

POPULATION, HOUSING AND LAND USE

## POPULATION, HOUSING & LAND-USE

### Population

The Portland State University population estimate for 1992 was 1270.

According to the Census, the city's population in 1990 was 1221. This represented a population growth of 2.9% from 1980. The 1990 population figure must be used with caution because the Census indicated that there were 24 persons of Hispanic origin in the community. Local knowledge indicates that this was an undercount.

The city population was 495 in 1960, 779 in 1970 and 1182 in 1980. The City's population grew by 55% between 1960 and 1970 (this included the annexation of Tolovana Park), and by 52.4% between 1970 and 1980.

Clatsop County experienced a growth rate of 2.5% between 1980 and 1990. Among the cities in Clatsop County, Cannon Beach's growth rate was the fourth highest after Hammond, Warrenton (Hammond and Warrenton have since been consolidated), and Gearhart. The population growth rate of Cannon Beach between 1980 and 1990 was similar to that for the County. This is a change from the previous two decades when Cannon Beach's population grew much more rapidly than that of the County.

Between 1970 and 1980, Cannon Beach had the highest growth rate among Clatsop County cities, with the County growing at an overall rate of 14.1%.

Cannon Beach's population as a percentage of the total Clatsop County population grew gradually between 1960 and 1980, but was constant between 1980 and 1990. In 1960, Cannon Beach's population was 1.8% of the total Clatsop County population; in 1970 it was 2.7%; in 1980 it was 3.7%; and in 1990 it was 3.7%.

### Age

Table 1 illustrates the percentage of Cannon Beach and Clatsop County's population, by age group, in 1990. Cannon Beach had lower

percentages of persons aged 0-14 and 15-24 than the County as a whole. Conversely, the city had slightly higher percentages of persons aged 25-44, 45-64, and 65 and older. As a result of population changes between 1980 and 1990, the character of Cannon Beach's population, by age group, has become more like that of the County as a whole.

Among Clatsop County cities, Cannon Beach has the second highest percentage, after Seaside, of its population aged 50 and over and 65 and over. Cannon Beach also has the lowest percentage of population in the 0-4 age group and persons under the age of 18.

The most important demographic change in Cannon Beach between 1980 and 1990 was an almost 42% decrease in the population aged 15-24. The other age cohorts grew by between 10 and 17 percent.

Cannon Beach and Clatsop County's population, by age group, exhibited the following trends between 1980 and 1990:

- A 17% increase in the population aged 0-14. Clatsop County's population in this category increased by 4.9%.
- A 10% increase in the population aged 25-44. Clatsop County's population in this age category increased by 17%.
- A 16.8% increase in the population aged 45-64. Clatsop County's population in this age category increased by 1%.
- A 15% increase in the population aged 65+. Clatsop County's population in this age category increased by 13.7%.

Overall, the change in population, by age group, in Cannon Beach followed the same general trends exhibited by Clatsop County.

The major trends affecting various age categories in Oregon between 1970 and 1980 were:

- 1) A substantial decrease in the percentage of the population under the age of 15 as a result of a decline in fertility rates. However, there were opposing trends within the under 15 age group. While the school-age population (5-14) decreased, the number of preschool children increased. The increase in preschool age children is attributable to women of the "baby boom era" entering the reproductive years;
- 2) A very large increase in the 15-34 age group as the result of the aging of the baby boom generation;

- 3) A modest increase in the 45-64 age category due to the entry into this age group of person born during the Great Depression; and
- 4) A slow but steady increase in the 65 and older age group as the result of increased longevity.

The changes in Cannon Beach's age structure are reflective of some of these general demographic changes, but are divergent in some important ways.

The most important demographic change in Cannon Beach between 1970 and 1980 was the large influx of persons between the ages of 15-24 and 25-44. These age groups grew by 132% and 247%, respectively. The growth in these two age groups represented 96% of the total population growth in the City during the decade. Conversely, the City's population aged 45 or older decreased by 5%.

As a result of these trends, the City's median age decreased and is now only slightly higher than the County median age (33.0 vs 31.5).

The younger character of the City's population is also apparent when comparing Cannon Beach with other Clatsop County cities. In 1970, among Clatsop County cities, Cannon Beach had the smallest percentage of its population in the 25-44 age group and the second smallest percentage in the 15-24 age group. In 1980, it had the highest percentage in the 15-24 age group and second highest percentage in the 25-44 age group. Conversely, in 1970 Cannon Beach had the highest percentage in the 45-64 and 65 and over age groups. In 1980, it had the lowest percentage in the 45-64 age group, but still had the second highest percentage in the over 65 age group.

Cannon Beach's population, by age group, exhibited the following additional trends between 1970 and 1980:

- A 100% increase in the population aged 0-4. Clatsop County's population in this category increased by 25.1%.
- A 5% increase in the population aged 5-14. Clatsop County's population in this age category decreased by 10%.
- A 230% increase in the population aged 18-24. Clatsop County's population in this age category increased by 32%.
- A 10.6% decrease in the population aged 45-59. Clatsop County's population in this age category decreased by 14.2%.

- A 2% decline in the population aged 60 years and older. Clatsop County's population in this age category increased by 14%.

Cannon Beach's median age in 1980 was 33.0 years, with the median age for males being 32.8 and females being 33.3.

TABLE 1

POPULATION BY AGE GROUP, 1980, 1990

|              | 1980 |       |       |       |     | 1990 |       |       |       |     |
|--------------|------|-------|-------|-------|-----|------|-------|-------|-------|-----|
|              | 0-14 | 15-24 | 25-44 | 45-64 | 65+ | 0-14 | 15-24 | 25-44 | 45-64 | 65+ |
| Cannon Beach | 165  | 234   | 361   | 214   | 213 | 193  | 136   | 397   | 250   | 245 |

TABLE 2

POPULATION BY AGE GROUP, 1970, 1980

|              | 1970 |       |       |       |     | 1980 |       |       |       |     |
|--------------|------|-------|-------|-------|-----|------|-------|-------|-------|-----|
|              | 0-14 | 15-24 | 25-44 | 45-64 | 65+ | 0-14 | 15-24 | 25-44 | 45-64 | 65+ |
| Cannon Beach | 125  | 101   | 104   | 242   | 207 | 165  | 234   | 361   | 214   | 213 |

TABLE 3

PERCENTAGE OF TOTAL POPULATION  
BY AGE GROUP, 1980, 1990

|              | 1980 |       |       |       |      | 1990 |       |       |       |      |
|--------------|------|-------|-------|-------|------|------|-------|-------|-------|------|
|              | 0-14 | 15-24 | 25-44 | 45-64 | 65+  | 0-14 | 15-24 | 25-44 | 45-64 | 65+  |
| Cannon Beach | 13.9 | 19.7  | 30.4  | 18.0  | 17.9 | 15.8 | 11.1  | 32.5  | 20.5  | 20.1 |
| Clatsop Co.  | 21.1 | 17.7  | 26.9  | 19.7  | 14.6 | 21.6 | 12.1  | 30.7  | 19.4  | 16.2 |

TABLE 4

PERCENTAGE OF TOTAL POPULATION  
BY AGE GROUP, 1970, 1980

|  | 1970 |       |       |       |     | 1980 |       |       |       |     |
|--|------|-------|-------|-------|-----|------|-------|-------|-------|-----|
|  | 0-14 | 15-24 | 25-44 | 45-64 | 65+ | 0-14 | 15-24 | 25-44 | 45-64 | 65+ |
|  |      |       |       |       |     |      |       |       |       |     |

|              |      |      |      |      |      |      |      |      |      |      |
|--------------|------|------|------|------|------|------|------|------|------|------|
| Cannon Beach | 16.0 | 13.0 | 13.4 | 31.1 | 26.6 | 13.9 | 19.7 | 30.4 | 18.0 | 17.9 |
| Clatsop Co.  | 24.1 | 17.2 | 19.7 | 24.6 | 14.3 | 21.1 | 17.7 | 26.9 | 19.7 | 14.6 |
| OREGON       | 27.2 | 17.5 | 23.0 | 21.4 | 10.8 | 22.4 | 17.6 | 29.8 | 18.7 | 11.5 |

TABLE 5  
 PERCENTAGE CHANGE IN POPULATION  
BY AGE GROUP, 1980, 1990

|              | TOTAL | 0-14 | 15-24 | 25-44 | 45-64 | 65+  |
|--------------|-------|------|-------|-------|-------|------|
| Cannon Beach | 2.9   | 17.0 | -41.9 | 10.0  | 16.8  | 15   |
| Clatsop Co.  | 2.5   | 4.9  | -30.2 | 17.0  | 1.0   | 13.7 |

TABLE 6  
 PERCENTAGE CHANGE IN POPULATION  
BY AGE GROUP, 1970, 1980

|              | TOTAL | 0-14 | 15-24 | 25-44 | 45-64 | 65+  |
|--------------|-------|------|-------|-------|-------|------|
| Cannon Beach | 52.4  | 32.0 | 131.7 | 247.1 | -11.6 | 2.9  |
| Clatsop Co.  | 14.1  | -0.2 | 17.4  | 56.0  | - 9.0 | 16.4 |
| OREGON       | 25.9  | 3.5  | 26.7  | 63.4  | 9.5   | 33.7 |

### Race

In 1990, 4.5% of Cannon Beach's population was non-white (Black, American Indian, Eskimo & Aleut, Asian and Pacific Islander, and Other Race). Persons of Hispanic origin comprised 2% of the total population. (Based on local knowledge of the number of persons of Hispanic origin living in Cannon Beach, this represents an undercount.) In comparison, 3.5% of Clatsop County's population was non-white and 2.2% was of Hispanic origin.

In 1980, 1.7% of Cannon Beach's population was non-white. Persons of Hispanic origin comprised 0.8% of the total population. In comparison, 3.5% of Clatsop County's population was non-white and 1.4% was of Hispanic origin.

In 1970, 0.2% of Cannon Beach's population was non-white.

### Households and Household Size

Cannon Beach had 550 households in 1990. This represented a 3.1% increase from the 533 household in 1980. During the same decade, the number of Clatsop County's households grew by 5.3%

In 1990, 33% of Cannon Beach's households were one person households, 52% consisted of two or three persons and 14% had four or more persons. For Clatsop County: 28% of the household contained one person, 50% contained two or three individuals and 22% contained four or more persons. Among Clatsop County cities, Cannon Beach had the second highest percentage of one person households, after Seaside, and the lowest percentage of households containing four or more persons.

Between 1980 and 1990, Cannon Beach experienced a decrease in the percentage of one person households, 38.2% to 33%, an increase in two and three person households, 50.8% to 52%, and an increase in households with four or more persons, from 10.9% to 14%.

In 1980, among Clatsop County cities, Cannon Beach had the highest percentage of one person households and the lowest percentage of households containing four or more persons.

In 1970, 32.4% of Cannon Beach's households were one person households, 55.2% consisted of two or three persons, and 12.4% had four or more persons.

Between 1970 and 1980, the percentage of one person households increased, while the percentage of 2 and 3 person households and four or more person households decreased.

The average household size in 1990 was 2.22. The average household size for owner occupied dwelling units was 2.24 and that for renter occupied units was 2.0. In 1980, the average household size was 2.23 and in 1970 it was 2.15.

In 1990, Clatsop County's average household size was 2.47, just slightly less than the 1980 size of 2.5. Among Clatsop County cities, Cannon Beach had the second smallest household size after Seaside. In 1980, Cannon Beach had the lowest average household size among Clatsop County cities.

Between 1970 and 1980, Clatsop County's average household size decreased from 2.7 persons to 2.5 persons.

Of Cannon Beach's 550 households in 1990, 117, or 21.2% contained children less than 18 years old. This was the lowest percentage among Clatsop County cities. The percentage of Clatsop County households containing children under the age of 18 was 32.2%.

## Housing Units

The 1990 Census states that there were 1367 housing units in the city. The 1980 Census states that there were 1274 housing units in the city. There was a 7.2 % increase in the total number of housing units between 1980 and 1990. This is substantially less than the 44.6% increase in the housing stock between 1970 and 1980.

The growth in the housing stock, between 1980-90, was two and one-half times the growth in population. 7.2% vs 2.9%. Over the same period, the number of households increased by 3.1%. The difference in growth rates, between population/households and housing units, is attributable to the construction of housing held for occasional use (second homes).

Clatsop County's total number of housing units increased by 4.5% between 1980 and 1990.

The 1990 Census indicates that there were 546 occupied housing units in the City.

- The 1980 Census indicated that there were 533 occupied housing units.
- The growth in occupied housing units between 1980 and 1990 was 2.4%. This growth rate conforms closely to the 2.9% population growth rate and provides an indicator that the higher rate of growth in the housing stock, relative to population, during the past decade was due to the construction of dwellings held for occasional use.
- Between 1970-80, the growth rate of occupied housing units was 47%.

The majority of the dwelling units in Cannon Beach are single-family residential. The 1990 Census found that: 83.8% of the city's housing units were single family detached, single family attached or mobile homes; 5.7% of the housing stock were duplexes; and 9.6% of the housing units were located in structures containing 3 or more units. The comparable percentages for Clatsop County are: single-family 76%, duplexes, 5.5%, and structures containing three or more units, 17.3%. These percentages indicate that the city has a relatively low percentage of its housing stock in multi-family units.

- In 1980, 77% of the city's housing stock was single-family residential, 5% duplex units, and 17% in multi-family structures containing three or more units. (These figures may not be directly comparable to the 1990 figures because of changes in the way structures were classified. For example, in 1980, 218 housing units were classified as multi-family and in 1990, only 131. There were no

substantial demolitions of multi-family units within this period which could explain the sharp decrease in the number of multi-family units).

- For comparison, in 1980 68% of Clatsop County's total housing stock consisted of single-family residences.

The city has a small number of manufactured dwellings. In 1990, there were 23 housing units classified by the Census as mobile homes or trailers. This is 1.6% of the total housing stock and 4.2% of the occupied housing stock. For comparison, mobile homes are 7.3% of Clatsop County's total housing stock and 9.5% of the occupied housing stock. Among Clatsop County cities, Cannon Beach had the third highest percentage of its occupied dwelling units classified as mobile homes after Warrenton and Hammond.

- In 1980, 10 housing unit were classified as mobile homes. This represented 0.8% of the total housing stock; 1.5% of the occupied housing stock was classified as a mobile home. For comparison, mobile homes were 6.2% of Clatsop County's total housing stock and 7.1% of the occupied housing stock.

In comparison with Clatsop County, the city's housing stock is relatively new. Fifty-two percent of the housing stock is less than 30 years old, 26% is between 30 and 50 years, and 21.8% is older than 50 years. By comparison, the percentages for Clatsop County are as follows: less than 30 years, 43.3%; 30 to 50 years, 25.3%; and more than 50 years, 31.5%. In 1980, 48% of the city's housing stock was less than 30 years old and for the county it was 45%.

The total number of housing units increased from 881 to 1274 between 1970 and 1980, an increase of 44.6%. The increase in housing units was smaller than the increase in the number of households (44.6% vs. 47.2%). This indicates that some housing units that were second homes became available for use by full time residents during the decade.

The decade from 1970 to 1980 saw a sharp increase in the number of the City's housing units that consisted of two or more units in 1970, 93% of the City's housing stock was single-family residences and 6% were housing units consisting of two or more units. In 1980, 79% of the City's housing stock was single-family residence and 20% were housing units consisting of two or more units.

### Housing Tenure

According to the 1990 Census, there were 339 owner occupied dwelling units, or 62% of Cannon Beach's total occupied dwelling units. This is slightly less than the Clatsop County's 63%. Among Clatsop County's cities, Cannon Beach had the fourth highest percentage of owner occupied dwellings after Gearhart, Warrenton and Hammond. The percentage of owner occupied housing units relative to total housing stock was 24.8%. Between 1980 and 1990, the number of owner occupied housing units increased from 291 to 339, or 48 dwelling units, a 16.5% increase.

- In 1980, 54.6% of Cannon Beach's occupied housing units were owner occupied. The percentage for Clatsop County was 66.8% and that for Oregon was 65.1%. Thus during the period 1980-90, while the percentage of owner occupied dwelling units was increasing in Cannon Beach it was decreasing in the County.
- In 1980, the percentage of owner occupied housing units relative to the total housing stock was 23%.

According to the 1990 Census, there were 207 renter occupied dwelling units, or 38% of Cannon Beach's total occupied dwelling units. This is slightly more than Clatsop County's 37%. Between 1980 and 1990, the number of renter occupied housing units decreased from 242 to 207, a 14.5% decrease. During the same period, the number of rental housing units in the county increased by 8.4%

The 1990 Census indicated that there were 821 vacant housing units in Cannon Beach. Because of the extremely low vacancy rates in the city, it is assumed that these 821 housing units represent housing held for occasional use, that is second homes.

- Dwellings held for occasional use represent 60% of the city's total housing stock.
- In 1980, there were 691 housing units held for occasional use in the city, or 54% of the housing stock. The growth in the percentage of the total housing stock that is held for occasional use indicates that a high percentage of the housing constructed during the past decades were second homes.

According to the 1990 Census, the growth in the number of housing units held for occasional use, 130, exceeded the total growth in all housing units, which only grew by 93. If it is assumed that all vacant units identified in the 1990 Census were held for occasional use, this indicates that dwelling units used for long-term rental purposes were converted to short-term rentals use during the past decade. This assumption is supported by the decrease in the number of renter occupied dwelling units.

The number of owner-occupied housing units increased from 270 in 1970 to 291 in 1980, a 7.7% growth rate. The number of renter occupied housing units increased from 92 to 242, a 163 percent growth rate. As a result of the large increase in the renter occupied housing units, the percentage of the city's housing units that are owner occupied decreased from 74.6% in 1970 to 54.6% in 1980.

For comparison, the percentage of occupied units that are owner occupied in Clatsop County decreased from 66.8% to 64.5% between 1970 and 1980.

### Housing Cost

The cost of owner occupied housing in Cannon Beach, at least during the past two decades, has been substantially higher than that of the remainder of the county and that differential is increasing.

- In 1990, the median value of an owner occupied dwelling in Cannon Beach was \$95,300, for the county it was \$62,100. The median value of owner occupied housing in Cannon Beach was 153% of the county's.
- Between 1980 and 1990, the median value of an owner occupied dwelling increased by 49% in Cannon Beach and 23% in Clatsop County.
- In 1980, the median value of an owner occupied dwelling in Cannon Beach was \$63,800, for the county it was \$50,400. The median value of owner occupied housing in Cannon Beach was 123% of the county's.
- For the period August 1989 to August 1990, the average sales price of a house in Cannon Beach was \$110,000 (this figure did not include oceanfront houses). It is estimated that was 150-175% of the price of housing sales in the county generally. The average sales price for the lowest 25% of the houses sold during the above period was \$52,500.
- In February 1993, there were 47 dwellings for sale in Cannon Beach. The median sales price was \$160,000 and the average list price was \$210,00. Only five dwellings were listed under \$100,000; two one bedroom condominium units; a one bedroom single-family dwelling; and two manufactured dwellings.

Because of the large percentage of Cannon Beach's housing stock that is held for occasional use, the demand for housing and thus its price, is not set by the local economy but by the economy of Portland and Seattle. This situation puts local residents at a significant disadvantage. Not only is the median household and family incomes less in Cannon Beach than in these two metropolitan areas, but it is dramatically less than the incomes of persons in the market for second homes.

- The market area for second homes includes the Portland/Willamette area and the Seattle/Tacoma metro area. It also includes people from a

broad geographic area purchasing homes with the ultimate objective of retiring in Cannon Beach.

- Given the population and income growth projected for the Portland and Seattle metropolitan areas, it is assumed that there will be continued strong demand for second homes and thus a continued escalation in housing prices.
- The continued growth in the retirement aged population will add to the demand for housing because of the city's attractiveness to retirees.

The median gross rent in 1989, according to the Census, was \$398. The county's median gross rent was \$352. Among Clatsop County cities, the city had the third highest median rent after Hammond and Gearhart. Cannon Beach's median gross rent was about 13% higher than the county's. This differential is not substantially different from the 12% differential in 1980 Census.

A survey of local property management firms, undertaken in June of 1993, indicates that the city has a 0% vacancy rate. The market rental rates were: one bedroom, \$375-\$450; two bedroom \$500+; three bedroom, \$600-\$800.

In 1993, the city completed a study entitled "Housing Affordability Study: Cannon Beach Employers and Employees". A total of 152 employers and 303 employees were surveyed as to housing needs. The study was designed to identify the housing needs and affordability characteristics for individuals employed within the city. The following were the key findings of the survey:

- Forty percent (40%) of surveyed employers reported that their employees had trouble finding housing in Cannon Beach. Of the employers who stated that their employees had trouble obtaining housing in Cannon Beach, 75% stated that the housing was too expensive and 71% mentioned an inadequate supply of housing.
- Employees stated the following reasons for not residing in Cannon Beach: personal choice, 50%; housing too expensive, 39%; other reasons, 19%; an inadequate supply, 12%; and living space not the right size, 4%.
- Thirty-eight percent of the employees stated that they had trouble finding housing in Cannon Beach. The most commonly reported problems in obtaining housing were: too expensive, 73%; inadequate supply, 63%; other reasons, 25%; and living space not right size, 11%.
- Housing cost (including rent/mortgage, property taxes for owners, insurance for owners, and utilities for owners and for renters, if not included in the rent) were: for owners, the mean monthly cost was \$674

and the median cost was \$585; and for renters, the mean cost was \$464 and the median cost was \$450.

- Among owners, the percent of monthly income spent on housing was a mean of 21% and a median of 18%.
- For renters, the percentage of monthly income spent on housing was a mean of 32% and a median of 30%.
- Utilizing HUD Section 8 income limits for Clatsop County, October 1, 1992: 41% of all the respondents resided in households with an income of 80% or less of the median county income (lower income) and 24% resided in households that were at or below 50% of the median income limits (very low income). If the target group is survey respondents who live in Cannon Beach and those who do not live in the city but who mentioned cost, supply and/or size as a reason for not living in Cannon Beach, 45% were at or below 80% of median county income and 28% were at or below 50% of median county income. If the target group is survey respondents who were employees, that is they were not employers or did not live with employers, 48% lived in households with 80% or less of median county income and 28% lived in households with 50% or less of median county income.

#### Population Projections, Alternatives

A number of population projection methods were reviewed:

1. Method #1 Based on Oregon Department of Transportation, "Demographic and Economic Forecasts, 1990-2030, March 1993". This projection assumes that Cannon Beach's population, as a percentage of Clatsop County's projected population, will remain at 3.7% during the forecast period. In 1990, Cannon Beach's population was 3.7% of Clatsop County's population.
2. Method #2 Based on Bonneville Power Administration, County Employment, Population, and Household Projections, June 1991". This projection assumes that Cannon Beach's population, as a percentage of Clatsop County's projected population, will remain at 3.7% during the forecast period. In 1990, Cannon Beach's population was 3.7% of Clatsop County's population.
3. Method #3 Assumes an annual growth rate of 0.5%. This is a slightly higher growth rate than was experienced by the city between 1980 and 1990.

4. Method #4 Assumes an annual growth rate of 0.25%. This is similar to the growth rate experienced by the city between 1980 and 1990.
5. Method #5 Population projections used by the city's engineering firm, KCM, in preparing the sewer and water master plans.
6. Method #6 This projection is based on the average number of building permits issued for dwelling units during the last six years, 30 permits annually. The projection assumes 40% of the dwelling units are for permanent residents and that the household size will be 2.2 persons. The city's average household size in 1990 was 2.2.
7. Method #7 This projection is based on the average number of building permits issued for dwelling units during the last six years, 30 permits annually. The projection assumes 25% of the dwelling units are for permanent residents and that the household size for permanent residents will be 2.2 persons. The city's average household size in 1990 was 2.2.

ALTERNATIVE POPULATION PROJECTIONS

|    | 1995 | 2000 | 2005 | 2010 |
|----|------|------|------|------|
| 1. | 1366 | 1458 | 1521 | 1598 |
| 2. | 1326 | 1395 | 1460 | 1532 |
| 3. | 1291 | 1326 | 1361 | 1398 |
| 4. | 1279 | 1294 | 1309 | 1324 |
| 5. | 1359 | 1428 | 1501 | 1577 |
| 6. | 1349 | 1481 | 1612 | 1744 |
| 7. | 1320 | 1403 | 1486 | 1569 |

Range of Population Projections:

|      |             |
|------|-------------|
| 1995 | 1279 - 1366 |
| 2000 | 1294 - 1481 |
| 2005 | 1309 - 1612 |

### Plan Population Projection

Population projection Method #7 was selected as providing the best estimate for future permanent population growth.

### Projected Peak Service Population

Because of Cannon Beach's unique characteristics, the city's permanent population is not always an effective measurement, particularly as it relates to the provision of city services. In order to accurately assess the impact of population on city services, it is necessary to define all the components that constitute the city's population. In addition to permanent residents, this includes persons staying in the city's motel room, persons using dwellings held for occasional use (second homes) and persons visiting the community for the day. Table 7 illustrates these projected populations during a peak use periods.

TABLE 7

#### PROJECTED PEAK SERVICE POPULATION

| YEAR                                       | POPULATION   |              |            |              |              |
|--|--------------|--------------|------------|--------------|--------------|
|  | Permanent    | Commercial   | Temporary  | Transient    | Total        |
| 1993                                       | 1,310        | 2,668        | 2,664      | 4,545        | 11,187       |
| 1995                                       | 1,320        | 2,716        | 2,799      | 4,545        | 11,380       |
| 2000                                       | 1,403        | 2,954        | 3,138      | 4,695        | 12,190       |
| 2005                                       | 1,486        | 3,192        | 3,474      | 4,845        | 12,997       |
| 2010                                       | 1,569        | 3,430        | 3,813      | 5,025        | 13,837       |
| <b>Percentage<br/>Change<br/>1993-2010</b> | <b>19.7%</b> | <b>28.5%</b> | <b>43%</b> | <b>10.5%</b> | <b>23.6%</b> |

Permanent Residents: The number of permanent residents is based on the city's population projection for full time residents.

Commercial Residents: The number of commercial residents was determined as follows: the total number of motel units, recreational vehicle sites and camp sites; assume a 100% occupancy rate; and 2.8 persons per room. Future growth was based on the following assumptions: no additional motel zoning, which is current existing city policy; build-out of existing motel property, to the maximum density, including redevelopment of existing motel property; a limited number of new motel units in existing commercial zones; and no change in the number of person per unit.

Temporary Residents: The number of temporary residents was determined as follows: the number of dwelling units held for occasional use (second homes); assume that 75% are occupied; and 4.0 persons per dwelling unit. Future growth was based on the following assumptions: an annual growth rate of 22.5 dwelling units; and no change in the occupancy rate or the number of persons per dwelling.

Transient Residents: The number of day visitors was determined by the number of on-street and off-street parking spaces available in the city's commercial zones. It was assumed that there are 3 persons per vehicle. Future growth was based on the assumption that there would be limited numbers of additional off-street parking associated with new commercial development. It was also assumed the persons per vehicle would not change.

#### Land Use- Adequacy of the Urban Growth Boundary to Accommodate Projected Residential Growth

The city reviewed its urban growth boundary to determine whether it contained sufficient buildable land to accommodate the projected level of residential growth.

The following methodology was used to establish land available for residential growth. The Clatsop County Assessor records were reviewed to determine vacant parcels of land. Most parcels in Cannon Beach have already been platted into lots. For unplatted parcels, the number of potential building sites was based on the parcel's topography and zoning or potential zoning. To determine vacant buildable land, vacant parcels were compared to the city's wetlands inventory. Each parcel which contained a wetland, regardless of size, was assigned one building site. It was assumed no other factors would limit the buildability of a parcel such that it could not

accommodate a dwelling unit. The following table illustrates the number of vacant buildable parcels within the existing urban growth boundary, by zone.

Vacant Buildable Land, By Zone

|                                    |          |            |
|------------------------------------|----------|------------|
| RL .....                           | 81 lots  |            |
| R1 .....                           | 118 lots |            |
| R2 .....                           | 152 lots |            |
| RAM .....                          | 12 lots  |            |
| number of lots within city limits  |          | <u>446</u> |
| RVL .....                          | 108 lots |            |
| OSR .....                          | 87 lots  |            |
| number of lots outside city limits |          | <u>195</u> |
| total number of lots available     |          | <u>641</u> |

The number of vacant buildable parcels within the urban growth boundary was compared to the number of lots needed to accommodate projected residential growth. The methodology for determining required number of buildable lots is illustrated in the following table.

Required Buildable Land

|  |     |     |
|--|-----|-----|
| Population growth, 1990 -2010                                |     | 289 |
| Number of new households, assuming 2.2 persons per household |     | 131 |
| Projected number of permanent dwelling units                 |     | 131 |
| Projected number of second homes, assuming 22.5 units a year | 394 |     |
| Total number of dwelling unit                                |     | 525 |

Within the urban growth boundary there are 641 buildable lots available to meet a need for 525 dwelling units. The existing urban growth boundary is adequate to provide for the city's growth needs to the year 2010.