

ASSUMPTIONS
URBAN GROWTH BOUNDARY EXPANSION
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:

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 Assumption:

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.

Projects\ugbupdate\12-14assumptions

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
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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	1,642	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
Warrenton	4,096	4,426	4,813	5,278	5,741
Unincorporated	13,238	13,386	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.

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