

# County housing study gets hearing in Seaside

**Housing** from Page 1A

Members of the audience, including South County officials, businesspeople and residents, picked up on this theme.

“Looking at the ages of the people in my residential neighborhood here in Seaside and looking at many of them and realizing they won’t be here after two or three more years, and they’ll be selling their houses,” an audience member commented. “The trend I see is people from outside saying, ‘I’m going to make a big buck, I’m going to buy a house and turn it into a vacation rental.’ I’ve seen that happen. It seems there’s a rubber stamp that goes on top of all those. I’m seeing our neighborhood become a VRD.”

Others pointed to homeowners who, they said, rented their homes “under the table.”

The Clatsop County Housing Study, taken with the participation of the five county cities of Warrenton, Seaside, Cannon Beach, Astoria and Gearhart, with the unincorporated townships around the county.

The study profiles and analyzes the current county-wide housing supply, housing and demographic trends.

Using this information, the authors intend to review existing plans and develop projections based on data and policies.

Meeting the county’s need for housing of all types is the goal of the study.

The study, available at the county website, provides details on population growth, household characteristics and available land.

While the study says that there is “ample buildable land” throughout the county to fill need for the past two decades. Seaside is the most constrained compared to its 20-year housing need. Warrenton, Astoria and unincorporated areas have the most buildable land.

County growth is about 1 percent since 2000. Warrenton and Seaside are the fastest growing cities; Cannon Beach and Gearhart have been showing “slow and steady growth,” Buckley said.

Planners used the industry standard of 30 percent of gross income to determine how much a person can afford, Buckley said, a measure used by banks and government agencies.

Residents shared concerns

## Campus crews alter drainage schedule

**Campus** from Page 1A

Concrete was poured this week and crews are forming walls at the lower level, he said.

The foundation is designed “so that the whole building moves as one,” Henry said. “If there’s an earthquake, even if there’s cracks under the ground, it should be able to span any gaps of 4 to 5 feet that might occur. The whole building moves together like a raft.”

A 2-million gallon above-ground water storage tank will be made of steel and built with similar seismic specifications to the building foundation. The tank, to be financed by the city, will be the subject of a City Council workshop on Monday at City Hall.

Henry said the project remains on budget but will stay in the “caution zone.”

Superintendent Sheila Roley gave high grades to the “wonderful project, with great folks working on it, and great community support.”

“It’s still a little bit of a nail-biter, but there’s progress every day,” she added. “We’ll see something vertical pretty soon.”



R.J. MARX

**City Councilors Tom Horning (left) and Steve Wright review findings from the county housing study.**

***‘I’M SEEING OUR NEIGHBORHOOD BECOME A VRD.’***

**An audience member**

that those figures don’t really reflect affordability.

“Could we say the numbers don’t translate into actual cost?” asked an audience member, adding that utilities, taxes and other necessities are not figured in.

Future studies could consider residential possibilities for soon-to-be vacated school properties in the Seaside School District, not included as available acreage in the study. Residents have the opportunity to comment on the document, with findings posted on the county’s website at <https://www.co.clatsop.or.us/county/page/clatsop-county-housing-study>.

The completed document will include proposals for initiatives that may encourage

more production of needed housing types, as well as recommendations on forming partnerships and “capacity-building” strategies.

Seaside Mayor Jay Barber shared the theme of regional collaboration, and like residents, recognized the need to address short-term rentals.

“The solutions to the issues we’ve seen on the screen is a regional, five-city solution,” he said.

“The mayors of these five cities are meeting soon to grapple with these,” Barber added. “One of the major issues clearly is that we need to revisit vacation rental policies. That will be high on my list and I think that’s true of the other councilors and other jurisdictions as well.”

# Don’t Catch This Wave, Part 2

## Students offer plan to paint new tsunami signage

**By R.J. Marx**  
Seaside Signal

Students played a key role in the passage of a 2016 Seaside School District bond to finance a move of endangered schools to a new location in the city’s Southeast Hills. The “Don’t Catch this Wave” campaign, launched by students, reached audiences locally, statewide and nationally before the passage of the \$99.7 million bond.

A new group of students is continuing their efforts, as members of the school’s Associated Student Body went before the City Council Monday night to seek support for tsunami signage.

“From the very beginning, the high school students have led the way in reminding us of this issue,” Mayor Jay Barber said. “You’re leading the way and we’re anxious to sit down with you and see how we can get this done.”

Seaside ASB Treasurer Westin Carter, communications officer Luke Nelson and president Mason Crawford discussed plans to paint tsunami signs on roadways to help residents and visitors find safety in the case of a Cascadia Subduction Zone event.

While the students have some funds, they will need some city money to move forward.

Students sought two templates for signs and arrows. Each sign would use require one can of paint. The first sign would include the template cost. Total cost for 20

signs would be \$936, with funds designed for tsunami sign templates, paint and city labor.

City officials liked the idea, and Public Works Director Dale McDowell said he would be “delighted” to work with the students.

Councilors Tom Horning and Tita Montero suggested additional details for the signage, including maximum run-up elevations and lines indicating whether a location is inside or outside of the tsunami zone.

Students will work with McDowell and Horning — a geologist who campaigned and won on a platform of tsunami safety — to review plans.

“I think you have a potential partnership that could make that money go further, and maybe do more,” Montero said. “I really like the idea.”

OPEN  
ENROLLMENT  
ENDS  
DECEMBER 15!

- Get information on insurance enrollment,
- sign up for insurance, or
- set an appointment to talk one-on-one with an enrollment navigator.

QUESTIONS? Call Rinehart Clinic’s Enrollment Navigator at 800-368-5182, Ext. 112.

¿PREGUNTAS sobre el seguro medico? Llame a la Navagadora de Inscripción de la Clínica de Rinehart al 800-368-5182, Ext. 112

## Need health insurance?

Visit a FREE information session!

**Tuesday, November 27**  
**3-5 pm**

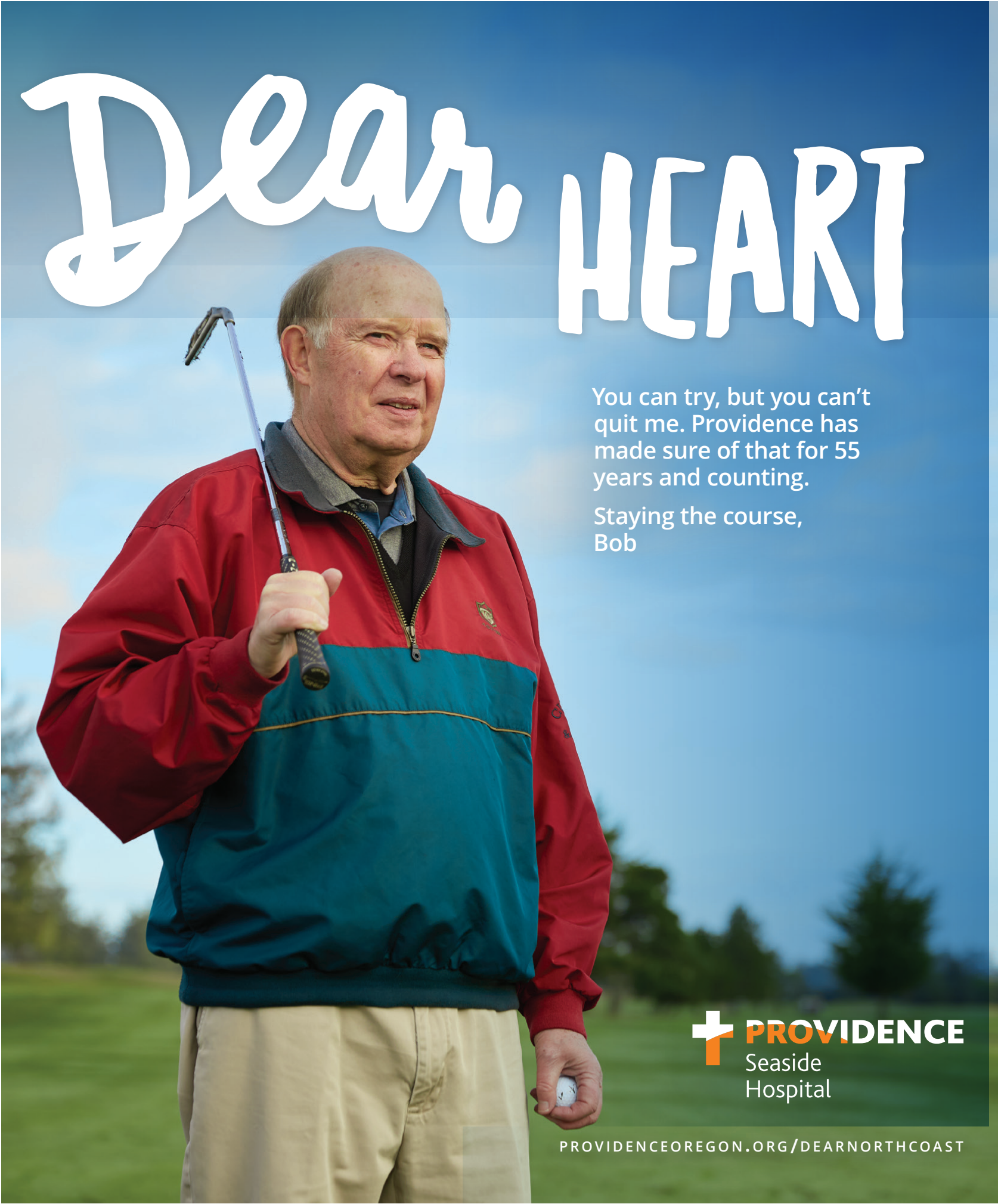
**Seaside Public Library**  
1131 Broadway, Seaside, Oregon



**RINEHART**  
**CLINIC & PHARMACY**  
COMPASSIONATE COMMUNITY CARE


230 Rowe Street, Wheeler, Oregon  
1-800-368-5182 | [www.rinehartclinic.org](http://www.rinehartclinic.org)

# Dear HEART



You can try, but you can’t quit me. Providence has made sure of that for 55 years and counting.

Staying the course, Bob

**PROVIDENCE**  
Seaside  
Hospital

[PROVIDENCEOREGON.ORG/DEARNORTHCOAST](http://PROVIDENCEOREGON.ORG/DEARNORTHCOAST)