

# Seaside Transportation System Plan

---

## Future Land Use Discussion

Tuesday, July 22, 2008

3:00 p.m. – 4:30 p.m.

Seaside City Hall

## Participants

---

Name	Organization
Kevin Cupples	City of Seaside
Laren Woolley	DLCD
Ingrid Weisenbach	ODOT
Theresa Carr	CH2M HILL
Sumi Malik	CH2M HILL

---

## Summary

### 1. Meeting Context

The purpose of this meeting was to discuss potential development outside the Seaside UGB and develop a plan for how to incorporate this into the Seaside TSP traffic projections. The future traffic work is critical path, and needs to be performed in August 2008 to be ready for the public workshops beginning in September 2008.

### 2. Anticipated Development outside UGB

A buildable lands inventory was drafted in 2005 but has not been completed. The City has reviewed and revised material prepared by a consultant and provided this information to CH2M HILL at the July 22 meeting. CH2M HILL will use the buildable acres information as revised by Kevin Cupples in the inventory to identify vacant and underdeveloped parcels.

Affordable housing was not addressed in the buildable lands inventory. Laren mentioned that a House Bill was introduced last year to streamline the UGB expansion process when its objective is to accommodate affordable housing, but that the bill did not succeed and next steps are uncertain.

The School District has voiced a desire to move all facilities outside of the Tsunami inundation zone, to an elevation at or above 80'-90'. This impacts four facilities in Seaside:

- Seaside High School
- Seaside Middle School

- Two Seaside Elementary Schools

Although all school facilities were considered critically important to the City and the School District, the Cannon Beach Elementary School and the Gearhart Grade School are considered the most critical facilities in the school district to move. Ability to obtain funding to move all facilities within a 20-year time period is uncertain.

The hospital has also discussed moving to a location above the critical 80'-90' elevation line. If this occurred, the current hospital facility would be expected to transition to medical offices or a nursing home facility.

The group discussed potential locations and size of parcels needed to accommodate future school and hospital uses outside the UGB. Plans are too preliminary to determine a specific size of facility, location, or timeline for moving.

School and hospital relocation is expected to shift travel patterns in the City. However, it is also anticipated that the current school and hospital locations would be redeveloped to a separate use (in the case of the schools) or a similar use (in the case of the hospital). Therefore traffic associated with relocations is expected to increase transportation needs in the area of relocations, and not necessarily remove the need for improvements that could be identified at the current school and hospital locations.

### **3. DLCD Process to Consider UGB Expansion Applications**

The City, Clatsop County, and DLCD would need to review and approve a UGB expansion application before transportation projects can be included in a Seaside TSP.

The City indicated an interest in beginning the UGB expansion application process, including a public process, on a concurrent timeline with the TSP. This process would determine what land is needed outside the UGB to accommodate desired school, hospital, and other relocations within a 20-year time period. Ingrid and Laren voiced a willingness to assist the City prepare the application if needed.

Laren and Kevin agreed that the expansion application process is possible to complete within the TSP time period, but would require commitment on the part of the City to accomplish.

### **4. Plan for Considering Development outside UGB, Assumptions for Seaside TSP Work**

Discussions regarding potential school and hospital relocations outside the current Seaside UGB are preliminary and have not gone through a public process. For this reason, the group decided to defer the consideration of school and hospital relocation in the Seaside TSP future land use scenario until after the City, School District, hospital, County, DLCD had had the opportunity to discuss the potential UGB expansion with the public.

The group decided to move forward with a cumulative traffic analysis approach considering development and redevelopment potential within the existing Seaside UGB for the TSP work. If the UGB expansion application is reasonably complete before the TSP is adopted, the team may modify the land use assumptions and include relevant projects to support the prospective development. If the TSP is adopted before the UGB expansion

application is completed, needed transportation projects to support the relocations would be included in a future TSP update.

## 5. Adjourn

The meeting adjourned at 5:00 pm. Action items are summarized below.

### ACTION ITEMS

No.	Item	Responsible	Timeline
1.	Review buildable lands inventory and develop timeline for preparing land use scenario, alert group when material will be ready for their review	Theresa/Sumi	Fri 7/25
2.	Prepare land use scenario	Sumi	Late July
3.	Review land use scenario	PMT	Early August
4.	Conduct future conditions analysis	CH2M HILL	August