000-2020
Astoria	10,089	9,813	30.24%	27.54%	11,826	28.30%	0.94%
Cannon Beach ⁶	1,221	1,588	3.67%	4.46%	1,859	4.45%	0.79%
Gearhart	1,027	995	3.08%	2.79%	1,254	3.00%	1.16%
Seaside	5,359	5,900	16.09%	16.56%	7,337	17.56%	1.10%
Warrenton ⁴	2,681	4,096	8.82%	11.50%	5,741	13.74%	1.70%
Hammond	589	-	-	-	-	-	-
CITY TOTAL	20,946	22,392	62.90%	62.85%	28,017	67.05%	1.13%
UNINCORPORATED TOTAL	12,944	13,238	38.87%	37.15%	13,771	32.95%	0.20%
COUNTY TOTAL	33,301	35,630	-	-	41,788	-	0.80%

TABLE 8: Clatsop County Population Projections

- Center for Population Research and Census, Portland State University; United States Census.
- City totals projected based on previous percentages of county population and percent growth.
- Warrenton annexed Hammond in 1999, thus the substantial change in population.
- Based on the previous growth rates and percentage of county population.
- County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.
- Cannon Beach numbers reflect the City's assumption that their existing percentage of County population will be maintained.

TABLE 8-1: Clatsop County Population Projections 2000 - 2020

JURISDICTION:	2000: (actual)	2005	2010	2015	2020
Clatsop County ¹	35,630	36,919	38,378	40,018	41,788
Incorporated Cities: ²					
Astoria	9,813	10,152	10,649	11,205	11,826
Cannon Beach	1,588	1,642	1,707	1,780	1,859
Gearhart	995	1,107	1,151	1,200	1,254
Seaside	5,900	6,208	6,546	6,927	7,337
Warrenton	4,096	4,428	4,813	5,278	5,741
Unincorporated	13,238	13,386	13,510	13,828	13,771

- County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.
- City totals projected based on previous percentages of county population (see above), growth and county projection.

TABLE 8-2: Previous Population Projections for Clatsop County

	1970	1980	1985	1990	1995
High	28,473	32,500	35,000	38,000	41,200
Medium	28,473	32,000	34,000	36,400	38,800
Low	28,473	31,700	32,500	33,500	34,300
ACTUAL	28,473	32,489	32,452	33,301	34,300

Sources: Projections: Clatsop County Comprehensive Plan; Actual - U.S. Census

TABLE 8-3: Clatsop County Historic Population

JURISDICTION:	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Clatsop County	12,766	16,106	23,030	21,124	24,897	30,778	27,380	28,473	32,489	33,301	35,630
Astoria	8,381	9,599	14,027	10,349	10,389	12,331	11,239	10,244	9,998	10,089	9,813
Cannon Beach	n/a	n/a	n/a	n/a	n/a	n/a	495	778	1,187	1,221	1,588
Gearhart	n/a	n/a	127	125	319	568	725	829	967	1,027	995
Seaside	191	1,270	1,802	1,565	2,302	3,886	3,877	4,402	5,193	5,359	5,900
Warrenton	n/a	339	730	683	1,365	1,896	1,713	1,825	2,493	2,681	4,096
Hammond	n/a	957	547	244	422	522	480	500	516	589	-

Sources: Population Research Center, Portland State University
n/a = not applicable because they were not incorporated as cities yet

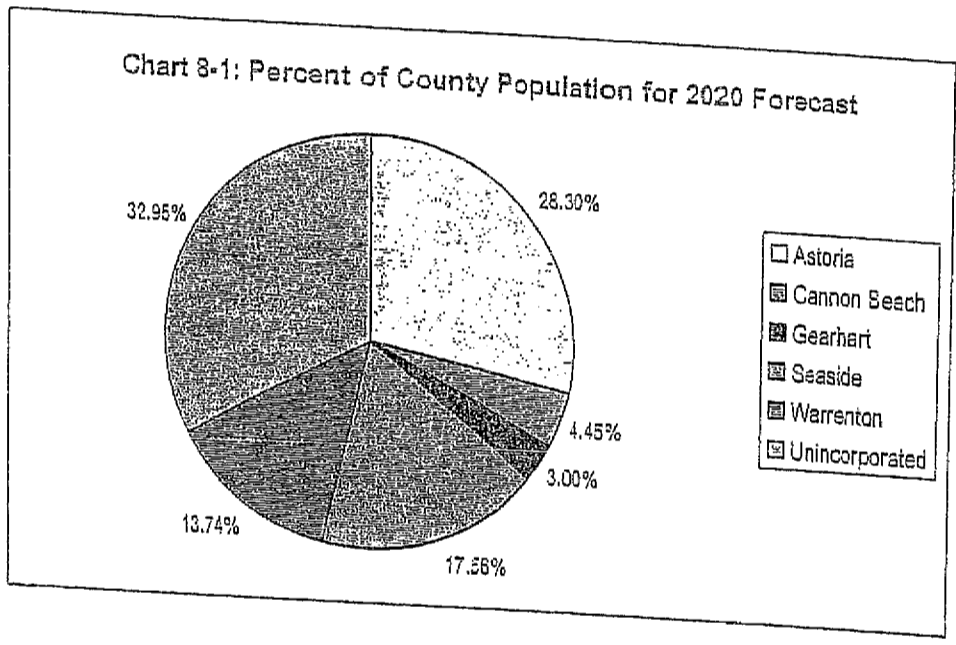
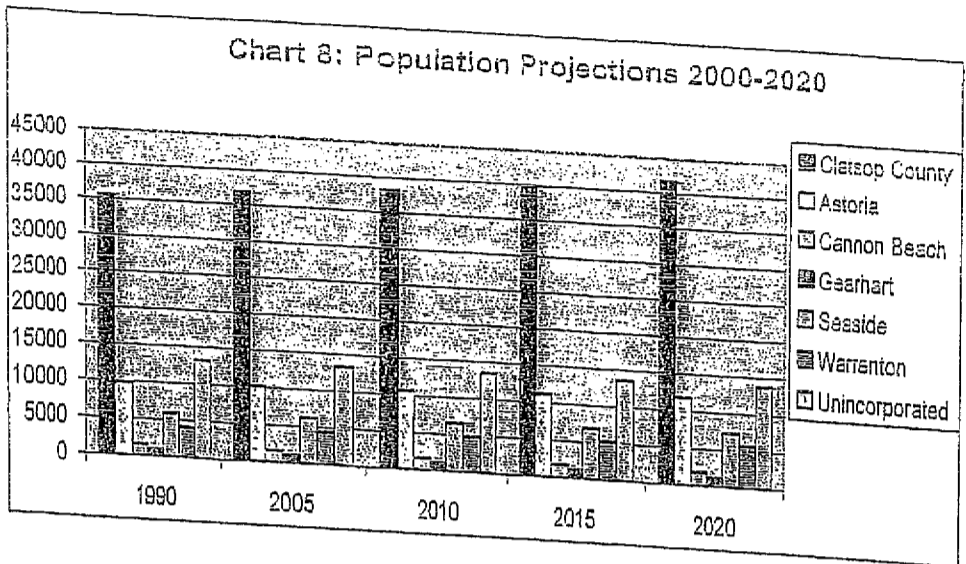
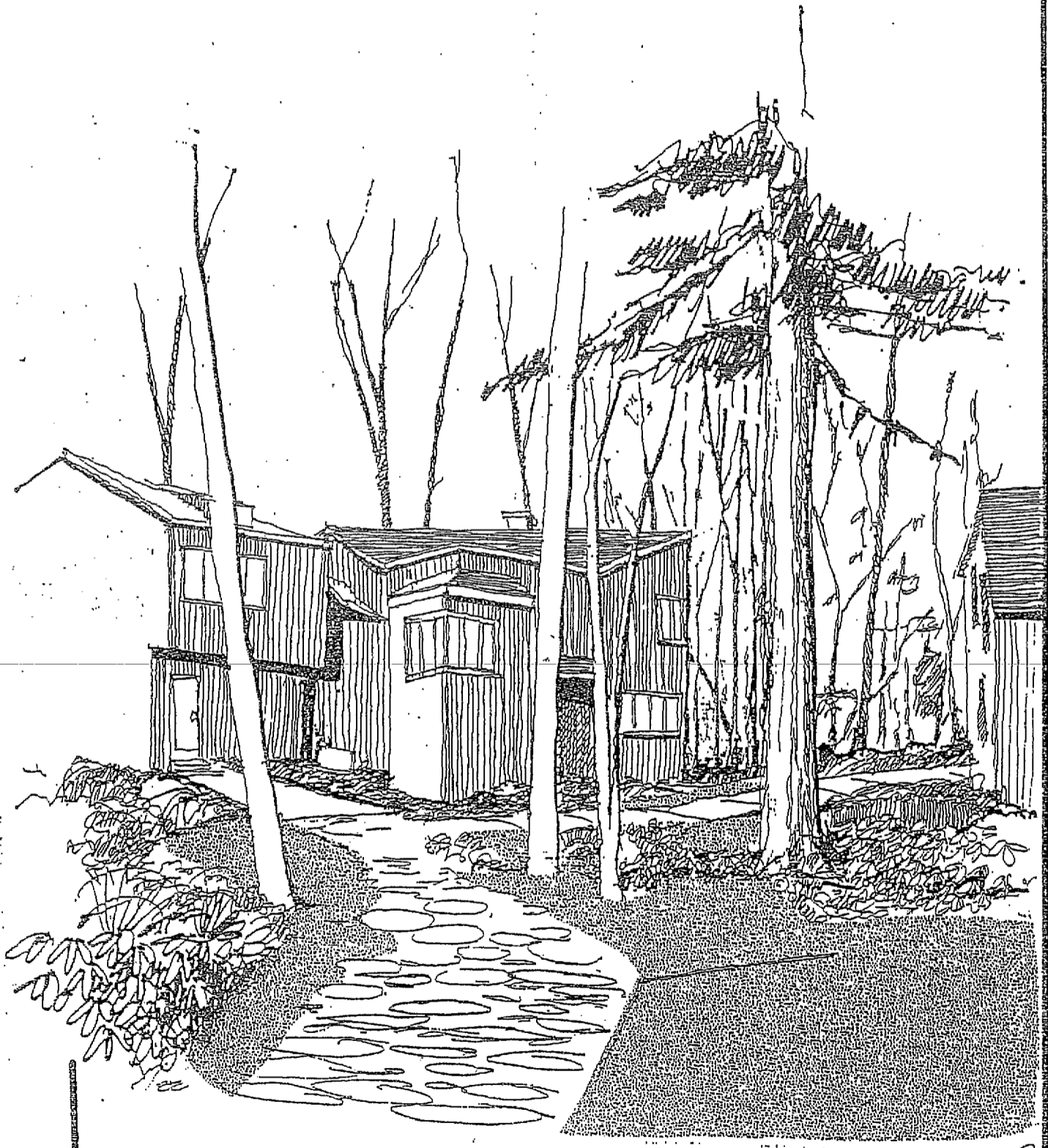


EXHIBIT 3

CLATSOP COUNTY
GOAL 10
COUNTY-WIDE ELEMENT

HOUSING



COUNTY-WIDE ELEMENT

GOAL 10 POPULATION AND HOUSING

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-03
and by Ordinance 07-05.

* EDIT →

Introduction

Clatsop County has experienced a slight but steady increase in population during the 1970's.

Some of Clatsop County's population growth is due to people wanting to take advantage of the County's natural beauty and perceived peace and quiet of the small coastal communities.

Population projections are necessary in order to determine the impacts that will occur arising from this growth. Population projections are used to determine the amount of land that needs to be set aside for residences, commercial centers, industries, parks and roads. They also enable the County to determine the level of demand for public facilities. The County needs to meet this demand for housing while retaining its forest and agricultural base.

The number of households are also increasing as household sizes decrease, putting an added burden on available housing units in the County.

Basic Population Findings

Since 1964 the County has shown a slow but steady population increase. The major population concentrations are located in the Astoria-Youngs Bay and Seaside-Gearhart areas. The majority of the population is concentrated in areas with public water and/or sewer. Historically, the unincorporated areas have comprised about 35% of the total County population. This situation is anticipated to continue during the next 20 years. Job opportunities are a prime factor in growth although other factors such as environment and perceived living quality can stimulate growth. Young adults (20-29) continue to leave the County to pursue employment, while people 40 and over move to the area. Clatsop County continues to be above the State average for those 65 and over (retired). By the year 2000, Clatsop County's population is expected to increase by approximately 10,000 people.

Goal 10 - Population and Housing

Goal

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

Population Policies

1. Community plans should provide for orderly growth which reduces the cost of essential services while preserving the basic elements of the environment.
2. Promote population to locate in established service areas.
3. Promote the accommodation of growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
4. Utilize current vacant land found between developments or within committed lands.
5. Direct new urban growth within Clatsop County to existing urban growth boundary or rural service areas where under utilized public or semi-public facilities exist or utility and/or investments have already been made.
6. Encourage development of land with less resource value.
7. Coordinate planning efforts of local governments and special districts to maximize efficiency of public facilities, and have land use actions reflect the goals and policies of the Plan.

Housing Policies

Residential Development

1. Clatsop County shall encourage residential development only in those areas where necessary public facilities and services can be provided and where conflicts with forest and agricultural uses are minimized.
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.
3. Clatsop County shall encourage planned developments and subdivisions to cluster dwelling units. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of the land, increased environmental amenities, and may be used as an open space buffer between the residential use and adjacent agricultural or forest uses.

4. Clatsop County shall permit residential development in those designated areas when and where it can be demonstrated that:
 - a. Water is available which meets state and federal standards;
 - b. Each housing unit will have either an approved site for a sewage disposal system which meets the standards of the County and the Department of Environmental Quality or ready access to a community system;
 - c. The setback requirements for the development of wells and septic systems on adjacent parcels have been observed;
 - d. Development of residential units will not result in the loss of lands zoned or designated for agriculture or forestry and will not interfere with surrounding agricultural or forestry activities.
5. Clatsop County shall permit temporary siting of mobile homes in specified locations in the event of an emergency.
6. Clatsop County shall encourage multi-family housing and mobile home park developments to develop within the various urban growth boundaries.
7. Clatsop County shall encourage the development of passed over lots that already have services such as water and roads be preferred for development over tracts requiring an extension of services.
8. Clatsop County shall make provisions for housing in areas designated for Rural, Urban Growth Boundaries, and Rural Service Areas which provide variety in location, type, density and cost where compatible with development on surrounding lands.

Governmental Cooperation and Coordination

9. Clatsop County shall cooperate with governmental agencies and Clatsop County Housing Authority in promoting unified housing policies and in ensuring an equitable distribution of assisted housing throughout the County.
10. Clatsop County shall encourage state and federal agencies to develop programs and funding sources to increase the level of support for the maintenance and rehabilitation of existing housing and for the development of additional housing.

Housing Rehabilitation

11. Clatsop County shall develop and maintain an inventory of the type and condition of the current housing stock. The rural housing needs should be reexamined every two years to reflect the market changes and new information.
12. Clatsop County shall encourage the retention of the current housing stock and, where necessary and feasible, will assist in the rehabilitation of substandard housing units.

Assisted Housing

13. Clatsop County shall set aside tracts of lands which it owns within the cities and their urban growth boundaries which can be used for low cost housing. The lands should be inventoried and a program developed through the Northwest Oregon Housing Association to release those lands for this purpose. Clustering techniques, common wall and townhouse construction, both for sale and for rent, could be employed in the development of these lands.
14. Clatsop County shall activate support programs which serve to improve housing conditions of those homeowners who are physically or financially unable to make improvements on their own.

Urban Growth Boundary Population Projections

Clatsop County cities in cooperation with the County have developed population projections for the six Urban Growth Boundary areas (see Table 8, 8-1, 8-2, 8-3 and Chart 8, 8-1, 8-2). The information contained in these tables and charts are based on the 2000 U. S. Census and historical growth figures compiled by the Center for Population Research and Census, Portland State University. The forecasted growth is based largely on historical data and information received from the cities. For the most part, the cities forecasts include both the city limit boundary and portions of the urban growth boundary, and in some cases the Census Tract may extend beyond both. The growth forecast to year 2020 does not take into account the vacation or seasonal population of rentals or secondary homes and the impacts they may have on water, sewer, transportation or other public facilities and services. The growth forecast is an estimate based on historical information and may not accurately reflect changing conditions.

Population Policy:

Review of the forecast should occur every three to five years.

POPULATION

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-03

* EDIT → and by Ordinance 07-05

TABLE 8: Clatsop County Population Projections

JURISDICTION:	ACTUAL ^{1,2}		% OF COUNTY POPULATION		NEW FORECASTS ^{3,4}		
	1990 ⁵	2000 ⁵	1990 ⁵	2000 ⁵	2020 Urban Area Totals ⁶	% of County Population ⁶	Average Annual Growth Rate 2000-2020 ⁶
Astoria	10,069	9,813	30.24%	27.54%	11,826	28.30%	0.94%
Cannon Beach ⁶	1,221	1,588	3.67%	4.48%	1,859	4.45%	0.79%
Gearhart	1,027	995	3.08%	2.79%	1,254	3.00%	1.18%
Seaside	5,359	5,900	16.09%	16.56%	7,337	17.56%	1.10%
Warrenton ¹ Hammond	2,681 589	4,096 -	9.82%	11.50%	5,741	13.74%	1.70%
CITY TOTAL	20,946	22,392	62.90%	62.85%	28,017	67.05%	1.13%
UNINCORPORATED TOTAL	12,844	13,238	38.87%	37.15%	13,771	32.95%	0.20%
COUNTY TOTAL	33,301	35,630	-	-	41,788	-	0.80%

- Center for Population Research and Census, Portland State University; United States Census.
- City totals projected based on previous percentages of county population and percent growth.
- Warrenton annexed Hammond in 1999, thus the substantial change in population.
- Based on the previous growth rates and percentage of county population.
- County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.
- Cannon Beach numbers reflect the City's assumption that their existing percentage of County population will be maintained.

TABLE 8-1: Clatsop County Population Projections 2000 - 2030

JURISDICTION:	2000 ¹ (actual)	2005	2010	2015	2020	2025	2030
Clatsop County ¹	35,630	36,919	38,376	40,018	41,788	43,727	45,771
Incorporated Cities: ²							
Astoria	9,813	10,152	10,649	11,205	11,826	12,375	12,953
Cannon Beach	1,588	1,642	1,707	1,780	1,859	1,946	2,037
Gearhart	995	1,107	1,151	1,200	1,254	1,312	1,373
Seaside	5,900	6,208	6,546	6,927	7,337	7,678	8,037
Warrenton	4,096	4,426	4,813	5,278	5,741	6,008	6,289
Unincorporated	13,238	13,386	13,510	13,828	13,771	14,403	15,082

- County projection from the Office of Economic Analysis, Department of Administrative Services, State of Oregon.
- City totals projected based on previous percentages of county population (see above), growth and county projection.

TABLE 8-2: Previous Population Projections for Clatsop County

	1970 ¹	1980 ¹	1985 ¹	1990 ¹	1995 ¹
High	28,473	32,500	35,000	38,000	41,200
Medium	28,473	32,000	34,000	36,400	38,800
Low	28,473	31,700	32,500	33,500	34,300
ACTUAL	28,473	32,489	32,452	33,301	34,300

Sources: Projections: Clatsop County Comprehensive Plan; Actual - U.S. Census

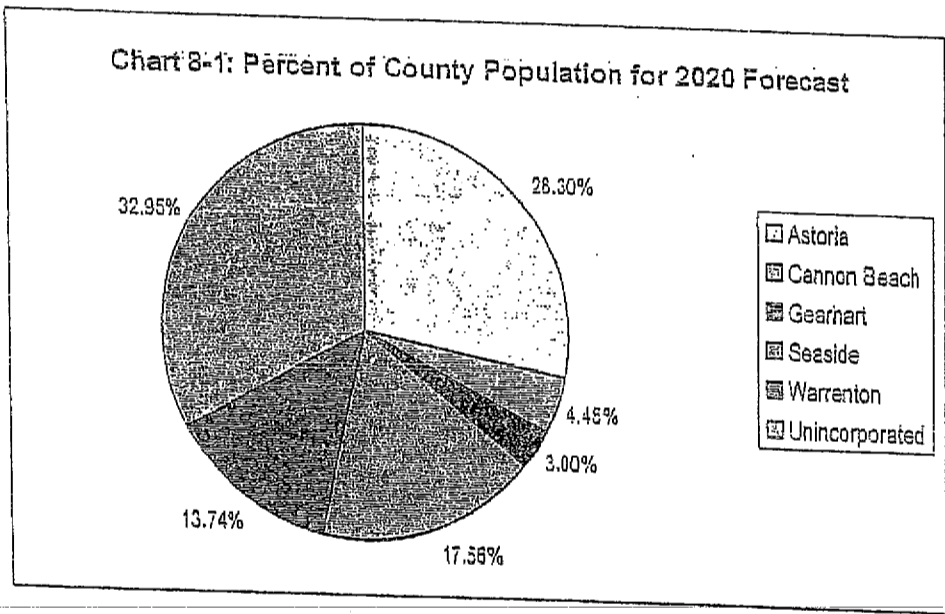
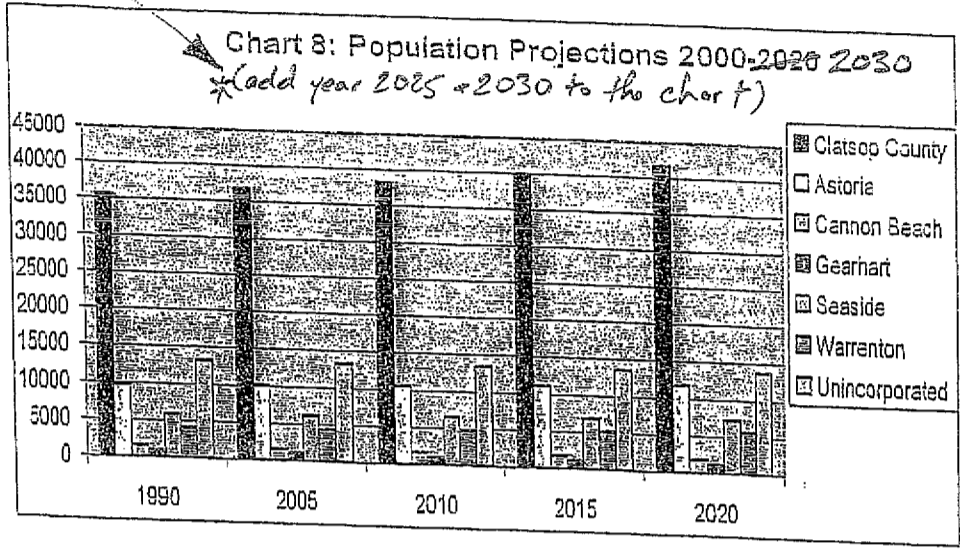
TABLE 8-3: Clatsop County Historic Population

JURISDICTION:	1900 ¹	1910 ¹	1920 ¹	1930 ¹	1940 ¹	1950 ¹	1960 ¹	1970 ¹	1980 ¹	1990 ¹	2000 ¹
Clatsop County	12,765	16,106	23,030	21,124	24,697	30,776	27,360	28,473	32,489	33,301	35,630
Astoria	8,381	9,599	14,027	10,349	10,389	12,331	11,239	10,244	9,998	10,069	9,813
Cannon Beach	n/a	n/a	n/a	n/a	n/a	n/a	495	778	1,187	1,221	1,588
Gearhart	n/a	n/a	127	126	319	568	725	829	967	1,027	995
Seaside	191	1,270	1,802	1,555	2,902	3,886	3,677	4,402	5,193	5,359	5,900
Warrenton	n/a	339	730	683	1,365	1,896	1,713	1,825	2,493	2,681	4,096
Hammond	n/a	957	547	244	422	322	480	500	318	589	-

Sources: Population Research Center, Portland State University
n/a = not applicable because they were not incorporated as cities yet

*EDIT **
(add new columns for years 2025 + 2030)

EDIT



* EDIT: Incorporate entire page into new text.

Clatsop County Comprehensive Plan Goal 10 (Population and Housing)

Population Projection Amendments resulting from Ordinance No. 07-05:

Using the methodology employed by the City of Cannon Beach in projecting its population projections to the year 2025 (refer to City of Cannon Beach Ordinance No. 06-09 and Clatsop County Ordinance No. 07-05 for more details), Clatsop County hereby revises Table 8-1: Clatsop County Population Projections 2000 – 2020 to read, "Table 8-1: Clatsop County Population Projections 2000 – 2025 2030". The County accordingly revises Chart 8: Population Projections 2000 – 2020 to read, "Chart 8: Population Projections 2000 – 2025 2030". In establishing the year 2025 and 2030 population projections, the County used the forecasted year 2020 percentage of population allocated to each city and the unincorporated areas (see Chart 8-1). The resulting population projections for Clatsop County and the five incorporated cities for the Year 2025 and Year 2030 are as follows:

<u>Jurisdiction:</u>	<u>Population Projection for Year 2025:</u>	<u>Year 2030:</u>
Clatsop County (Total)	43,727	<u>45,771</u>
Incorporated cities:		
Astoria	12,375	<u>12,953</u>
Cannon Beach	1,946	<u>2,037</u>
Gearhart	1,312	<u>1,373</u>
Seaside	7,678	<u>8,037</u>
Warrenton	6,008	<u>6,289</u>
Unincorporated areas:	14,408	<u>15,082</u>

In recognition of the City of Cannon Beach's need for coordinated population projections to the year 2025, and in recognition of similar work currently being undertaken by the City of Seaside that requires population projections to the year 2030, Clatsop County adopts, as an interim measure, the year 2025 and 2030 population projections listed above until such time that officials from all cities and Clatsop County can meet to discuss new shifts in area demographics or conditions (i.e., recent annexations by the City of Gearhart, new home construction as a result of Measure 37 claims, etc.) that may compel adjustments to these figures.

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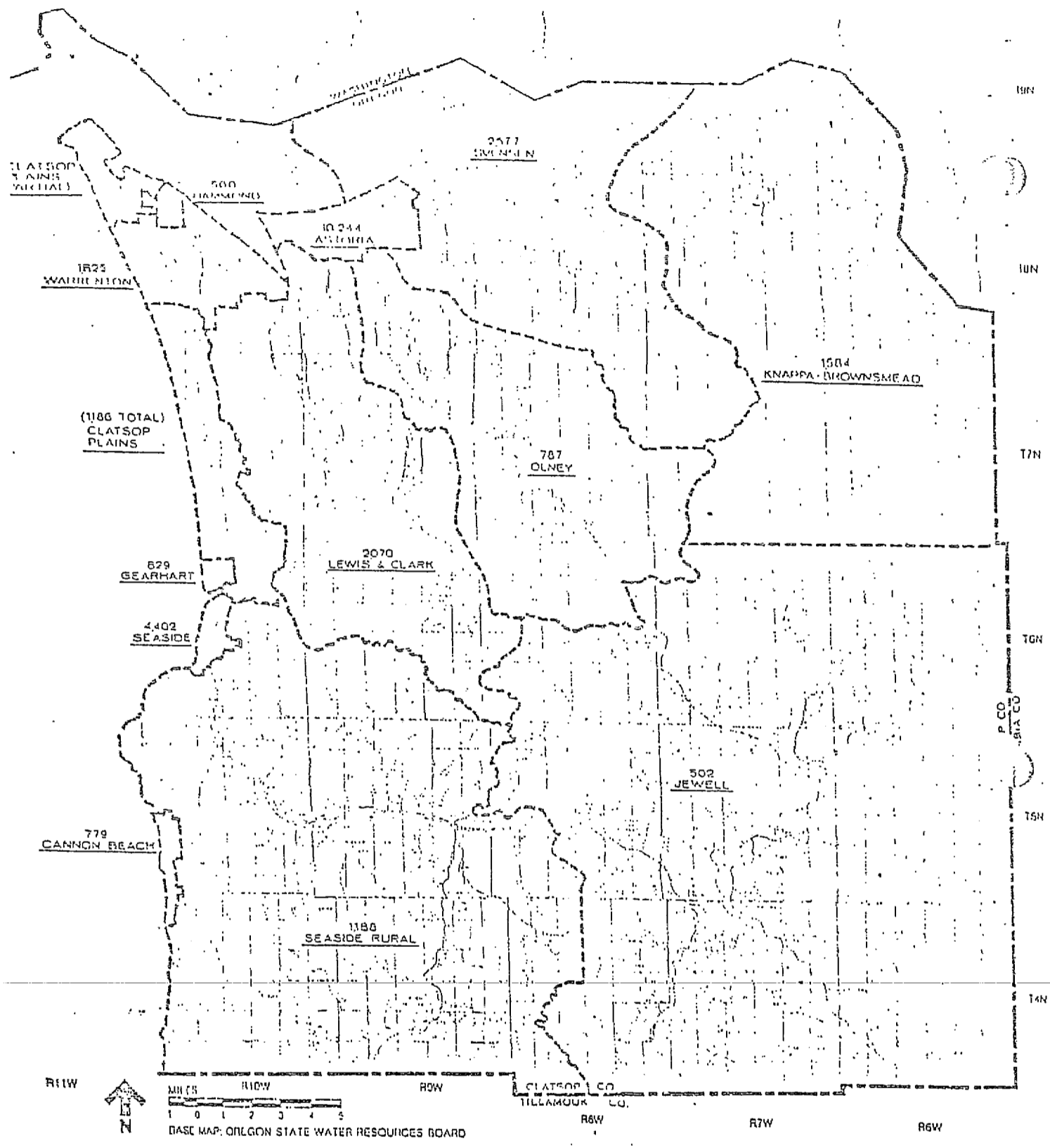
INTRODUCTION

Population data is a basic requirement for planning. The location, number and characteristics of people in an area constitute the pattern and intensity of development. To project future land use patterns and needs, it is necessary to estimate what the future population will be, where they will live, and what characteristics they will have. These projections provide a base from which to predict land requirements for schools, recreation, housing, commerce and public facilities.

BASIC FINDINGS

At the latest official U.S. census count on April 1, 1970, Clatsop County had 28,473 residents. The distribution of people within the County in 1970 is indicated on Figure 1, the map of Census Divisions. See Table 7 for population distribution in 1979. The distribution of the population in 1978 is about the same as in 1970. Most of the population is concentrated in and around the cities of the coastal area and Columbia River. About two-thirds of the people live in the six incorporated cities with most of the remaining one-third living close by. There is very little settlement more than five miles from the ocean or Columbia River. Table 1 lists the population data from 1900 to the present for Clatsop County and the two principle cities, Astoria and Seaside. The figures for the ten year intervals are from the U.S. Census. The figures from 1961 to 1969 and 1971, 1972 and 1979 are official estimates prepared by the Center for Population Research and Census at Portland State University. Table 2 shows the breakdown of city and unincorporated population from 1957 to the present.

Although the long-range trend indicates a growth in population, there have been periods when the population decreased. Growth of the lumber and fishing industries in the first two decades of this century led to a rapid increase in population for the County and Astoria. In 1920, Astoria with 14,027 people was the third largest city in the state. The Astoria fire of 1922 and the general economic depression of the 30's caused a decrease in population. In the 1940's, there was considerable wartime activity which caused a substantial increase in the population. The post war boom kept population levels high through 1950. But by 1960, the number of people had begun to decline significantly. The closing of the Tongue Point Naval Station in 1962 caused a sharp decrease with County population reaching a low in 1963. Construction work on the Astoria-Megler Highway Bridge and the pulp mill at Wauna brought a new influx of people to the County by 1965. Continued rapid population growth up to 1970 brought the population in all areas of the County back to nearly equal to or slightly greater than the 1960 levels. This gave the County a net increase of 4% from 1960 to 1970, a very modest change. The figures of Table 1 indicate that the actual growth rate from 1964 on has been substantially greater, including an accelerated amount during 1973 and 1979.



**CLATSOP COUNTY
POPULATION - 1970 CENSUS
BY CENSUS DIVISIONS**
SOURCE: 1970 U.S. CENSUS OF POPULATION

FIGURE 1

COUNTY SUBDIVISIONS	
ASTORIA	10,244
CANNON BEACH	779
CLATSOP PLAINS	1,186
GEARHART	829
HAMMOND	500
JEWELL	502
KNAPPA-BROWNSMEAD	1,584
LEWIS & CLARK	2,070
OLNEY	787
SEASIDE	4,402
SEASIDE RURAL	1,186
SVENCLIN	2,577
WARRENTON	1,825
CLATSOP COUNTY	26,473

3-13

Clatsop County and the nearby coastal counties of Tillamook and Lincoln Counties experienced very little change in total population between 1950 and 1970, but have shown steady increases during the 1970's (See Table 3). The recent population increase in Clatsop County can be attributed to some extent, to an overflow of population from the rapidly growing areas around Portland and the Willamette Valley.

A look at the estimated migration patterns for Clatsop County from 1960 to 1970, as shown in Table 4, provides a better understanding of the population changes in relation to the surrounding areas. In the young, working age group, 20-39 years old, many more people left the County than came in, while in the over 40 group, more people moved in than left the County. The in-migration of the over 40 age group accounts for the increase in the under 20 age groups also, since many of these families brought children with them. It is believed that these trends have continued through the 1970's.

The migration pattern can be attributed to two separate causes. Many of the people moving into the County are retired or near retirement age. They are attracted by the natural beauty and peace and quite of the small coastal communities. The out-migration of the young people is largely caused by the specialization of the economic activity of the County. Lumber and wood products and associated manufacturing, and seafood processing, account for about one-quarter of all jobs. Many young people entering the labor market are not qualified or inclined to enter the local industries and, consequently, move to the more diversified job market of the large metropolitan areas. At the same time, the local employers can attract older, experienced workers from outside the County. An example of this is the new pulp mill at Wauna. Many new jobs were created in a very short period of time. Experienced people necessarily had to fill many of the positions. Thus, many older, more experienced people moved in to fill the new jobs. The slow but steady supply of local young people entering the labor market did not, for the most part, match up with the new job opportunities.

Table 5 presents detailed population characteristics for the State of Oregon, Clatsop County, Astoria and Seaside. The similarities and differences of the areas within the County and the rest of the State are described. The data profile for Astoria is representative of Columbia River communities and the interior parts of the County, while Seaside is representative of coastal communities. Among the most significant characteristics is the median age.

Clatsop County residents are on the average substantially older than the rest of the State and, by a relative measure, they are getting older. In 1960, the County median was 14% older than the State median, while in 1970, the County median was 15% older than the State median. Within the County the difference in median age between Seaside and Astoria is also significant. Seaside has many retired or near retirement age residents and a consequent older median age, while Astoria is a somewhat younger community. The differences between Seaside and Astoria are also reflected in the employment level. 43.5% of Astoria residents worked in 1970 while only 38.9% of Seaside residents worked. In 1960 and 1970, the Astoria employment level was higher than that of the State, again reflecting the fact that Astoria is a working community.

The economic indicators: median family income and percentage of families at or below the poverty income level and percentage of families with high income for Clatsop County are all fairly close to the State averages in 1970, showing a considerable degree of improvement over the 1960 figures. The numbers show that Astoria families have higher average earnings than Seaside families, but this is perhaps misleading. The income for many Seaside families is from pensions and social security. This does not necessarily indicate a low economic level since many older families have accumulated capital and are not entirely dependent on their current income.

The percentage of persons born in Oregon is an indicator of the relative mobility of the population. On a State-wide basis, the percentage of locally born people declined from 1960 to 1970, reflecting an increased migration into Oregon. The County figures show that there were fewer migrants from out of State in 1970 than there were in 1960. Within the County, Astoria has a higher percentage of native Oregonians than Seaside. This, again, reflects the significant number of retired people moving into the coastal area. The migration patterns that have developed over the past few years indicate a trend which will have an important effect on the County for many years.

POPULATION PROJECTIONS, UNINCORPORATED (NON URBAN GROWTH BOUNDARY)

Table 6 shows three estimates: a high, medium and low range for the future population of Clatsop County. The projections are based on three different assumptions for future economic conditions.

1. The low estimate of only 33,500 people by 1990 and 35,200 people by 2090 is based on the assumption that no significant changes will occur in population or employment opportunities in the communities along the Columbia River, and that people will continue to move to the coastal areas at the same rate as they have in recent years. It is a very good probability that the future population will be greater than the low estimate.
2. The medium estimate developed by the Department of Planning and Development is based on the assumption that people will continue to migrate to the coastal area and that a major new employer will stimulate growth in the Astoria-Youngs Bay area, for instance Brown and Root or similar industry. (See Appendix 1 for related information.) Port activities will improve due to many factors including the 200 mile fishing limit, enlarged fishing fleets and boat building activity. It is also reasonable to assume a continuing increase in utilization of forest products.
3. To attain the high estimate for population growth would require a major increase in employment opportunity, such as substantial port development and several new manufacturing plants. This industrialization would result in population growth in the Knappa-Svensen area, Astoria-Youngs Bay area and some spill over to the Clatsop Plains area. Resort and tourism related growth would occur independently in the coastal area creating a potential conflict between industrial urban land uses and recreational-resort land uses at the northern end of Clatsop Plains.

Clatsop County is utilizing the MEDIUM projection in developing its Plan. However, this projection may be modified due to the more rapid growth rate of the late '70s. This trend needs to be studied carefully together with the results of the 1980 Census.

D

TABLE 6
CLATSOP COUNTY POPULATION PROJECTIONS

	<u>1970</u>	<u>1978</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
High	28,473	31,462	32,500	35,000	38,000	41,200	44,500
Medium	28,473	31,462	32,000	34,000	36,400	38,800	41,500
Low	28,473	31,462	31,700	32,500	33,500	34,300	35,200

Source: Clatsop County Department of Planning and Development, 1979.

As noted above, population increases are expected. Development will accompany this growth. It needs to be planned. If growth is not planned, problems may result such as: an increased pressure to convert resource land to non-resource use; increased dependence on fossil fuels; and the lack of public facilities in locations where they need to accompany the growth.

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The figures shown in Table 7 below are a rough estimate of the distribution of the population to the various CAC planning areas, determined by utilizing past growth rates and the medium projection to the year 2000. The total represents about 35-36% of the total County population. Table 2 showed that the mix between cities and unincorporated areas has varied between 32.2 and 38.1 percent between 1957 and 1979. Some factors that may account for this spread include lack of sewer facilities at one time followed by sewer construction (i.e., Warrenton, Cullaby Lake, Arch Cape), and septic tank moratoriums. Warrenton has grown dramatically since its sewer went on line. On the other hand, Seaside and Cannon Beach are near their capacities and Hammond is under the septic tank ban and as yet has no sewer facilities. Some of this growth is expected to be diverted from Seaside and Gearhart to areas with capacity (Warrenton, Astoria and Hammond which is soon to be under construction) and to Rural Service Areas in the County and to other Rural areas. Clatsop County is utilizing the 35-36% ratio recognizing that at times during the next 20 years the ratio will be larger and at other times it will be smaller due to the problems mentioned above being resolved.

TABLE 7
POPULATION PROJECTIONS
UNINCORPORATED COUNTY

<u>CAC PLANNING AREAS</u>	<u>1978</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>
Clatsop Plains	2213	2473	2740	3007
Northeast County	4562	5211	5831	6452
Seaside Rural	387	439	482	525
Southwest Coastal	140	145	169	193
Elsie-Jewell	616	737	787	837
Lewis & Clark	<u>2984</u>	<u>3318</u>	<u>3559</u>	<u>3801</u>
TOTAL	10,902	12,323	13,568	14,815
			} outside UGB	

Source: Clatsop County Department of Planning and Development

URBAN GROWTH BOUNDARY POPULATION PROJECTIONS

Clatsop County cities in cooperation with the County have developed population projections for the six Urban Growth Boundary areas (See Table 8).

TABLE 8
POPULATION PROJECTIONS
URBAN GROWTH BOUNDARIES

	<u>2000</u>
Astoria	11,800 ¹
Hammond	1,400 ¹
Cannon Beach	1,500 ¹
Gearhart	1,800 ²
Seaside	7,000 ³
Warrenton	5,200 ²

FOOTNOTES:

1. Adopted by Clatsop County as of November 21, 1980.
2. Agreed upon by Clatsop County.
3. Proposed.

Source: City Comprehensive Plans.

These projections were made prior to the latest Portland State University estimates which have shown a more rapid increase in the late '70s than in the early '70s. This trend needs to be studied carefully together with the results of the 1980 Census.

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APPENDIX

MEDIAH PROJECTION INFORMATION

The current number of employed in Clatsop County as a whole is estimated as 13,370, an increase of 15.5% since 1970 when the number employed was 11,570. The labor force has increased at a slightly higher rate than employment; in 1970 the labor force was 12,350, increasing 16.6% to the current estimate of 14,400.

Employment figures from the State Employment Division and a recent study of the County economy (Input/Output Model) show the forestry and forest products industries as leading all other sectors of the economy in employment and total sales. Second and third in the County are the fishing and tourism sectors. However, the trade and government sectors make up a large portion of the total employment. Table A-1 gives labor force, employment and unemployment from the year 1974 to the present time. (For earlier years see SOM.)

TABLE A-1
CLATSOP COUNTY
LABOR FORCE, UNEMPLOYMENT, EMPLOYMENT

	<u>1974</u>	<u>1975</u>	<u>1976</u>	<u>1977</u>	<u>July 1 1978</u>
Civilian Labor Force	13,150	13,170	13,440	14,340	14,400
Unemployment	990	1,420	1,250	1,270	1,037
% of labor force	7.5	10.8	9.3	8.9	7.2
Total Employment	12,160	11,750	12,190	13,070	13,363
Total Wage and Salary	10,530	10,190	10,510	11,410	

Source: Employment Division

Employment projections come from the Bonneville Power Administration. Their estimate, done in March 1976, is shown on Table A-2. Clearly, Clatsop County is running ahead of schedule. This is due to a strong and steady economic growth within the County and is because of the internal expansion of established firms rather than the start of new ones. The Table is still useful for the distribution of employment among the different sectors.

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TABLE A-2
BPA Employment Projections
1970 - 1995

	Clatsop					
	1970	1975	1980	1985	1990	1995
TOTAL EMPLOYMENT	11,300	12,250	13,250	13,850	14,500	15,200
Total Non-Agricultural Employment	9,600	10,450	11,650	12,350	13,050	13,800
Mining	--	--	--	--	--	--
Construction	350	250	350	325	325	350
Manufacturing	3,225	3,275	3,450	3,375	3,325	3,325
Food and Kindred Products	(1,400)	(1,475)	(1,575)	(1,650)	(1,700)	(1,750)
Lumber and Wood Products	(975)	(925)	(900)	(750)	(625)	(575)
Paper and Allied Products	(725)	(725)	(750)	(750)	(750)	(725)
Primary Metals	(25)	(25)	(50)	(50)	(50)	(50)
Transportation Equipment	550	650	725	800	850	875
Transportation and Public Utilities	1,800	2,125	2,475	2,800	3,100	3,400
Wholesale and Retail Trade	250	325	400	450	500	550
Finance, Insurance, and Real Estate	1,450	1,675	1,900	2,100	2,275	2,475
Services	1,975	2,150	2,350	2,500	2,675	2,825
Government	(100)	(125)	(125)	(125)	(125)	(125)
Federal						

BPA - Requirements Section
March 15, 1976

Source: Bonneville Power Administration, Population, Employment, and Housing Units to 1995,
December 1976.

Population Update
For Clatsop County
Table A-3

	<u>1975</u>	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>
H.W. Bell 1/	29,400	30,100	31,600	32,500	--	--
B.P.A. 2/	29,200	30,375	31,150	31,850	32,225	--
C.P.R.C. 3/ High	29,300	31,000	33,700	36,600	40,100	43,700
Medium	29,300	30,700	32,700	34,500	36,600	38,300
Low	29,300	30,400	32,000	33,200	34,400	35,100

Without Pacific Fabricators, Inc. 4/

<u>1977</u>	<u>1978</u>	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>Annual Growth</u>
29,800	30,000	30,200	30,400	30,610	30,810	31,020	0.67%

With Pacific Fabricators, Inc. plus impact from secondary employment

	<u>1979</u>	<u>1980</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>Ave. Annual Growth</u>
A 5/	31,025	32,460	33,550	34,235	33,570	2.4%
B 6/	31,340	33,215	34,585	35,105	34,460	3.0%

1/ Pacific Northwest Bell, Population and Household Trends in Washington, Oregon, and Northern Idaho: 1975-1990, April 1976.

2/ Bonneville Power Administration, Population, Employment, and Housing Units to 1995, December 1976.

3/ Portland State University, Center for Population Research and Census, County Population Projections, Oregon 1975-2000, February 1976. Set is based on 1970 to 1975 trends and shows immigration tapering down to a zero net exchange level with other states by the year 2000.

4/ Assumes a continuation of 1970-1977 trend based on annual estimates by the Center for Population Research and Census, Portland State University.

5/ Assumes Scenario A in Table 21B and that project starts (year 1) in 1979.

6/ Assumes Scenario B in Table 21B and that project starts (year 1) in 1979.

Table A-4
 Projected Population Due To Pacific Fabricators
 and Secondary Employment

Scenario A

	Average Number by Year				
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
<u>Direct Employment</u>	340	840	1190	1280	1030
Jobs Taken By In-Migrants (65%)	220	545	775	830	670
New Population (household size 2.5)	550	1360	1940	2075	1675
<u>Secondary Employment</u> (52% of Direct Employment except for Year 4)	175	435	615	831	535
Jobs Taken by In-Migrants (65%)	110	280	400	540	350
New Population (household size 2.5)	275	700	1000	1350	875
Total New Population	825	2060	2940	3425	2550

Scenario B

<u>Direct Employment</u>	340	840	1190	1280	1030
Jobs Taken By In-Migrants (75%)	255	630	890	960	770
New Population (household size 2.6)	663	1640	2315	2495	2000
<u>Secondary Employment</u> (80% of Direct Employment)	270	670	950	1025	825
Jobs Taken By In-Migrants (70%)	190	470	665	720	575
New Population (household size 2.5)	475	1175	1660	1800	1440
Total New Population	1140	2815	3975	4295	3440

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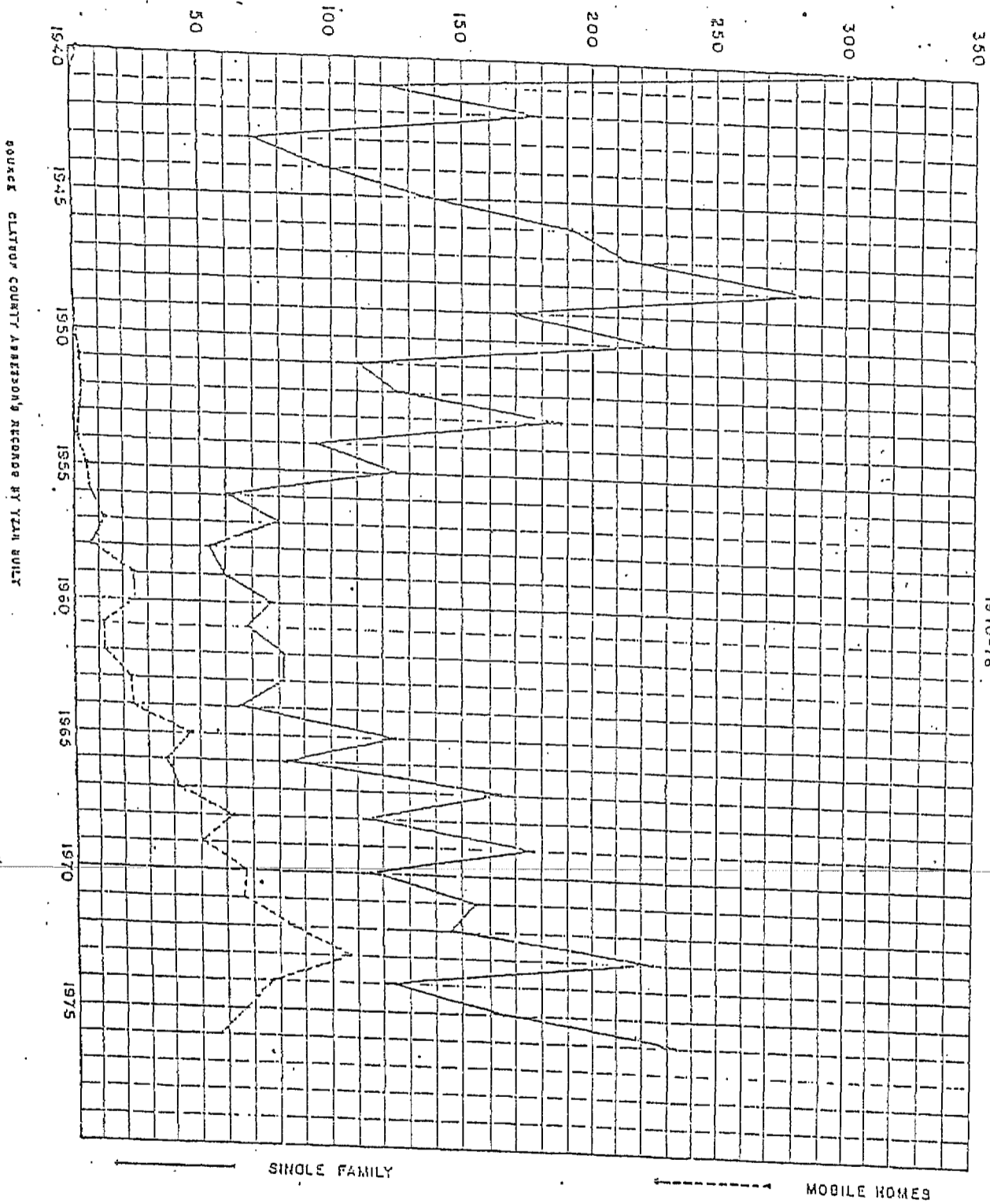
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Assumptions

Scenario A - From Draft Environmental Impact Statement for Pacific Fabricators, Inc. at Warrenton, Oregon, December 1977. This scenario assumes that 100% secondary employment will be reached by year 4, that secondary employment will stay at about 52% of direct jobs except during the peak period (year 4), that about 35% of the direct and secondary jobs will be filled by local job-seekers, that the initial household size for all in-migrants will be 2.5 with about 60% of the in-migrant workers having families. (See Tables 2,3 and 7 and Figures 17 and 18 of the Draft EIS)

Scenario B - Assumptions from Clatsop County Community Impact Task Force February 1978. This scenario assumes the same direct employment as A, and that 100% secondary employment will be reached by year 4, that secondary employment will stay at about 80% of the direct jobs, that 25% of direct jobs and 30% of secondary jobs will be filled by local job-seekers, and that 75% of the in-migrant workers taking direct jobs and 60% of the in-migrant workers taking secondary jobs will have families giving a household size for direct employment in-migrants of 2.6 and for secondary employment in-migrants of 2.5.

TABLE A-5



3-24

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HOUSING
January 1980

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COMPLETE STUDY
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DEV. DEPT. OFFICE

by
GAIL HOCHHALTER AND JOHN MILLS
DEPARTMENT OF PLANNING AND DEVELOPMENT
CLATSOP COUNTY COURTHOUSE

Adopted July 23, 1980 by
Clatsop County Board of Commissioners

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EXHIBIT 4

**Cannon Beach
Comprehensive Plan**

CODIFIED

With Amendments through ~~November 2004~~ August 2006
(Through Ordinance ~~04-004~~)

06-09