

URBAN GROWTH BOUNDARY REVIEW  
2005, ORDINANCE 06-09, SECTION 9

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.

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.”

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 <sup>1</sup>	35,630	36,919	38,376	40,018	41,788
Incorporated Cities: <sup>2</sup>					
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.

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**

**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% DLCDC “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

2.	Needed Housing units		
	<b>Single –Family Dwellings</b>		<b>408</b>
	<b>Duplex/Accessory Dwelling Units</b>		<b>31</b>
	<b>Multi-family Dwelling Units</b>		<b>72</b>
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.	<b>Total</b>		<b>288</b>
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.	<b>Total</b>		<b>127</b>
VII.	POTENTIAL LOTS CITY AND UGB		
	<b>Total</b>		<b>415</b>
VIII.	SUPPLY AND DEMAND FOR SFR AND DUPLEX LOTS		
1.	Need to 2025		<b>424</b>
2.	Supply		<b>415</b>
IX.	AVAILABLE MULTI-FAMILY DWELLING UNITS, EXISTING VACANT LAND WITHIN CITY LIMITS		
	<b>Total</b>		<b>50</b>
X.	SUPPLY AND DEMAND FOR MULTI-FAMILY UNITS		
1.	Need to 2025		<b>72</b>
2.	Supply		<b>50</b>

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 is 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 is 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	7600	0.11	RVL	1
29	51019AA	7605	0.23	RVL	1
30	51019AA	7606	0.11	RVL	1

87	51030AA	10400	0.11	R2	1
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	2
93	51030AD	4900	0.11	R2	1
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	RL	1
111	51030DD	905	3.84	RL	4
112	51030DD	1702	0.2	RL	1
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	R1	1
119	51031AA	4200	0.11	R1	1
120	51031AA	5300	0.14	RL	1
121	51031AA	5301	0.14	RL	1
122	51031AD	100	0.11	R1	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	2
135	51031DD	5600	0.11	RL	1
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

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

51	51031AD	2100	0.24	R1	1
52	51031AD	3100	0.22	R1	1
53	51031AD	5600	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