

**SEASIDE SCHOOL DISTRICT 10**

2600 Spruce Drive, Suite 100, Seaside, Oregon 97138

**2024-2025 Board of Directors**

Board Chair: Brian Taylor

Board Vice-Chair: Michelle Hawken

Board Members: Chris Corder, Katherine Davidson,  
Sondra Gomez, Kevin LaCoste, and Shannon Swedenborg

Superintendent: Susan Penrod

**Regular Meeting of the School Board**

**Tuesday, February 18, 2025 at 6:00 PM**

**Location: Elementary School Library AND Virtual**

**2000 Spruce Drive**

**Seaside, OR 97138**

*Meetings may be held in-person only, virtual only, or most commonly, in-person with an option to join virtually. Please check the location above for the specifics of this meeting. Information regarding virtual meeting access is available on our website Meetings page - <https://www.seaside.k12.or.us/meetings>.*

*An opportunity for public comment is generally included in meeting agendas. When public comment is included in the agenda, those wishing to speak before the Board will have the opportunity to do so during the designated Public Comment time(s). Speakers may offer objective criticism of school operations and programs; however, the law prohibits the Board from hearing complaints regarding any personally identifiable District staff member. The Board asks anyone wishing to communicate a complaint of this nature to follow the process in Board policy [KL: Public Complaints](#).*

*Persons having requests for special needs and accommodations should contact the School District office at 2600 Spruce Drive, Suite 100, Seaside, OR 97138, 503-738-5591. Speech/hearing impaired individuals may reach the Oregon Relay Service by dialing 711. Requests should be made 48 hours in advance of the event.*

**1. CALL TO ORDER**

1.1. Acknowledgement of Board Members Present

**Speaker(s):** Brian Taylor

1.2. Pledge of Allegiance

**Speaker(s):** Brian Taylor

**2. AGENDA REVIEW**

2.1. Requested Additions to the Consent Agenda

2.1.1. Resignation of Sarah Stowers/Elementary Teacher

**Attachments:**

Stowers, Sarah - Resignation

5

2.1.2. Resignation of Amy Disabato/Elementary Teacher

**Attachments:**

Disabato, Amy - Resignation

6

**3. REPORTS**

3.1. SPOTLIGHT

1

**Description:** This item is set aside for informational presentations that are not recurring agenda items. This may include guest speakers and highlights on schools or programs in the District.

3.1.1. Assistance League Report

**Speaker(s):** Judith Houck

3.2. STUDENT BUSINESS

**Speaker(s):** Aidet Olvera Nolazco

**Description:** This standing agenda item is for monthly reports from the SSD Student Reps. to the Board and for other requests/reports from students.

3.3. SUPERINTENDENT’S REPORT

**Speaker(s):** Susan Penrod

**Description:** This standing agenda item is for the Board to receive a monthly report from the Superintendent.

3.4. BUSINESS & FISCAL SERVICES REPORT

**Speaker(s):** Toni Vandershule

**Description:** Description: This standing agenda item is for the Board to receive the monthly financial report from the Business Manager and other information relating to that department.

3.4.1. Revenue & Expenditure by *Function*

**Attachments:**

Board Report By Function January 2025

7

3.4.2. Revenue & Expenditure by *Object*

**Attachments:**

Board Report By Object January 2025

8

3.5. ADMINISTRATIVE REPORTS

**Speaker(s):** School Administrators

**Description:** This standing agenda item is for the Board to receive brief informal monthly reports from school and department administrators regarding general business that does not warrant a formal report.

3.6. Cannon Beach Academy Report

**Speaker(s):** MaryEllen Kiffe

**Attachments:**

CBA Director’s Report 2\_25

9

3.7. UNION REPORTS

**Description:** This standing agenda item is to receive regular reports from Licensed and/or Classified union representatives.

3.8. OTHER REPORTS

4. **PUBLIC COMMENT**

**Description:** The meeting will now be opened to receive public comment. We value the time and initiative members of the public take to share their thoughts with the Board. The Board’s role during public comment is not to immediately respond, but to listen. If follow up is necessary, we will direct our Superintendent to do so. Remember that we are all role models for our students, please share your thoughts respectfully. Should any public comment include complaints regarding a personally identifiable staff member, the Board Chair will direct the speaker to the proper administrative process found in Board policy KL: Public Complaints. Speakers will have three minutes to express their thoughts.

5. **CONSENT AGENDA - Action**

**Description:** To make more efficient use of meeting time, items that are routine in nature are placed on the Consent Agenda when no debate is anticipated. Any item placed on the Consent Agenda may be removed at the request of any board member before a vote is taken. All remaining items of the Consent Agenda are then disposed of in a single motion.

5.1. Approve Minutes of the January 21, 2025 Regular Meeting of the Board	
<b>Attachments:</b>	
SeasideSD 01-21-2025 SB Meeting Minutes	12
5.2. Certified Employment Actions	
5.2.1. Employment of Jacob Brien/Secondary Choir Teacher (temporary) & Extended Duty-Vocal	
<b>Attachments:</b>	
Brien, Jacob - Choir Teacher	21
5.2.2. Resignation of Doug Mitchel/High School Teacher	
<b>Attachments:</b>	
Mitchell, Doug - Resignation	22
5.2.3. Employment of Jeff Bilyeu/HS Math and Science Teacher	
<b>Attachments:</b>	
Bilyeu, Jeff - HS Math & Science	23
5.2.4. Resignation of Mike Hawes/High School Teacher	
<b>Attachments:</b>	
Hawes, Mike - Resignation	24
5.2.5. Retirement of Renee Seppa/Middle School Teacher	
<b>Attachments:</b>	
Seppa, Rene - Retirement	25
5.3. Coaching Employment Actions	
5.3.1. Resignation of Brett Duer/High School Head Assistant Track Coach	
<b>Attachments:</b>	
Duer, Brett - Resignation from Coaching	26
5.3.2. Coaching Recommendations	
<ul style="list-style-type: none"> <li>• Kaley Waldemar - MS Track - Head Coach</li> <li>• Desiree Graetz - MS Track - Head Coach</li> <li>• Jane Forman - MS Track - Head Coach</li> <li>• Nicole Aydt - MS Track - Assistant Coach</li> <li>• Colin Boutin - HS Track - Assistant Coach</li> <li>• Joel Dierickx - HS Baseball - Assistant Coach</li> <li>• Tanner Kraushaar - HS Baseball - Volunteer</li> <li>• Ed Arden - HS Boys Golf - Volunteer</li> <li>• Steve Hinton - HS Boys Golf - Volunteer</li> </ul>	
5.3.3. Revisions to Previously Approved Actions	
<ul style="list-style-type: none"> <li>• Jarom Bowles - HS Track - Assistant Head Coach 0.5 FTE and Assistant Coach 0.5 FTE (from: HS Track Assistant Coach)</li> <li>• Kai Brown - HS Track - Assistant Head Coach 0.5 FTE and Assistant Coach 0.5 FTE (from: HS Track Assistant Coach)</li> <li>• Veronica Hanson - HS Softball - Assistant Coach (from: Volunteer)</li> <li>• Elli Magnuson - HS Softball - Assistant Coach (from: Volunteer)</li> </ul>	
<b>Attachments:</b>	
Coaching Recommendation 02-11-2025	27

6.	<b>ACTION ITEMS</b>	
6.1.	Disposal of District Property - High Jump and Pole Vault Pits	
	<b>Attachments:</b>	
	Disposal of High Jump and Pole Vault Pits	28
6.2.	Property Sale - Clatsop County Parcel 61015BC tax lot 2500	
	<b>Attachments:</b>	
	JD2024-012 Seaside School District Property (final) (1) (2)	29
6.3.	Instructional Materials Challenge - Advisory Committee Recommendation	
	<b>Attachments:</b>	
	Book Challenge Report (2)	91
7.	<b>BOARD REFLECTIONS/ANNOUNCEMENTS</b>	
	<b>Description:</b> This standing agenda item allows the Board to reflect upon statements made during public comment or topics covered and to share announcements or reports of their board-related activities.	
8.	<b>INFORMATION ONLY</b>	
8.1.	Classified Employment Actions	
8.1.1.	Resignations	
	Ashley Grover/Preschool Educational Assistant	
	Whitney Brown/Kindergarten Educational Assistant	
	Hannah Brien/Elementary Educational Assistant-SPED	
	Joe Peitsch/Bus Driver	
8.1.2.	Employment	
	Kim Sleeman/Head Secretary Transportation	
	Sarah Kantzler/Preschool Educational Assistant	
	Emily Murray/Kindergarten Educational Assistant	
	Shonell Olsen/Part-Time Van Driver	
	Brian Massey/Substitute Driver	
9.	<b>EXECUTIVE SESSION</b>	
	<b>Description:</b> To consider the employment of a public officer, employee, staff member or individual agent as per ORS 192.660(2)(a)	
9.1.	Review Probationary Certified Staff	
9.2.	Superintendent Evaluation Check-In	
10.	<b>ACTION ITEM</b>	
10.1.	Resolution #2 - 2024/2025 - Employment	
	<b>Attachments:</b>	
	SeasideSD 02-18-2025 Resolution 2 Employment	110
11.	<b>ADJOURN</b>	

**Sarah Stowers**  
488 S Main Ave  
Warrenton, OR  
February 18, 2025

**Seaside School District**

**Subject:** Resignation Letter

Dear Seaside School District Leadership,

I am writing to formally submit my resignation as a Special Education Teacher at Pacific Ridge Elementary, effective at the end of the current school year.

I want to sincerely thank the district, the administration, my colleagues, and the Pacific Ridge Elementary community for my support and opportunities throughout my first year of teaching. Working with my students and contributing to their growth and success has been a significant experience. I am incredibly grateful for the mentorship, collaboration, and professional development I have gained here.

After careful consideration, I have pursued new opportunities for the upcoming school year. This decision was not made lightly, as I have deeply valued my time at Pacific Ridge Elementary and the relationships I have built. However, this is the right step for my personal and professional growth.

I remain committed to ensuring a smooth transition for my students and team during the remainder of the school year. Please let me know how I can assist in preparing for the transition.

Again, I appreciate the opportunity to be a part of the Seaside School District and will take the lessons and experiences I have gained in my future endeavors. I look forward to staying connected and wish the district continued success.

Sincerely,  
**Sarah Stowers**



Disabato, Amy <adisabato@seasidek12.org>

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## Letter of resignation

1 message

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Disabato, Amy <adisabato@seasidek12.org>

Tue, Feb 18, 2025 at 7:40 AM

To: "Wozniak, Juliann" <jwozniak@seasidek12.org>, Betsy Mahoney <bmahoney@seasidek12.org>

Good morning Juli,

I am submitting my letter of resignation, effective the end of the school year, or the date that ensures that I have insurance coverage until September, Today 2/18/2025 at 7:40am.

Thank you,  
Amy Disabato

A handwritten signature in black ink that reads "Amy Disabato". The signature is written in a cursive style with a large, looping initial "A".

–  
Click Here: [Parents Rights for Special Education](#)  
Click here: [Parental Rights for Special Education](#)

Pacific Ridge Elementary  
H2-Developmental  
Seaside School District 10

**Seaside School District  
Financial Report  
2024-2025**

For Period Ending January, 2025

**General Fund - Revenue & Expenditures by Function Code**

	Budget	Actual	Encumbrances	% Remaining	Variance
<b>Revenue:</b>					
Local Revenue	\$ 21,665,545	\$ 19,378,606	\$ -	10.56%	\$ (2,286,939)
Intermediate Revenue	1,700,000	259,495	-	84.74%	(1,440,505)
State Revenue	300,000	99,397	-	66.87%	(200,603)
Federal Revenue	46,000	1,300	-	0.00%	(44,700)
Transfers	-	-	-	0.00%	-
Beginning Fund Balance *	6,300,000	-	-	100.00%	(6,300,000)
<b>Total Revenues</b>	<b>\$ 30,011,545</b>	<b>\$ 19,738,798</b>	<b>\$ -</b>	<b>34.23%</b>	<b>\$ (10,272,747)</b>

<b>Expenditures:</b>					
1000- Instruction	\$ 15,958,470	\$ 6,502,907	\$ 7,556,749	11.90%	\$ 1,898,814
2000- Support Services	10,590,075	4,871,617	3,941,789	16.78%	1,776,669
5200- Transfers	963,000	-	-	100.00%	963,000
6100- Operating Contingency	2,500,000	-	-	100.00%	2,500,000
<b>Total Expenditures</b>	<b>\$ 30,011,545</b>	<b>\$ 11,374,524</b>	<b>\$ 11,498,538</b>	<b>23.79%</b>	<b>\$ 7,138,483</b>

\*Pending audit completion

For Period Ending January, 2025

**Special Revenue Funds - Revenue & Expenditures by Function Code**

	Budget	Actual	Encumbrances	% Remaining	Variance
<b>Revenue:</b>					
Local Revenue	\$ 1,191,674	\$ 169,972	\$ -	85.74%	\$ (1,021,702)
State Revenue	2,888,318	889,294	-	69.21%	(1,999,024)
Federal Revenue	3,231,181	1,948,589	-	39.69%	(1,282,592)
Interfund Transfers	275,000	-	-	100.00%	(275,000)
Sale of Fixed Assets	-	-	-	0.00%	-
Beginning Fund Balance *	830,847	-	-	100.00%	(830,847)
<b>Total Revenues</b>	<b>\$ 8,417,020</b>	<b>\$ 3,007,855</b>	<b>\$ -</b>	<b>64.26%</b>	<b>\$ (5,409,165)</b>

<b>Expenditures:</b>					
1000- Instruction	\$ 4,168,882	\$ 2,146,425	\$ 1,235,569	18.88%	\$ 786,888
2000- Support Services	1,999,779	1,346,862	614,289	1.93%	38,628
3000- Community Services	1,405,903	515,926	457,548	30.76%	432,429
4000- Facilities Acquisition & Const	605,323	-	-	0.00%	605,323
5100- Debt Services	27,540	13,770	13,770	0.00%	-
7000- Reserved for Next Yr	209,593	-	-	0.00%	209,593
<b>Total Expenditures</b>	<b>\$ 8,417,020</b>	<b>\$ 4,022,983</b>	<b>\$ 2,321,176</b>	<b>24.63%</b>	<b>\$ 2,072,861</b>

\*Pending audit completion

**Seaside School District  
Financial Report  
2024-2025**

For Period Ending January, 2025

**General Fund - Revenue & Expenditures by Object Code**

	Budget	Actual	Encumbrances	Variance
<b>Revenue:</b>				
1111 Current Taxes	\$ 18,590,435	\$ 16,856,019	\$ -	\$ (1,734,416)
1112 Prior Taxes	555,345	230,735	-	(324,610)
1114 PILOT	-	9,994	-	9,994
1121 Current Local Taxes	1,755,765	1,932,691	-	176,926
1122 Prior Local Taxes	55,500	25,049	-	(30,451)
1190 Interest on Taxes	-	-	-	-
1411 Transportation Fees/Other	-	-	-	-
1510 Interest	550,000	280,875	-	(269,125)
1740 Student Fees	5,500	180	-	(5,320)
1910 Rentals	28,000	-	-	(28,000)
1920 Contributions & Donations	-	-	-	-
1940 Services Provided To Others	-	-	-	-
1960 Recovery of Expenditures	-	-	-	-
1990 Miscellaneous Revenue	125,000	43,063	-	(81,937)
1991 E-Rate Reimbursement	-	-	-	-
<b>Total Local Revenue</b>	<b>21,665,545</b>	<b>19,378,606</b>	<b>-</b>	<b>(2,286,939)</b>
2101 County School Fund	1,600,000	259,495	-	(1,340,505)
2102 General Education Service District	100,000	-	-	(100,000)
2199 Other Intermediate Sources	-	-	-	-
<b>Total Intermediate Revenue</b>	<b>1,700,000</b>	<b>259,495</b>	<b>-</b>	<b>(1,440,505)</b>
3101 State School Fund Grant	-	-	-	-
3103 Common School Fund	200,000	99,397	-	(100,603)
3104 State Timber Revenue	100,000	-	-	(100,000)
3199 Unrestricted Revenue	-	-	-	-
3204 Driver Education	-	-	-	-
3299 Other Restricted Grants in Aid	-	-	-	-
<b>Total State Revenue</b>	<b>300,000</b>	<b>99,397</b>	<b>-</b>	<b>(200,603)</b>
4300/4500 Federal Revenue	46,000	1,300	-	(44,700)
4801 Federal Forest Fees	-	-	-	-
<b>Total Federal Revenue</b>	<b>46,000</b>	<b>1,300</b>	<b>-</b>	<b>(44,700)</b>
5200 Interfund	-	-	-	-
5300 Other Sources	-	-	-	-
5400 Beginning Fund Balance *	6,300,000	-	-	(6,300,000)
<b>Total Other Sources</b>	<b>6,300,000</b>	<b>-</b>	<b>-</b>	<b>(6,300,000)</b>
<b>Total Revenues</b>	<b>\$ 30,011,545</b>	<b>\$ 19,738,798</b>	<b>\$ -</b>	<b>\$ (10,272,747)</b>

<b>Expenditures:</b>				
100 - Salaries	\$ 13,865,515	\$ 6,201,689	\$ 6,646,188	\$ 1,017,638
200 - Benefits	7,170,286	3,353,858	3,709,246	107,182
300 - Purchased Services	2,105,784	1,020,278	524,101	561,405
400 - Supplies & Materials	2,360,100	269,813	257,810	1,832,477
500 - Capital Outlay	560,000	117,309	355,606	87,085
600 - Other Objects	486,860	411,577	5,587	69,696
700 - Transfers	963,000	-	-	963,000
800 - Operating Contingency	2,500,000	-	-	2,500,000
800 - Unappropriated EFB	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 30,011,545</b>	<b>\$ 11,374,524</b>	<b>\$ 11,498,538</b>	<b>\$ 7,138,483</b>

\*Pending audit completion

For Period Ending January, 2025

**Special Revenue Funds - Revenue & Expenditures by Object Code**

	Budget	Actual	Encumbrances	Variance
<b>Revenue:</b>				
Local Revenue	\$ 1,157,884	\$ 162,922	\$ -	(994,962)
Intermediate Revenue	33,790	7,050	\$ -	(26,740)
State Revenue	2,888,318	889,294	-	(1,999,024)
Federal Revenue	3,231,181	1,948,589	-	(1,282,592)
Interfund Transfers	275,000	-	-	(275,000)
Sale of Fixed Assets	-	-	\$ -	-
Beginning Fund Balance *	830,847	-	-	(830,847)
<b>Total Revenues</b>	<b>\$ 8,417,020</b>	<b>\$ 3,007,855</b>	<b>\$ -</b>	<b>(5,409,165)</b>

<b>Expenditures:</b>				
100 - Salaries	\$ 2,670,843	\$ 1,192,070	\$ 1,454,688	\$ 24,085
200 - Benefits	1,342,265	627,969	635,851	78,445
300 - Purchased Services	662,174	366,380	53,646	242,148
400 - Supplies & Materials	2,897,582	1,628,332	163,221	1,106,029
500 & 600 - Capital & Other Objects	634,563	208,232	13,770	412,561
700 - Transits	-	-	-	-
800 - Reserved for Next Yr	209,593	-	-	209,593
<b>Total Expenditures</b>	<b>\$ 8,417,020</b>	<b>\$ 4,022,983</b>	<b>\$ 2,321,176</b>	<b>\$ 2,072,861</b>

\*Pending audit completion

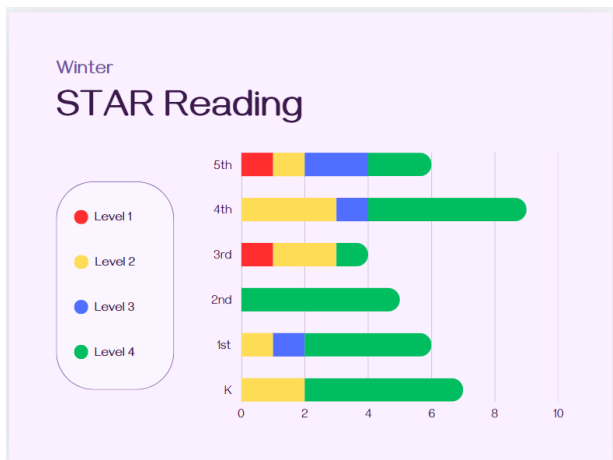
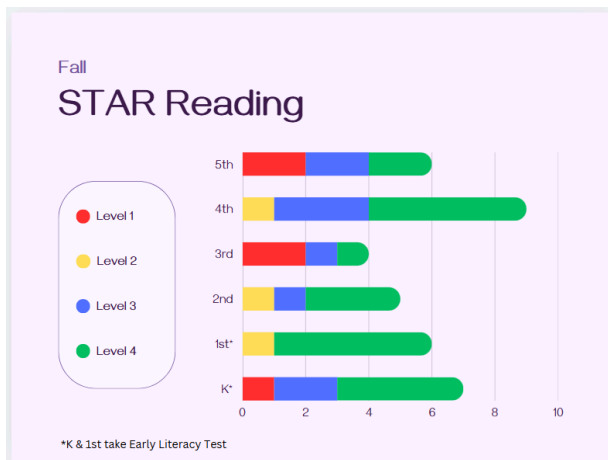
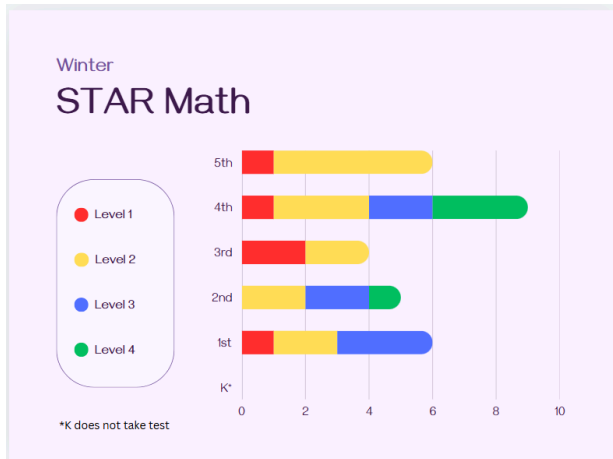
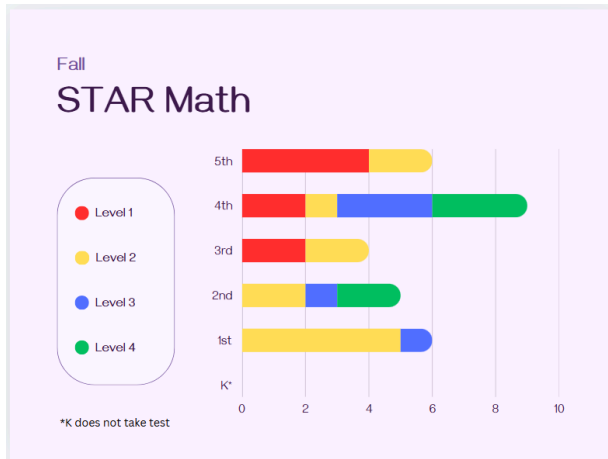
# CBA Director's Report

## February 2025

Enrollment: 39 Students, 18 - K/1/2 & 21 - 3/4/5

### STAR Testing

We took our 2nd round of STAR Tests this month. We are pleased to see the growth from Fall to Winter (especially as the percentile range increases from the fall to the winter for all levels).



### Makerspace Class with NW STEM Hub

Christy Renville attended a Makerspace class held at Clatsop Community College on Saturday, February 1st. She learned a ton of cool things from 3D printing, vinyl cutting, t-shirt printing, and cardboard constructing. Christy brought back over \$1200 of equipment (including a 3D printer,

vinyl cutter, button making kit, and other tools) to use with our students at CBA. “It was a truly enriching and educational experience that highlighted the significance of STEM in education and the future,” Christy replied when asked how she felt after attending the class.



### Tide Pool Field Trip

The students have been learning about local aquatic life in Science. We lucked out with beautiful (but cold!) weather after several “Snow Days” to go investigate the sea life in the tide pools just down the beach from school.



## Ocean Beauty Presentation

Dan and Jeff from Ocean Beauty brought Chinook Salmon to show the kids what fresh fish looks like. They described the life cycle of salmon, how they fish for it in the Columbia, and demonstrated the proper way to fillet it before delivering it to local restaurants. At the end of the demonstration, the kids got to try some fresh, baked salmon. Yum!



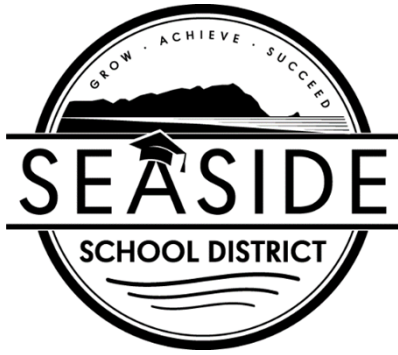
## Upcoming Events

February 11 - iReady Diagnostic (Winter)

February 17 - Presidents Day (No School)

February 24 - Winter Crops Presentation by Josi Farms

February 27 - Rotary Visit (Bringing Atlas' for 4th Graders)



**SEASIDE SCHOOL DISTRICT 10**  
2600 Spruce Drive, Suite 100, Seaside, Oregon 97138

**MINUTES**

Regular Meeting of the School Board  
Tuesday, January 21, 2025, 6:00 PM

Secondary School Library AND Virtual  
2600 Spruce Drive, Suite 200  
Seaside, OR 97138

Chris Corder:	Present
Katherine Davidson:	Present
Sondra Gomez:	Present
Michelle Hawken:	Present
Kevin LaCoste:	Present
Shannon Swedenborg:	Present
Brian Taylor:	Absent

1. **CALL TO ORDER**

**Discussion:** The meeting was called to order at 6:00 pm.

1.1. Acknowledgement of Board Members Present

**Discussion:** Board Chair Brian Taylor and Student Representative Aidet Nolazco Olvera were absent.

1.2. Pledge of Allegiance

2. **AGENDA REVIEW**

**Action(s):**

I move to approve the agenda as presented. This motion, made by Chris Corder and seconded by Sondra Gomez, Carried.

**Voting Detail:**

Chris Corder:	Yea
Katherine Davidson:	Yea
Sondra Gomez:	Yea
Michelle Hawken:	Yea
Kevin LaCoste:	Yea

Shannon  
Swedenborg: Yea

Brian Taylor: Absent

**Voting Summary:** Yea: 6, Nay: 0, Absent: 1

### 3. **REPORTS**

#### 3.1. SPOTLIGHT

**Description:** This item is set aside for informational presentations that are not recurring agenda items. This may include guest speakers and highlights on schools or programs in the District.

**Discussion:** Superintendent Penrod introduced BoardBook, the new platform we will be using to manage board meetings.

##### 3.1.1. School Board Appreciation Month

**Speaker(s):** Susan Penrod

**Discussion:** Superintendent Penrod noted that it is Board Appreciation month and thanked members for their service.

##### 3.1.1.1. Elementary Student Council Video

**Speaker(s):** Jeremy Catt

**Discussion:** Assistant Principal Jeremy Catt spoke about elementary student council. He noted that student council made a video in appreciation of School Board members. The video was played.

#### 3.2. STUDENT BUSINESS

**Speaker(s):** Aidet Olvera Nolazco

**Description:** This standing agenda item is for monthly reports from the SSD Student Reps. to the Board and for other requests/reports from students.

**Discussion:** Superintendent Penrod reported on behalf of the student representative, who was absent. She reported about a coin clash, opening applications for ASB presidency, and a multi cultural club raffle which raised \$400.

#### 3.3. SUPERINTENDENT'S REPORT

**Speaker(s):** Susan Penrod

**Description:** This standing agenda item is for the Board to receive a monthly report from the Superintendent.

**Discussion:** Superintendent Penrod shared a presentation. She spoke about the fentaynl awareness event last week, noting how well attended it was. She thanked Natalie Dyroff, Jane Forman and Wendy Crozier for their work on putting this event together! Penrod also spoke about a Natural Resources Awards and Auction event she attended this month.

Penrod noted that a few parents have expressed some concern about the book *The Absolutely True Diary of a Part-Time Indian*. She explained that if anyone wants to challenge instructional materials, there are established school board policies around this; she shared school board policies IIA-AR(2) and IIA-AR(3).

#### 3.4. BUSINESS & FISCAL SERVICES REPORT

**Speaker(s):** Toni Vandershule

**Description:** Description: This standing agenda item is for the Board to receive the monthly financial report from the Business Manager and other information relating to that department.

**Discussion:** Business Manager Toni Vandershule explained some of the differences between the two finance reports. She noted that these are actual numbers, so they will not balance.

Vandershule noted that there was a data breach with one of our third party contractors, Carruth Compliance. Carruth handles 403B accounts for many Oregon Districts. She noted that there is additional information on our website.

3.4.1. Revenue & Expenditure by Function

**Attachments:**

Board Report December 2024-25 By Function

3.4.2. Revenue & Expenditure by Object

**Attachments:**

Board Report December 2024-25 By Object

3.5. ADMINISTRATIVE REPORTS

**Speaker(s):** School Administrators

**Description:** This standing agenda item is for the Board to receive brief informal monthly reports from school and department administrators regarding general business that does not warrant a formal report.

**Discussion:** Juli Wozniak reported on fifth grade Star Base and OBOB. Fourth grade is doing the 'If I Were Mayor' activity. Third grade is starting swim lessons - our PTO pays for the lessons, thank you! Second grade will be going to the Maritime Museum. Other grades are attending Sitka Art Activities.

Jeff Roberts reported that he also wanted to give credit to Jane Forman and Natalie Dyroff for their incredible work on the fentanyl awareness event. Thank you also to the Times Theater, Helping Hands, the County Health Department, and CBH. Roberts also thanked Josiah Glaser for Honor Band work in Eugene. He also reported on a home swim meet and one act plays. He reported on the Ninth Grade Success team; Kailee Anderson and Hilary Milan were recognized for their work. Roberts noted that in-person parent-teacher conferences were reintroduced in the hopes of bolstering attendance. The CTE program is working on the second shed for Broadway Field, our Culinary program will be filmed next month by the ESD, and our business program is working on some great screen printing projects.

Wendy Crozier reported on finishing STAR winter Benchmarking, thinking about upcoming State testing, winter week/valentines, Sitka Art Program, and an April 30 multi-cultural event.

Karolina Gage spoke about a Latinex group that she has started, there will be a meeting in March, April and May.

Cate Blakesley spoke about sending 15 staff members to a two-day workshop on the New Art and Science of Teaching. This aligns with the other work we have been doing with staff. Thinking and planning for next year, also deep into ODE reporting.

3.6. CANNON BEACH ACADEMY REPORT

**Speaker(s):** MaryEllen Kiffe

**Discussion:** MaryEllen Kiffe reported on a new kitchen, Ocean Beauty coming to do a demonstration, new lighting, garden class, after school clubs and trips to the beach.

**Attachments:**

Director's Report 1\_25

3.7. UNION REPORTS

**Speaker(s):** Union Representatives

**Description:** This standing agenda item is to receive regular reports from Licensed and/or Classified union representatives.

**Discussion:** Jane Crater reported for SEA - We are adjusting to new staffing and stepping in where needed. We have an upcoming NEA meeting.

Meghan McKeown reported for OSEA - we are putting our teams together for negotiations. Staff are back into the swing of things after winter break.

3.8. SEASIDE MIDDLE SCHOOL ACADEMIC PROGRESS REPORT

**Speaker(s):** Wendy Crozier

**Discussion:** Wendy Crozier, Karolina Gage and Shelby Gagnon shared their presentation with the Board.

4. **PUBLIC COMMENT**

**Description:** The meeting will now be opened to receive public comment. We value the time and initiative members of the public take to share their thoughts with the Board. The Board's role during public comment is not to immediately respond, but to listen. If follow up is necessary, we will direct our Superintendent to do so. Remember that we are all role models for our students, please share your thoughts respectfully. Should any public comment include complaints regarding a personally identifiable staff member, the Board Chair will direct the speaker to the proper administrative process found in Board policy KL: Public Complaints. Speakers will have three minutes to express their thoughts.

**Discussion:** Hilary Stock voiced concerns about the book 'The Absolutely True Diary of a Part-Time Indian'. She said she would never advocate for a book by a man with multiple sexual alligations. She explained that as the parent of five students she is advocating for inspiring books about admirable people and explained that the books that helped her are about people who went through pain and came out better.

Amanda Rush voiced concerns about the appropriateness of this book. She asked, why choose a book that is controversial. She feels parents should be notified when a controversial book is going to be used.

Sarah Brown thanked the parents and the student who brought this forward, saying it takes courage to question authority. She said she didn't know where we diverged from the classic American literature, naming Of Mice and Men and Lord of the Flies as books she read in high school. She would like the board to consider if this kind of material is necessary.

Brenden Stock expressed concern about exposure and feels it is harmful to our kids. His hope is he can guide his students through sensitive materials and he doesn't think the school setting is the appropriate place to do this. He doesn't feel this book is appropriate for students.

Vivian Battjes asked how books are chosen and whether there is a book list sent home to parents. She suggested tighter guidelines around the books chosen. Superintendent Penrod said she will share information if Vivian leaves her email address.

Dr. Pete Battjes expressed concern around this book. He said he thinks the principals of moral and ethical boundaries and guidelines are important for our children.

Faitha Hearing said she hopes the Board does not remove this book from the curriculum. She indicated that she had read the entire book. She said she thought it was an excellent read and when her student is the right age, she hopes he reads it. She continued, saying the most important books for kids to read are the ones that make us uncomfortable. She explained that she did not feel the content was inappropriate for a 14-15 year old. She noted that this is general education, and she feels kids should be studying things together with their peers in school.

Seamus McVey explained that he assumes when he sends his kids to school they are being taught by professionals who are doing their job and reviewing books and the things they are teaching. He said he trusts the professionals and feels this book is appropriate for our students. He spoke about the books mentioned as an alternatives, Of Mice and Men (repeatedly banned) and Lord of the flies, which have topics of robbery, anarchy and murder, and wondered about the appropriateness of this alternative.

Tom Schwinn said that what he has heard so far is a plea to have American classics. He said a lot of this wells out of people professing their Christianity and wanting to determine what all of our students should be reading. He said we shouldn't be teaching our students to be afraid of words. He asked the Board to be very

Careful as they consider what people are asking. He noted that the Facebook posts about this were full of people being hateful, and he feels it would be the wrong move to remove this book.

Jules Lynes said she implores the Board to not ban this book, saying it's about censorship and noted that ODE is much more qualified to determine what students should read. She feels these decisions should be between the parents and the student.

Jessica Greenlee said we have had a general referendum within our community about the banning of books. She explained that this resulted in new leadership in the city council because the community did not want this kind of censorship. She feels parents can make decisions for their students. She noted that she had the chance to talk to thousands of people recently about this, and she loves how inclusive this community is. She thinks there have been outside forces trying to influence our community.

Brett Bishop said that Baily Bishop is his student and brought this to him; she sent me one page of the book. He said he isn't sure where the 'outside influence' thing is coming from. He noted that he was disappointed in the choice of this material; when you leave something up to professionals to decide for your family, sometimes they make mistakes. He noted that ODE says this book is okay for a 7th grader, but his daughter was not comfortable with the book. He said he doesn't recall getting notification that this kind of subject would be covered in my students' class.

Brenda Watson said she is happy that parents brought their concerns to the board; parents should be making these decisions. She said she found the sections brought to her to be shocking and wants to support the parents who have concerns.

Christine Menke said she is a retired midwife. She works with a lot of young people who don't have a good relationship with their parents, who are being abused. She said it's important to have books like these that give exposure to things and different perspectives. She said she also doesn't believe shame should be used.

Trissa Como said she has three students who attend here. She echoed the call for more communication with parents, and she doesn't trust the school district to know what's best for her students; I trust them to educate my children. She said our children should feel safe at school. She also called for civility.

John Edwards - I respect a lot of the people on both sides and I respect the school board. I understand points on both sides. I also think it is a slippery slope to take literature out of students' hands. I'm more concerned about the negative portrayal of humanity in *Lord of the Flies*, rather than the subject of someone self-pleasuring themselves. I do think it is a problem if syllabuses are not made available.

Superintendent Penrod read a letter from Andrew Adams.

5. **CONSENT AGENDA - Action**

**Description:** To make more efficient use of meeting time, items that are routine in nature are placed on the Consent Agenda when no debate is anticipated. If discussion is desired, any item placed on the Consent Agenda may be moved to Action items, at the request of any board member, before a vote is taken. All remaining items of the Consent Agenda are then disposed of in a single motion.

**Action(s):**

I move to approve the consent agenda as presented. This motion, made by Shannon Swedenborg and seconded by Sondra Gomez, Carried.

**Voting Detail:**

Chris Corder: Yea

Katherine Davidson: Yea  
Sondra Gomez: Yea  
Michelle Hawken: Yea  
Kevin LaCoste: Yea  
Shannon Swedenborg: Yea  
Brian Taylor: Absent

**Voting Summary:** Yea: 6, Nay: 0, Absent: 1

5.1. Approve Minutes of the December 12, 2024 Regular Meeting of the Board

**Attachments:**

Seaside SD 2024-12-12 SB Meeting MINUTES

5.2. Approve Extended Duty/Extra Duty Employment

5.2.1.

- Chris Avery/Middle School Wrestling/Volunteer Coach
- Madison Dierickx/Extra Duty

**Attachments:**

Extra Duty Recommendation Letter 1-9-2025

5.2.2.

- John Meyer/Natural Resources/Head Adviser
- Hunter Svec-Orr/Natural Resources/Assistant Adviser
- Mike Hawes/Pacifica Project Adviser

**Attachments:**

Extra Duty Recommendation Letter 1-13-2025

5.2.3. Teacher Leader Revision

- Teacher Leader (Grade 1)/Ashley Beaudoin/Start Date 1/6/2025
- Teacher Leader (Grade 1)/Kenzier Skyles/End Date 1/5/2025

**Attachments:**

Teacher Leader Revision Letter 1-6-2025

5.3. Ratify Licensed Resignations

5.3.1. Daniela Anguiano/Elementary Teacher/Effective December 2024

5.3.2. Owen McCartney/Elementary Teacher/Effective December 2024

5.3.3. Aura Beatty/Secondary SPED Teacher/Effective June 2025

5.3.4. Jaelyn Marchioro/Secondary Choir Teacher/Effective January 2025

6. **ACTION ITEMS**

6.1. NWRESD Local Service Plan Adoption

**Action(s):**

I move that the Board adopt Resolution #1 to approve the 2025-2026 Local Service Plan as presented. This motion, made by Shannon Swedenborg and seconded by Chris Corder, Carried.

**Voting Detail:**

Chris  
Corder: Yea  
Katherine  
Davidson: Yea

Sondra  
Gomez: Yea

Michelle  
Hawken: Yea

Kevin  
LaCoste: Yea

Shannon  
Swedenborg: Yea

Brian  
Taylor: Absent

**Voting Summary:** Yea: 6, Nay: 0, Absent: 1

**Discussion:** Superintendent Penrod introduced the Local Service Plan and showed the presentation provided by NWRES D.

**Attachments:**

Resolution #1 NWRES D Local Service Plan  
Seaside Local Service Plan 2025-26 Presentation

6.2. Budget Calendar Adoption

**Action(s):**

I move to approve the 2024-2025 Budget Calendar as presented. This motion, made by Chris Corder and seconded by Kevin LaCoste, Carried.

**Voting Detail:**

Chris  
Corder: Yea  
Katherine  
Davidson: Yea

Sondra  
Gomez: Yea

Michelle  
Hawken: Yea

Kevin  
LaCoste: Yea

Shannon  
Swedenborg: Yea

Brian  
Taylor: Absent

**Voting Summary:** Yea: 6, Nay: 0, Absent: 1

**Discussion:** Member Corder asked when preemptive conversations about the budget will take place. Penrod noted that she and the Business Manager are already in the process, in with various groups. She continued, saying it would probably be in February reaching out to the community and our staff for feedback. LaCoste said that he would like to be involved in this process.

**Attachments:**

Budget Calendar 2024-2025

6.3. Gift Approval/The Evans Family/\$500 toward literacy-reading

**Action(s):**

I move to approve the gift of \$500 from the Evans Family. This motion, made by Sondra Gomez and seconded by Katherine Davidson, Carried.

**Voting Detail:**

Chris  
Corder: Yea

Katherine  
Davidson: Yea

Sondra  
Gomez: Yea

Michelle  
Hawken: Yea

Kevin  
LaCoste: Yea

Shannon  
Swedenbo Yea  
rg:

Brian  
Taylor: Absent

**Voting Summary:** Yea: 6, Nay: 0, Absent: 1

**Discussion:** Vice Chair thanked the Evans family for their donation.

**Attachments:**

Gift Approval\_The Evans Family

7. **BOARD REFLECTIONS/ANNOUNCEMENTS**

**Description:** This standing agenda item allows the Board to reflect upon statements made during public comment or topics covered and to share announcements or reports of their board-related activities.

**Discussion:** Hawken thanked everyone who came to speak today. Gomez expressed her appreciation too, noting that parents are their students' first teachers.

Gomez expressed that she is excited to be having conversations about a performing arts center.

LaCoste thanked Penrod for handling a prickly situation well. We have a well written process for handling these things [materials challenges].

LaCoste thanked the Middle School for a good presentation and appreciates the progress that is being made.

Book Study - Superintendent Penrod spoke about the Board reading *Good to Great* together. She noted that she found a companion text that could be used for doing a book study. The Board agreed the study guide would be

great - we will order the companion guide.

In regard to a new law regarding Public Meetings training, Penrod noted that there is a February 6, 5:00 pm training webinar. The Board agreed that they would like to independently take the training. Leslie will provide the information.

Davidson will be the Board greeter on February 18.

8. **INFORMATION ONLY**

8.1. Classified Employment/HIRES

- Christine Elmer/Transportation/Head Secretary
- Alan Nielsen/Transportation/Substitute Driver
- Nadine Subia/Transportation/Substitute Driver
- Ashley Grover/Elementary Educational Assistant PreK
- Whitney Brown/Elementary Educational Assistant Kindergarten
- Jennifer Bergquist/Temporary Preschool Lead Teacher

8.2. Classified Employment/RESIGNATIONS

- Noah Cunnington/Assistant Cook
- Christy Elmer/Transportation Head Secretary

9. **ADJOURN**

**Discussion:** Meeting adjourned at 8:27 pm



**SEASIDE HIGH SCHOOL**  
**SEASIDE MIDDLE SCHOOL**

GROW, ACHIEVE, SUCCEED

JEFF ROBERTS, PRINCIPAL  
WENDY CROZIER, ASSOCIATE PRINCIPAL  
JASON BOYD, ASSISTANT PRINCIPAL  
KAROLINA GAGE, ASSISTANT PRINCIPAL  
CHAD CLOUSE, ATHLETIC DIRECTOR

---

January 22, 2025

Susan Penrod, Superintendent  
Seaside School District  
2600 Spruce Dr. Suite 100  
Seaside, OR 97138

Dear Supt. Penrod:

I would like to recommend Jacob Brien for the position of Temporary Secondary Choir Teacher and the Music - Vocal extra duty assignment for the balance of the 2024-25 school year.

Jacob is a Seaside High School graduate who attended Oregon State University where he received his degree in music education and is currently licensed to teach choral music in Oregon. Jacob has previously completed long-term sub positions and will relocate from Corvallis to fill this assignment. Jacob's start day will be January 24, 2025.

Regards,

Jeff Roberts

SP

----- Forwarded message -----

**From:** Douglas Mitchell <dmitchell@seasidek12.org>  
**Date:** Thu, Jan 16, 2025 at 3:18 PM  
**Subject:** next year  
**To:** Jeff Roberts <jroberts@seasidek12.org>

Good Afternoon Jeff,

I am writing to inform you that I will not be returning to my full-time teaching position after this academic year.

Thank you for all the amazing support I have received over the years I have taught within the Seaside School District.

Doug Mitchell  
Seaside High School Math, Science  
dmitchell@seasidek12.org

--

Jeff Roberts  
Principal  
Seaside High/Middle School  
503-738-5586

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# SEASIDE HIGH SCHOOL

GROW, ACHIEVE, SUCCEED

JEFF ROBERTS, PRINCIPAL  
JASON BOYD, ASSISTANT PRINCIPAL  
CHAD CLOUSE, ATHLETIC DIRECTOR  
TRAVIS CAVE, COUNSELOR  
RENEE MEIER, COUNSELOR  
JANE FORMAN, COUNSELOR

---

February 12, 2025

Susan Penrod, Superintendent  
Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, OR 97138

Dear Supt. Penrod:

I would like to recommend Jeff Bilyeu for the position of Seaside High School Math and Science teacher for the 2025-26 school year.

Jeff has a long track record of successful teaching in Oregon and Alaska. He has been highly recommended by his prior administrators in the Warrenton School District.

Regards,

Jeff Roberts



**Fwd: letter of resignation**

1 message

**Penrod, Susan** <spenrod@seasidek12.org>  
To: "Garvin, Leslie" <lgarvin@seasidek12.org>

Fri, Feb 14, 2025 at 12:10 PM

----- Forwarded message -----  
From: **Roberts, Jeff** <jroberts@seasidek12.org>  
Date: Fri, Feb 14, 2025 at 11:35 AM  
Subject: Fwd: letter of resignation  
To: Susan Penrod <spenrod@seasidek12.org>

----- Forwarded message -----  
From: **Hawes, Mike** <MHawes@seasidek12.org>  
Date: Fri, Feb 14, 2025 at 10:58 AM  
Subject: letter of resignation  
To: Jeff Roberts <jroberts@seasidek12.org>

Dear Superintendent Penrod, Principal Roberts and members of the Seaside School Board:

It is not everyone that gets to retire twice, but that is now my fortune. After the conclusion of my 4th year working half days, I will commence full time retirement at the end of this school year. As before when I retired from full time duties, I cannot express enough my appreciation for Seaside High being my home for over 35 years. I will retire a proud Gull as I fly toward a new future. Thank you again for all your support through these many years. With great gratitude,

Michael Hawes  
February 14, 2025

Jeff Roberts  
Principal  
Seaside High/Middle School  
503-738-5586

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--  
Sincerely,  
**Susan Penrod**  
Superintendent  
Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, Oregon 97138  
503-738-5591  
spenrod@seasidek12.org



**Fwd: Retirement**

1 message

**Penrod, Susan** <spenrod@seasidek12.org>  
To: "Garvin, Leslie" <lgarvin@seasidek12.org>

Fri, Feb 14, 2025 at 12:10 PM

----- Forwarded message -----

From: **Roberts, Jeff** <jroberts@seasidek12.org>  
Date: Fri, Feb 14, 2025 at 11:44 AM  
Subject: Fwd: Retirement  
To: Susan Penrod <spenrod@seasidek12.org>, Stephanie Wheatley <swheatley@seasidek12.org>

----- Forwarded message -----

From: **Seppa, Renee** <rseppa@seasidek12.org>  
Date: Fri, Feb 14, 2025 at 11:42 AM  
Subject: Retirement  
To: Roberts, Jeff <jroberts@seasidek12.org>

Jeff.

I'm sending you this message to inform you that I will be retiring in June at the end of the 2024-2025 school year.

It's been a great pleasure to work for Seaside School District,

Renee Seppa

Jeff Roberts  
Principal  
Seaside High/Middle School  
503-738-5586

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--  
Sincerely,  
**Susan Penrod**  
Superintendent  
Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, Oregon 97138  
503-738-5591  
spenrod@seasidek12.org

*Strengthening community, inspiring possibility, ensuring opportunity.*

To Whom It May Concern:

Due to health reasons, I need to step down from the Seaside High School Track Head Assistant coaching position for the 2025 track season. I hope to return to the high school track team in the future following my recovery.

Sincerely,

A handwritten signature in black ink that reads "Brett Duer". The signature is written in a cursive style with a large, prominent 'B' and 'D'.

Brett Duer



**SEASIDE HIGH SCHOOL**  
**SEASIDE MIDDLE SCHOOL**

GROW, ACHIEVE, SUCCEED

JEFF ROBERTS, PRINCIPAL  
WENDY CROZIER, ASSOCIATE PRINCIPAL  
JASON BOYD, ASSISTANT PRINCIPAL  
KAROLINA GAGE, ASSISTANT PRINCIPAL  
CHAD CLOUSE, ATHLETIC DIRECTOR

February 11th, 2025

Susan Penrod, Superintendent  
Seaside School District  
2600 Spruce Dr. Suite 100  
Seaside, OR 97138

Dear Supt. Penrod:

I would like to recommend the following coaches and extra duty workers for Seaside High School:

- Kaley Waldemar- Middle School Track- Head Coach
- Desiree Graetz- Middle School Track- Head Coach
- Colin Boutin- HS Track- Assistant Coach
- Ed Arden- HS Boys Golf- Volunteer
- Steve Hinton- HS Boys Golf- Volunteer
- Joel Dierickx- HS Baseball- Assistant
- Tanner Kraushaar- HS Baseball-Volunteer
- Jane Forman- MS Track- Head Coach
- Nicole Aydt- MS Track- Assistant Coach

I would like to adjust the following coaches to new positions from their previously approved positions.

- Jarom Bowles- .5 HS Track- Head Assistant & .5 HS Track- Assistant
- Kai Brown- .5 HS Track- Head Assistant & .5 HS Track- Assistant
- Roni Hanson- HS Softball- Assistant
- Ellie Magnuson- HS Softball- Assistant

Sincerely,

Jeff Roberts  
Principal

Chad Clouse  
Athletic Director



**SEASIDE HIGH SCHOOL**  
**SEASIDE MIDDLE SCHOOL**

GROW, ACHIEVE, SUCCEED

JEFF ROBERTS, PRINCIPAL  
WENDY CROZIER, ASSOCIATE PRINCIPAL  
JASON BOYD, ASSISTANT PRINCIPAL  
KAROLINA GAGE, ASSISTANT PRINCIPAL  
CHAD CLOUSE, ATHLETIC DIRECTOR

---

January 27, 2025

Dear Board of Directors:

Seaside High School has purchased new pits for our High Jump and Pole Vault areas. To create appropriate space for our new equipment, we are requesting the surplus of the following equipment which will be donated or disposed of upon delivery of our new equipment:

Pole Vault Pit – Qty. 1  
High Jump Pit – Qty. 2

Regards,

Jeff Roberts

APPRAISAL OF

Seaside School District Property  
East of 840 17<sup>th</sup> Avenue  
Seaside, OR 97138  
Clatsop County Parcel 61015BC tax lot 2500  
JD24-12-01

PREPARED FOR

Susan Penrod, Superintendent  
Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, OR 97138

PREPARED BY:

Donnerberg Enterprises, LLC  
John V. Donnerberg, MAI  
22542 E Brightwater Way  
Rhododendron, OR 97049

DATE OF VALUE

September 23, 2024



**DONNERBERG ENTERPRISES, LLC**

*Real Property Appraisal Services*

22542 E Brightwater Way  
Rhododendron, OR 97049

Phone (503) 936-5129

John@Donnerberg.com

September 26, 2024

Susan Penrod, Superintendent  
Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, OR 97138

Re: Seaside School District Property  
East of 480 17th Avenue Seaside, OR 97138  
Clatsop County Parcel 61015BC tax lot 2500  
JD24-12-01

Dear Susan Penrod,

In accordance with your request, I have completed an appraisal to estimate the market value of the above-referenced subject property. It is my opinion, based on an investigation and analysis of the available data, that the value of the subject property as of September 23, 2024, is:

**THREE HUNDRED SEVEN THOUSAND DOLLARS**  
**\$307,000**

This appraisal has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Standards Board (ASB). Further, the report is also subject to the requirements of the Code of Professional Ethics and Standards of Professional conduct of the Appraisal Institute. The value as reported is subject to all Assumptions and Limiting Conditions presented in the attached report. This appraisal was developed for decision making purposes and potential property disposal by Seaside School District. Any other use of this report without written permission from the appraiser is prohibited.

Respectfully Submitted,

John V. Donnerberg, MAI

Oregon Certification C000554



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## SUMMARY OF SALIENT FACTS

<b>Owner</b>	Seaside School District 2600 Spruce Drive, Suite 100 Seaside, OR 97138
<b>Owner Representative</b>	Susan Penrod, Superintendent Seaside School District 2600 Spruce Drive, Suite 100 Seaside, OR 97138 (503) 738-5591 spenrod@seasidek12.org
<b>Property Location</b>	East of 480 17th Avenue Seaside, OR 97138
<b>Assessor's Parcel No. (APN)</b>	10245, Clatsop County
<b>Map and Tax</b>	06N-10W15BC tax lot 2500
<b>Site Area</b>	0.47-acres or 20,473 square feet per Clatsop County Assessor office
<b>Zoning</b>	R2, City of Seaside (medium density residential)
<b>Existing Use</b>	Vacant
<b>Highest and Best Use</b>	Detached residential including potentially duplex or cluster house formats
<b>Date of Inspection</b>	September 23, 2024
<b>Date of Value</b>	September 23, 2024
<b>Date of Report</b>	September 26, 2024
<b>Value Estimate</b>	\$307,000 (rounded)

## ASSUMPTIONS AND LIMITING CONDITIONS

1. The property description used in this report is assumed to be reasonably correct.
2. No survey of the property has been made by the appraiser and no responsibility is assumed in connection with such matters. Maps in this report are included only to assist the reader in visualizing the property. Property dimensions and size should be considered as approximate.
3. No responsibility is assumed for matters legal in character or nature. No opinion is rendered as to title, which is assumed to be good and marketable. All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, having responsible ownership and competent management.
4. I have examined the property described herein exclusively for the purposes of identification and description of the real property. The objective of my data collection is to develop an opinion of the highest and best use of the subject property and make meaningful comparisons in the valuation of the property. The appraiser's observations and reporting of the subject improvements are for the appraisal process and valuation purposes only and should not be considered as a warranty of any component of the property. This appraisal assumes (unless otherwise specifically stated) that the subject is structurally sound, and all components are in working order.
5. Information furnished by others is assumed to be true, correct and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
6. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is appraised as though under responsible ownership and competent management.
7. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover them.
8. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. No environmental impact studies were either requested or made in conjunction with this appraisal, and the appraiser hereby reserves the right to alter, amend, revise, or rescind any of the value opinions based upon any subsequent environmental impact studies, research, or investigation.
9. It is assumed that there is full compliance with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the appraisal report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined and considered in the appraisal report.
11. It is assumed that all required licenses, consents, or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
12. The appraiser will not be required to give testimony or appear in court because of having made this appraisal, with reference to the property in question, unless arrangements have been previously made therefore.



13. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with properly written qualification and only in its entirety.
14. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of the appraiser. Nor shall the appraiser's, firm, or professional organizations of which the appraiser is a member be identified without written consent of the appraiser.
15. The Client is the party or parties who engage an appraiser (by employment contract) in a specific assignment. A party receiving a copy of this report from the client does not, as a consequence, become a party to the appraiser-client relationship. Any person who receives a copy of this appraisal report as a consequence of disclosure requirements that apply to an appraiser's client, does not become an intended user of this report unless the client specifically identified them at the time of the assignment. The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
16. Acceptance of and/or use of this appraisal report constitutes acceptance of the foregoing assumptions and limiting conditions.



## STATEMENT OF EXTRAORDINARY ASSUMPTIONS

### EXTRAORDINARY ASSUMPTION

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

Source: USPAP 2020/21 Edition

It is noted, the use of an Extraordinary Assumption might have an effect on the assignment results.

### Extraordinary Assumptions:

None.



## STATEMENT OF HYPOTHETICAL CONDITIONS

### HYPOTHETICAL CONDITION

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Source: USPAP 2020-2021 Edition

It is noted, the use of a Hypothetical Condition might have an effect on the assignment results.

### Hypothetical Conditions:

None.



## GENERAL CONSIDERATIONS

### Exposure Time

The value estimated for the subject assumes an exposure time of 12 to 24 months. The concluded exposure time estimate is based on a review of the marketing times associated with the comparable data identified later in the report.

### Property Rights Appraised

The property rights appraised represent the unencumbered fee value associated with the subject site. The fee value represents the fee simple interest of all future benefits that may be derived from the property's present or possible future use. The property rights appraised are valued under the extraordinary assumptions and hypothetical conditions identified earlier in the report.

### Purpose and Intended Use of Appraisal

The purpose and intended use of the appraisal is to aid the client in determining the subject property value for future disposal purposes.

### Client and Intended User

The client is Susan Penrod, Superintendent of Seaside Public School District. The intended users of this report include all staff associated with Seaside Public School District.

### Reporting Option

This document has been presented as an *appraisal report* as identified in the 2024 of the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Standards Board.

### Definition of Market Value

According to the Dictionary of Real Estate Appraisal (6<sup>th</sup> Edition), market value is defined as: "The most probably price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."



## SCOPE OF THE APPRAISAL

The scope of the appraisal assignment includes a physical inspection of the subject property and a review of the surrounding neighborhoods. The City of Seaside zoning code was researched to ascertain allowable uses for the subject property. I also interviewed Jeff Flory, Community Development Director, with the City of Seaside regarding potential zone changes and development criteria for the subject site. The location and availability of utilities was confirmed with City of Seaside public works staff.

Comparable transactions were researched through county records First American DataTree, Costar Comps, and RMLS. The sales utilized in this report were personally inspected by John V. Donnerberg, MAI. All comparable sales data was confirmed via buyer or seller. If these individuals were unavailable, reliable third-party sources such as brokers were contacted to ensure the accuracy of the information.

I have not been provided with a Preliminary Title Report, in conjunction with this appraisal assignment. This appraisal assumes that the subject property is generally free from encumbrances which would otherwise alter the following concluded highest and best use analysis.

The following valuation deals primarily with vacant land. Thus, the Sales Comparison Approach is the most meaningful method of valuation and has been the only method of valuation included in this appraisal.

John V. Donnerberg, MAI personally inspected the subject property on September 23, 2024. This date of inspection establishes the date of value for this appraisal.

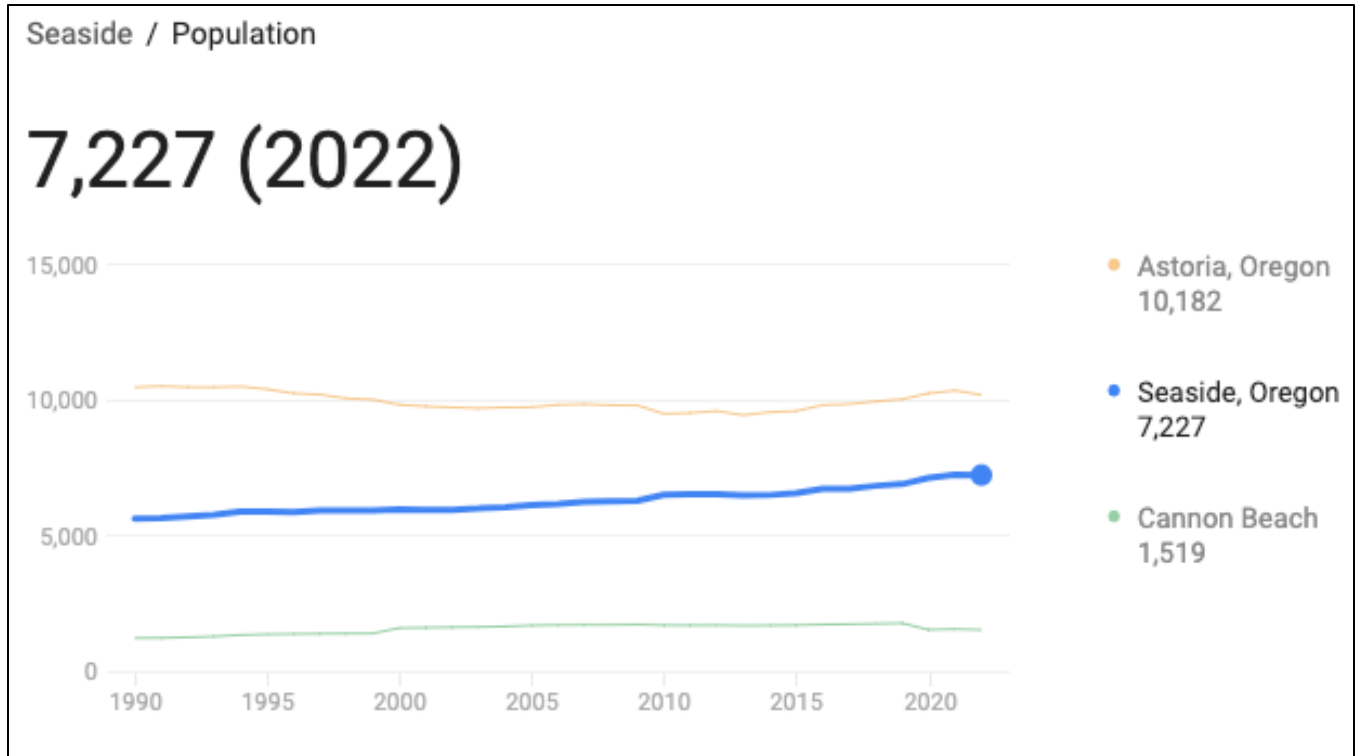
## NEIGHBORHOOD DESCRIPTION



### General Description

The subject property is located in the City of Seaside in Clatsop County. Seaside lies on the edge of the Pacific Ocean, at the southern end of the Clatsop Plains, about 18 miles south of where the Columbia River empties into the Pacific. The city is developed on both sides of the Necanicum River, which flows to the ocean at the city's northern edge. Tillamook Head establishes the southern edge of the city.

The name Seaside is derived from Seaside House, a historic summer resort built in the 1870s by railroad magnate Ben Holladay. The city's population was 6,457 at the 2010 census, but has grown since then as noted below.



Shopping and other retail services are conveniently located along the Highway 101 corridor. While other regional services are located at a variety of locations closer to Astoria which is located about 30 minutes to the north.

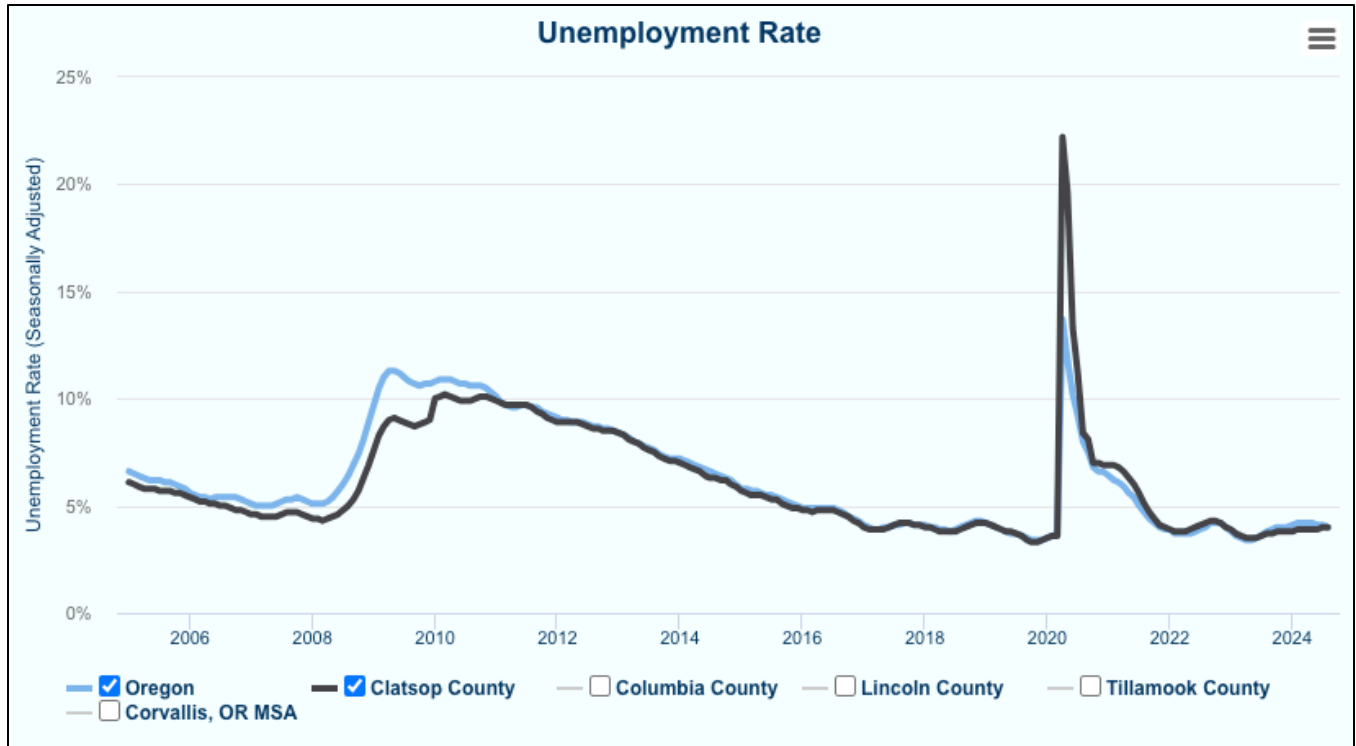
### Employment

Some of the largest employers in Seaside, Oregon include:

- Retail trade: This industry employs 645 people in Seaside.
- Accommodation and food services: This industry employs 484 people in Seaside.
- Construction: This industry employs 266 people in Seaside. [🔗](#)

Other major employers in the area include:

- Georgia Pacific
- Columbia Memorial Hospital
- Providence Seaside Hospital
- Management Training Corporation
- State of Oregon
- U.S. Coast Guard
- Fred Meyer
- Safeway
- Steve Martin Management [🔗](#)



Clatsop County Unemployment, Source: Oregon Employment Department

**Hospitals**

Two hospitals serve Clatsop County: Columbia Memorial Hospital, located in Astoria, has 49 beds and 231 employees. It is designated as a Level II Trauma Center. Providence Seaside Hospital, located in Seaside, has 34 acute care beds, 22 extended care beds, and 188 employees. Both hospitals have 24-hour emergency rooms, helicopter landing pads, and a wide variety of services.

**Schools**

The subject property is in the attendance area of the Seaside School District. Schools include Pacific Ridge Elementary, Seaside Middle School, and Seaside High School. Most school facilities have been located out of the Tsunami zone in recent years with newer facilities located about 1 mile southeast of the subject.

**Nearby Development Trends**

The subject property is in an area predominantly zoned for single-family residential development. Neighborhood trends include a potential re-development of the former Seaside Highschool just north of the subject. This involves a 12-acre private development opportunity with a total area of about 12 acres. The Seaside School District sold the former high school property for a reported price of \$3.2 million dollars, or about \$266,666 per acre in late 2021. Due to the size of this sale parcel, the transaction has not been helpful in establishing the value of the subject site. While specific plans have not been disclosed, neighborhood area market participants anticipate a mix of single and multifamily proposals with speculative potential for mixed commercial uses.



The former Seaside High School was the last of school district properties sold after a new school campus was built outside the tsunami inundation zone.

### Summary

Overall, the subject property is in a desirable residential area on the north end of the Seaside commercial district along highway 101. The property is zoned for medium density residential uses and won't benefit from the high volume of traffic along its east frontage. The surrounding area includes a mix of residential and commercial uses with commercial uses primarily located along the adjacent highway frontage.

Steady population growth along with stable employment will continue to support modest residential development trends. The future actions of the adjacent former high school site developer will have an influence on the highest and best use of the property. Conversations with Jeff Flory of Seaside Planning suggest that the subject will be limited to a residential use due to established land use patterns in the vicinity. The undetermined nature of the adjacent 12-acre development tract may open future options, however these are speculative as of this writing.



# GENERAL PROPERTY INFORMATION

## Owner

Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, OR 97138

## Owner Representative

Susan Penrod, Superintendent  
Seaside School District  
2600 Spruce Drive, Suite 100  
Seaside, OR 97138  
(503) 738-5591  
spenrod@seasidek12.org

## Property Address

East of 840 17th Avenue  
Seaside, OR 97138

## Legal Description

Clatsop County Assessor’s Parcel Number: 10245

## Assessment Data

The subject property is in the assessment jurisdiction of Clatsop County. Clatsop County indicates the following assessed values for the subject components for the tax year 2024:

APN	Land	Improvements	Total	Taxes
10245	\$ 371,910	\$ 0	\$ 371,910	\$ Exempt*

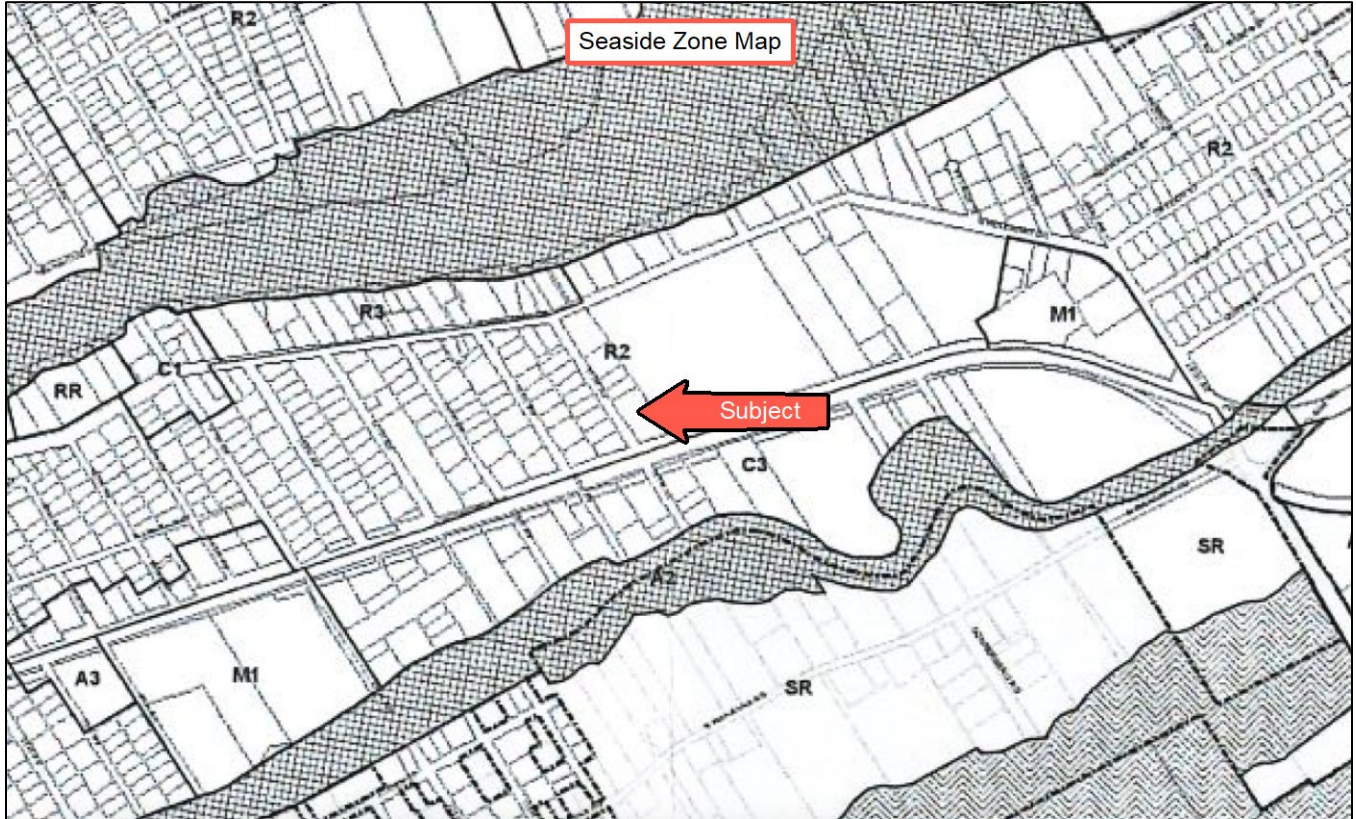
\*due to public ownership

## Site Area

20,473 square feet or approximately 0.47-acres, according to Clatsop County Assessor records.

### Zoning Characteristics

The subject property is located within the zoning jurisdiction of the City of Seaside. The following exhibit identifies the subject property as being within the City's R2 zone. This has been confirmed with Jeff Flory, Planning Director with the City of Seaside.



R2 Zone Classification**Section 3.030 R-2 RESIDENTIAL MEDIUM DENSITY**

**Section 3.031 Purpose.** To provide for moderately dense housing with a maximum density of 10 dwelling units per net acre - basically a single family zone with limited multiple family development.

**Section 3.032 Outright Uses Permitted.** In the R-2 Zone, the following uses and their accessory uses are permitted outright:

1. Single family dwelling.
2. Two family dwelling or duplex.
3. Flower and vegetable gardens, agricultural crops, orchards and vineyards, horticultural collections, nursery stock; but excluding any sign or structure for the purpose of the sale of any product, commercial green houses, commercial farm buildings, or the keeping of non-domestic animals and poultry.
4. Sign subject to provisions in the Seaside Sign Code, Ordinance No. 88-2.
5. Dish antennas subject to provisions in Section 4.028.
6. Family Care.
7. Residential Home Care.
8. Family Day Care Provider
9. Residential Home
10. Residential Facility
11. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
12. Accessory Dwelling Unit (see general and specific provisions in Article 4).

**Section 3.035 Standards.** In the R-2 Zone, the following standards apply:

1. Lot Size: Lot area shall be a minimum of 5,000 square feet, and shall not be less than 7,500 square feet for a duplex. Individual units of a duplex may be sold independently, in that case, the minimum lot area for each unit shall be 3750 square feet. Lot width shall have an average width of at least 50 feet. Where duplex units are sold independently, the lot width shall have an average width of at least 32.5 feet. Average lot depth shall be at least 100 feet. (ORD. No. 99-05)(ORD. No.2001-15)

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2. Density: The overall density on any parcel shall not exceed 10 dwelling units per net acre.

3. Front Yard: A front yard shall be 20 feet.

4. Side Yard: A side yard shall be at least five feet except on corner lots, a side yard abutting the side street shall be at least 10 feet. Side yard requirements do not apply to the common property line separating duplexes developed in accordance with the zero lot line setback provisions in Section 5.070. (ORD. No. 99-05)

5. Rear Yard: A rear yard shall be at least 15 feet, except accessory buildings may extend to within five feet of a rear property line.

6. Height Restriction: Maximum height of a structure shall not exceed 35 feet.

7. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 40 percent of the total area of the lot.

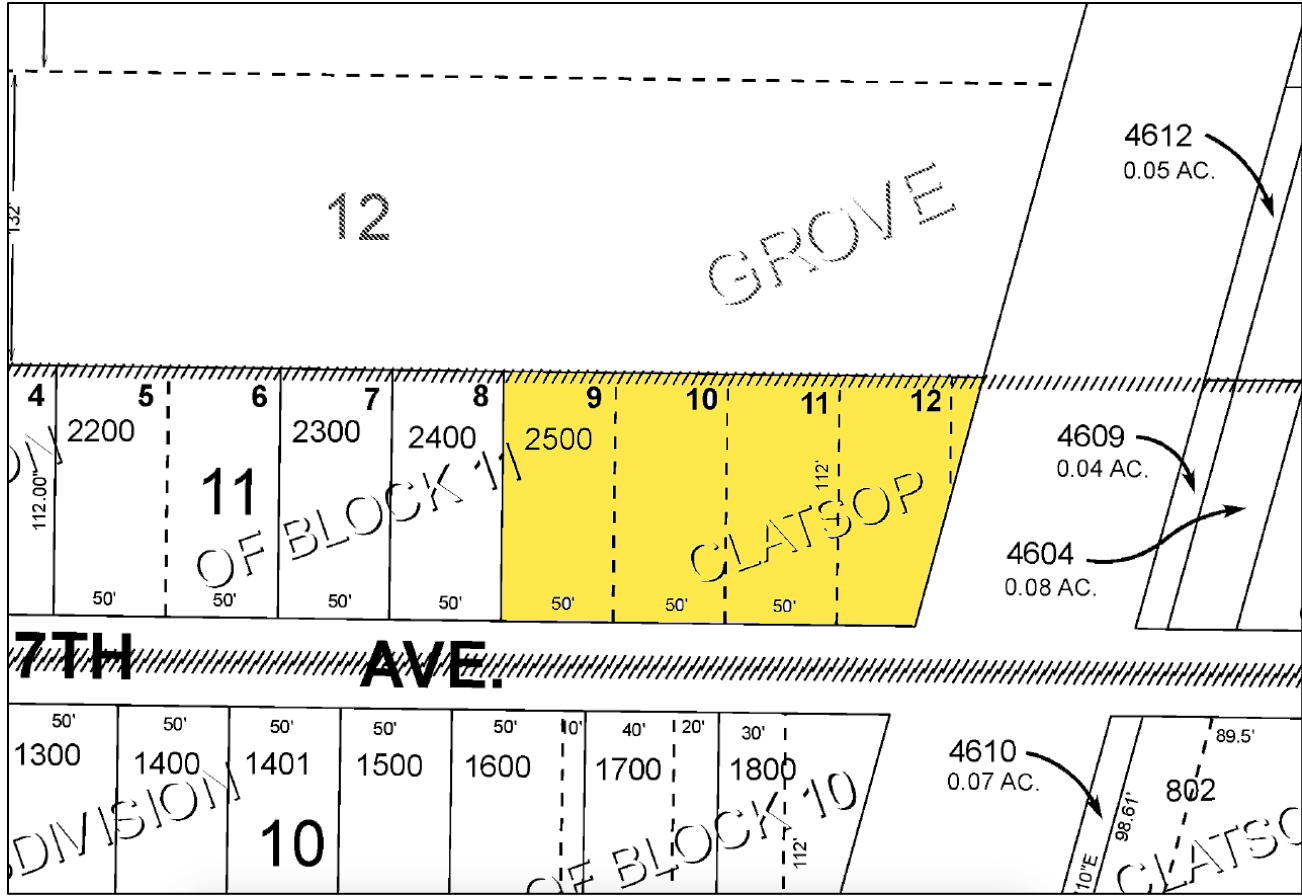
8. Off-Street Parking: As specified in Section 4.100.

9. All uses shall comply with other applicable supplementary provisions in Article 4.

**Sales History**

There have been no recent market transactions involving the subject property in the last five years. See earlier discussion regarding the sale of the adjacent School District lands.

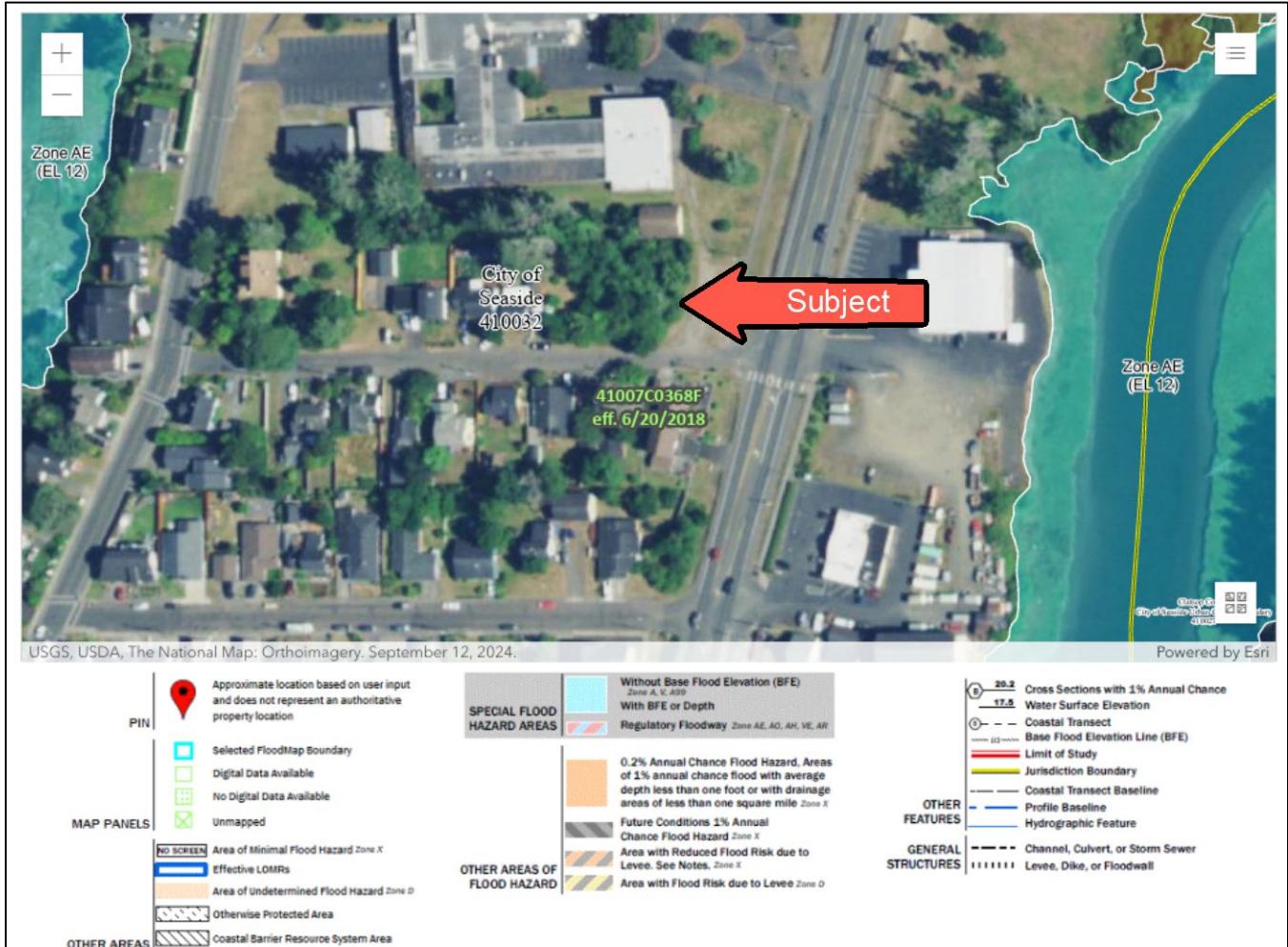




**Topographic and Floodplain Characteristics**

The subject property consists of a mostly level site roughly at grade with the surrounding public road right of ways. The existing road frontage along 17<sup>th</sup> Avenue consists of a paved surface with no formal sidewalk or curb. The frontage along Highway 101 is a roughly improved area which has not been improved with sidewalks or curbs.

The subject property lies outside of the delineated FEMA 100-year flood plain as noted in the following exhibit.



**Existing Use**

The subject property is currently unimproved. The property has roughly maintained road frontages as mentioned above. Future development of the property may require additional road frontage improvements, particularly along the 17<sup>th</sup> Avenue frontage.

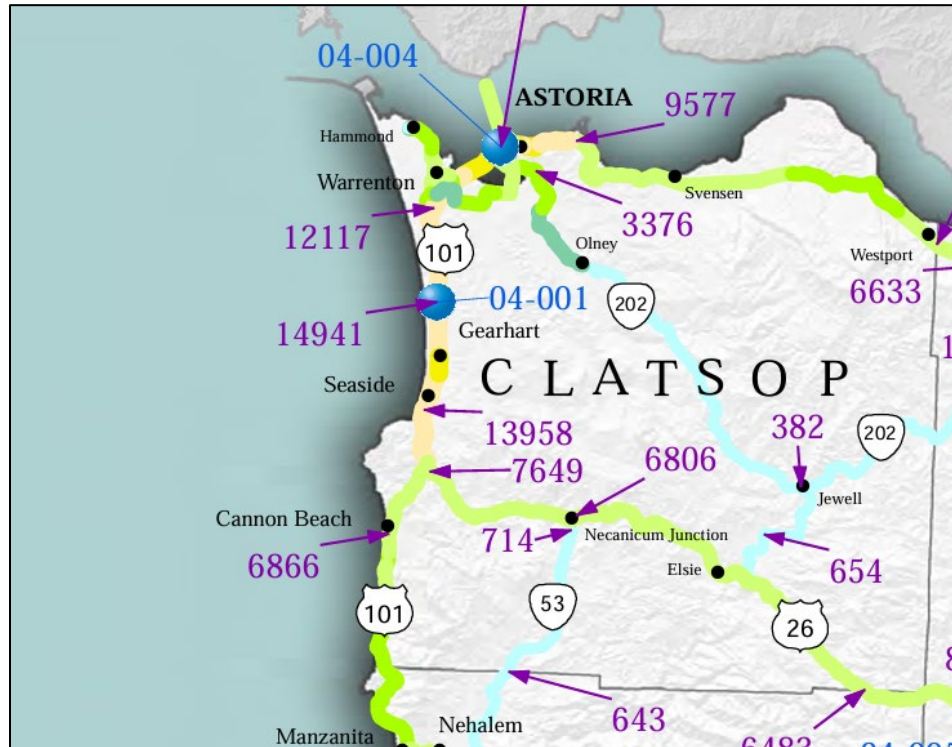
**Utilities**

I have discussed the potential for public sewer and water services at the subject site with Wendy, Utility Clerk at the City of Seaside. She indicated that the property has access to existing sewer and water both located within the 17<sup>th</sup> Avenue right of way. I was unable to obtain a map or diagram of the existing water infrastructure.

**Existing Encumbrances**

I have not been provided a preliminary title report in conjunction with this appraisal assignment. This appraisal assumes that the property is generally free from encumbrances which would otherwise alter the following highest and best use conclusions. I observed no evidence of existing encumbrances during my site inspection.

### Traffic Counts



Subject area traffic counts: Source ODOT 2020 GIS data

### Summary

The subject property consists of a level, 20,473 square foot residentially zoned parcel located along a relatively busy state highway. The south boundary of the property is formed by a quiet neighborhood street allowing for relatively convenient access to any future residential improvement. The site is located outside of the 100-year floodplain, according to FEMA documentation. While the zoning limits the site to residential use, the adjacent traffic volume results in a negative influence on the overall residential capability of the property. As noted on the above ODOT traffic count exhibit, the site is exposed approximately 15,000 cars per day at its east boundary.

While the property has enough size to effectively mitigate (or buffer) the adjacent traffic nuisance, zoning limitations prevent any form of future commercial opportunities on the site. The property is located adjacent to a relatively large holding purchased by TM Development, LLC. I have been unable to identify specific plans for the relatively large surrounding ownership. The area is zoned for residential uses in a similar pattern as the subject site. Regardless, the future development plans associated with the adjacent ownership will have significant influence on the future development potential of the subject property. Further, the subject property represents a potential assemblage target.

## HIGHEST AND BEST USE

The highest and best use is defined as: The reasonable and probable use that supports the highest present value of vacant land or improved property as of the date of appraisal. As defined, the highest and best use must be reasonably probable, legally and physically possible, as well as financially feasible.

A complete highest and best use discussion requires consideration of the six major influences detailed under USPAP 1-3 (a).

1. Existing land use regulations.
2. Probability for modification of land use regulations.
3. Economic demand.
4. Physical adaptability of the real estate.
5. Neighborhood trends.
6. Highest and Best Use of the real estate.

The highest and best use analysis must begin under the assumption that the land is vacant and available for development to its highest and best use. Under standard appraisal rules, the analysis must be developed to “recognize that land is appraised as though vacant and available for development to its highest and best use and that the appraisal of improvements is based on their actual contribution to the site.” (USPAP 1-3 (b))

### Existing and Future Land Use Regulations

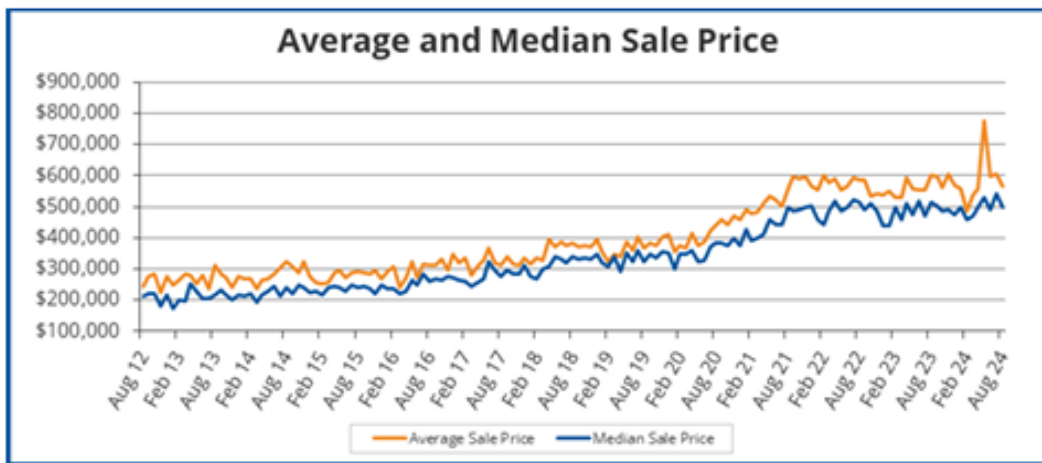
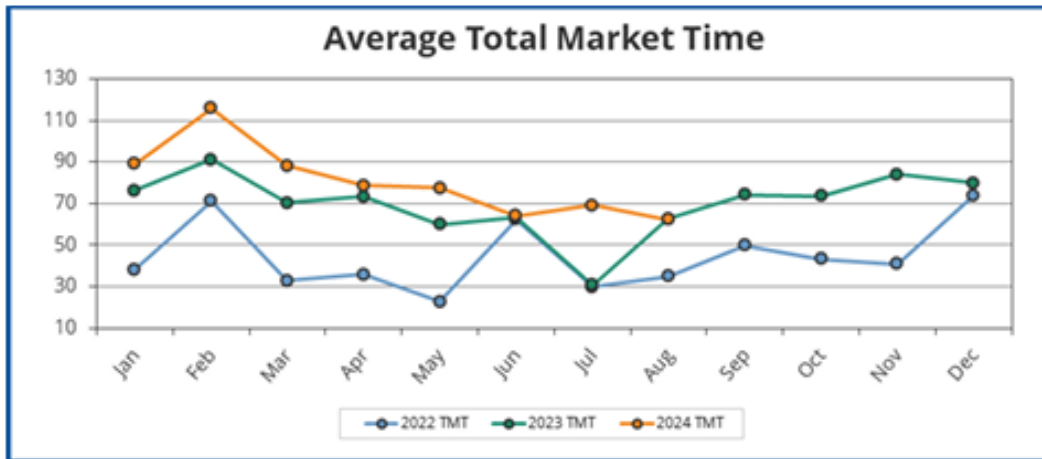
The R2 zone allows for single-family residential development on lands that can support such activities. Given the consistent nature of surrounding parcels and the city’s comprehensive plan, the R2 zone represents the most likely zone in the foreseeable future. I have discussed the potential for a zone change to a more commercially oriented zone classification with Seaside Planner, Jeff Flory. He notes the consistent nature of the neighboring property zoning and said that spot zoning to a commercial use would not be likely.

### Economic Demand

Economic demand for single-family residential development in the surrounding North Coast market is stable. Marketing times area stable at just under 70 days, while median sale prices have slightly increased over the last 12 months.



## North Coastal Counties August 2024 Reporting Period



Source: RMLS Market Action, North Coast, August 2024 Reporting Period



### **Physical Adaptability**

As introduced earlier, the subject property is well suited to a potential residential development. Given the property's location near a busy state highway, a row house or cluster style development would allow the site configuration to have a buffer of land between the homes and the east property frontage.

### **Neighborhood Trends**

The subject property is surrounded by a variety of residential development and the former Seaside Highschool site. See earlier comments regarding the future use of this site. The remainder of the area is mostly older residential with commercial uses east of Highway 101.

### **Highest and Best Use of the Real Estate**

The highest and best use of the subject property is concluded to be for a single-family residential development.

## VALUATION COMMENTS

There are three classic approaches that can be used in estimating a value for a given parcel of real estate. These methods are the Sales Comparison Approach, the Income Capitalization Approach and the Cost Approach.

The Sales Comparison Approach is a method whereby the value for a given property is estimated through a comparison process with other similar properties that have recently sold. The sale prices are adjusted for differences including the element of time, physical characteristics, and condition. The Sales Comparison provides a reliable value indication given the availability of adequate sales data.

The Cost Approach is a method whereby the replacement cost of the improvements is estimated. The estimated cost new is then charged for depreciation including physical deterioration, plus functional and economic obsolescence. The value of the underlying site is then added to this figure, resulting in an overall value indication for the property being appraised. The subjectivity of the depreciation estimate tends to increase with the age of the improvements. The Cost Approach is therefore most reliable when dealing with newer properties.

The final method is the Income Capitalization Approach. This method is generally applicable to commercial and investment properties that are capable of producing a rental income. This process first involves the estimation of the economic rent the property is capable of producing. The appropriate expenses are then deducted, resulting in an estimate of net operating income. The income is then capitalized with an overall rate, resulting in the final value estimate.

In the case of the subject property, the primary assignment is to conclude a land value. Although I have considered all three approaches to value, the Sales Comparison Approach is typically the most direct method of arriving at a land value. In this case, it is the only method employed in arriving at my conclusion of land value.



## SALES COMPARISON APPROACH

The subject property is located in the City of Seaside; however, due to limited volumes of relevant transaction data, I have explored potential market indicators from the nearby communities of Warrenton and Hammond. Of the available data, the following transactions have been most helpful in arriving at a concluded subject value associated with the subject property.

Comparable Land Sales									
Sale	Location	Date	Price	Area (SF)	Units	Unit price /SF	Price per DU	Zone	Comments
1	1340 13th Ave, Seaside	5/11/2023	\$ 170,000	9,583	2	\$ 17.74	\$ 85,000	SR, Seaside	Land purchased to develop 2 new homes. Utilities in street. Quiet gravel road.
2	1715 N Holladay Street, Seaside	7/28/2020	\$ 300,000	18,450	3	\$ 16.26	\$ 150,000	R2, Seaside	Land developed into 3 SFR parcels. East lot currently improved with new home listed at \$699,000. Quiet paved street with all utilities.
3	2080 N Roosevelt Drive, Seaside	8/6/2024	\$ 215,000	14,375	N/A	\$ 14.96	N/A	R2, Seaside	Land purchased in 2021 in anticipation of new commercial use. Planning issues prevented commercial use. Sold to surrounding developer for inclusion in large planned mixed use project.
4	719 S Main Ave, Warrenton	5/5/2022	\$ 160,000	13,504	5	\$ 11.85	\$ 80,000	CMU, Mixed use, Warrenton	Proposed 5 unit cluster house development. Water and sewer in street. Variance granted to avoid street improvements on north boundary.
5	88 SW 2nd Street, Warrenton	7/12/2022	\$ 148,000	15,682	N/A	\$ 9.44	N/A	RH, Multifamily, Warrenton	Opportunity purchase with no specific development plans. Potential apartment site.
				Min		\$ 9.44			
				Max		\$ 17.74			
				Average		\$ 14.05			

### SALE DISCUSSION

#### Sale No. 1 – 1340 13<sup>th</sup> Avenue, Seaside, May 2023, \$170,000

This transaction consists of a level parcel of residentially zoned ground located east of Highway 101 in Seaside. The property is situated along a roughly maintained gravel road and has since been improved with two newer single-family residences. The property had access to municipal utilities within the street right of way at the time of sale. Terms of the sale involved a cash consideration after being listed for approximately 374 days. The 0.22-acre site had an initial asking price of \$299,000 which was substantially reduced prior to the current transaction.

#### Sale No. 2 – 1715 N Holladay Street, Seaside, July 2020, \$300,000

This transaction involved a three-parcel purchase which was ultimately re-subdivided and partially improved with a new single-family residence. The remaining two tax lots are under construction and/or for sale on a build-to-suit basis. Overall, the purchase included a 0.424-acre parcel of land which was zoned R2 under the jurisdiction of the City of Seaside. The property is located along a quiet, paved street and involved a cash consideration after being privately negotiated between the buyer and seller. The property had access to city water and sewer in the adjacent 17<sup>th</sup> Avenue right of way. Tax lot 2102 (the east parcel) has subsequently been improved with a 1,815 square foot single-family home with a current asking price of \$699,000.

**Sale No. 3 – 2080 N Roosevelt Drive, Seaside, August 2024, \$215,000**

This transaction involves a two-tax lot purchase with a combined area of 14,375 square feet. The property is surrounded on three sides by an adjacent parcel, which was formerly the Seaside High School campus. The adjacent lands are reportedly under consideration for future development. The transaction parcel was originally purchased by the owners of a local Papa Murphy's pizza franchise in anticipation of relocating the business to this site. After researching the zoning potential of the property, the sellers in this most recent transaction opted to sell the parcel to the surrounding development ownership. The property is zoned R2 under the jurisdiction of the City of Seaside, which calls for a variety of medium density single-family housing formats. Terms of the most recent transaction involved a cash consideration after being independently negotiated between the buyer and seller. The property is mostly level and at grade with the adjacent Highway 101 street right of way. The land has good potential to be incorporated into the future re-development of the former Seaside Highschool campus.

**Sale No. 4 – 719 S Main Avenue, Warrenton, May 2022, \$160,000**

This transaction involves an "L" shaped parcel of land located in Warrenton. The property is situated along the main north/south route through Warrenton. The 0.31-acre parcel is under city planning consideration for a proposed five-unit cluster housing development. During the application process, the City of Warrenton granted a variance to avoid future street improvements along the north boundary. Water and sewer are in the adjacent street right of ways. The property is zoned CMU under the jurisdiction of the City of Warrenton. Despite the mixed-use zoning potential of the property, the owner has chosen to develop a series of residential improvements. Terms of the sale involved a cash consideration after being listed for seven days on the market.

**Sale No. 5 – 88 SW 2<sup>nd</sup> Street, Warrenton, July 2022, \$148,000**

This transaction involves a level parcel of multi-family zoned land in the City of Warrenton. The property was purchased on a speculative basis with no specific plans for the development of the site. The property has established frontage improvements along its west and south boundaries. The site has municipal utilities located within the adjacent street right of way. The property is located on a quiet corner of a predominantly residential neighborhood; however, the property ownership to the east is the City of Warrenton's Public Works facility which functions as a quasi-industrial land use. Terms of the transaction involved a cash consideration after being listed for only 2 days with Julia Raditz of Totem Properties.

**ADJUSTMENTS**

Before further discussion, I have first considered the elements of financing terms, conditions of sale and potential time adjustments.

**Terms**

All sales included cash, or cash equivalent considerations. As such, no adjustment is deemed necessary for cash equivalency.

**Time (Market Conditions)**

The comparable sales range back in time to July 2020; however, most of the sales are more current, occurring between May 2022 and August 2024. I have not been able to identify a relevant sale/re-sale example that could adequately demonstrate a potential time adjustment calculation. Broader RMLS data suggests moderate to stable pricing in the Seaside residential category. As such, I have avoided a direct time adjustment calculation relative to each of the sales. Overall, the age of each of the transactions has been considered in the following bracketing analysis.

**ANALYSIS**

Sale 1 is located on a quiet residential street in the east portion of Seaside. This transaction was purchased to be developed with two single-family residential structures demonstrating a unit price of \$17.74 per square foot overall. The property is relatively small which generally has an inflating effect on the unit price. This is somewhat offset by the unimproved road status. The sale is relatively current. Given its small size, it establishes the upper end of potential range for unit pricing for the subject property.

Sale 2 is located approximately one block west from the subject property and is the closest transaction to the subject site. Despite the close proximity, this transaction lacks the negative influence associated with Highway 101 traffic. This property was purchased to divide into three single-family homesites. Overall, the property shares similar size and configuration characteristics with the subject. The property generally offers the same development potential as the subject site except for the subject's traffic influence. This transaction is the most dated sale considered in this appraisal. Despite a modest amount of potential market appreciation since the sale date, this transaction overstates the appropriate unit value of the subject property due to its quiet location away from Highway 101 traffic influence.

Sale 3 is located approximately two blocks north of the subject site along the west side of Highway 101. This transaction represents an infill parcel, which is surrounded by portions of the former Seaside High School campus. The property is mostly level and at grade with the adjacent Highway 101 frontage. Conversations with the sellers in this transaction indicate that they intended to construct a Papa Murphy's pizza restaurant on the site. After discussing development plans with the City of Seaside Planning Department, they realized that the site is not suitable for the intended commercial use. The property was then sold to the surrounding landowner at the demonstrated sale price of \$215,000 or \$14.96 per square foot.

The property is zoned R2 under the jurisdiction of the City of Seaside. Utilities are available nearby. Specific plans for the property are not known as of this writing; however, it is likely that the parcel will be incorporated into the surrounding development when that occurs. Overall, this transaction is highly comparable to the subject in that it can easily be assembled into the neighboring redevelopment parcel. It shares similar zoning potential and highway influence. The property transaction is very current occurring in August 2024. The sale demonstrates a unit price of \$14.96 per square foot, roughly approximating the appropriate unit value of the subject site.

Sale 4 is located in the competing Warrenton market area. The property had a flag lot configuration and was purchased to accommodate a cluster housing development which is similar to the format anticipated for the subject site. Regardless, the sale is located in a secondary market area when compared with the Seaside market and understates the appropriate unit value of the subject site.

Sale 5 was purchased on a speculative basis demonstrating an overall unit price of \$9.44 per square foot. Despite the high-density residential zoning capability of the property, no specific plans were identified for the transaction parcel. The purchase represents an opportunity sale with a lower listing price than may have been otherwise achieved. As such, this sale understates the appropriate unit price of the subject site.

**Conclusions**

The subject property consists of a level, buildable parcel sharing development characteristics with several of the above transactions. The subject suffers from negative influences associated with the nearby Highway 101 traffic; however, the site is a level and serviceable parcel when considering residential construction activities. The property has a good likelihood of being purchased and redeveloped in conjunction with the surrounding school campus site. The assemblage value of the property is supported by the standalone development pricing noted above. With primary weight placed on Sales 2 and 3 and secondary weight placed on the remaining transactional data, I arrive at a concluded unit price for the subject site at \$15.00



per square foot. The property has a total area of 20,473 square feet. Thus, I arrive at the following value conclusion for the subject property.

Subject		
Area (SF)	Unit	Concluded Value
20,473	\$ 15.00	\$ 307,095
	<b>RD</b>	<b>\$307,000</b>

As of the subject date of value of September 23rd, 2024. I arrive at the conclusion of value of:

**THREE HUNDRED SEVEN THOUSAND DOLLARS**  
**(\$307,000)**

## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment
- My engagement in this assignment was not contingent upon developing or reporting predetermined result
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice
- The appraiser has made a physical inspection of the property appraised and that the property owner, or their designated representatives, were given the opportunity to accompany the appraiser on the property inspection
- No one else provided significant appraisal, appraisal review, or appraisal consulting assistance to the person signing this certification.
- The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.



John V. Donnerberg, MAI  
Oregon Certification C000554  
Exp. 5/31/26

September 26, 2024

Date

## **ADDENDA**

# SUBJECT PHOTOGRAPHS

Taken September 23, 2024 by John W. Donnerberg, MAI



*JD2024-22-1043*

Facing east, viewing subject property as seen from its southwest property corner.



*JD2024-22-1044*

Facing east, viewing subject property street frontage along 17<sup>th</sup> Avenue.

# SUBJECT PHOTOGRAPHS

Taken September 23, 2024 by John W. Donnerberg, MAI



*JD2024-22-1045*

Facing north, viewing interior of subject property as seen from south boundary.



*JD2024-22-1046*

Facing north, viewing subject property street frontage along Highway 101.

# SUBJECT PHOTOGRAPHS

Taken September 23, 2024 by John W. Donnerberg, MAI



*JD2024-22-1048*

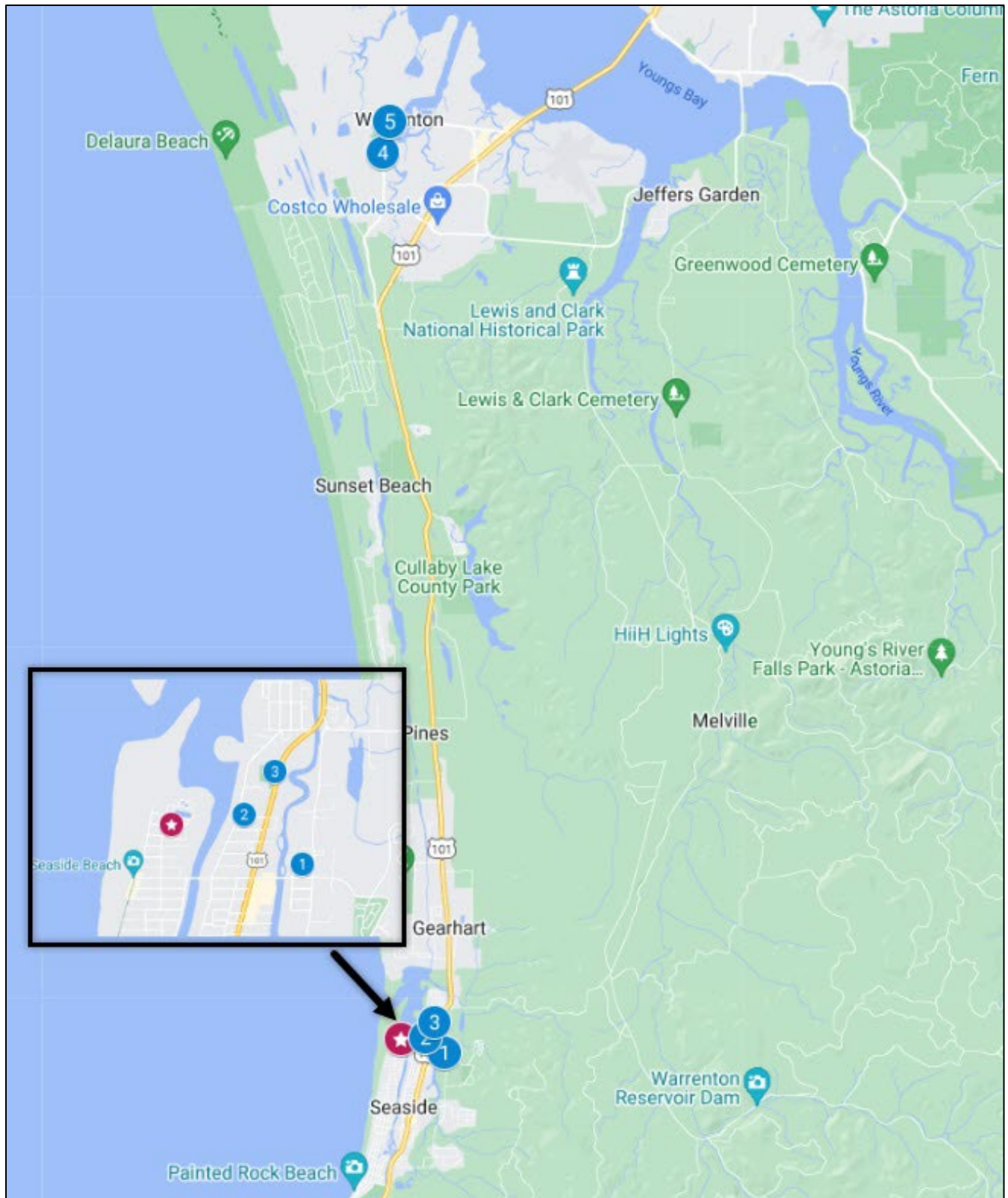
Facing west, viewing subject property as seen from east side of Highway 101.



*JD2024-22-1049*

Facing west, viewing subject property as seen from east side of Highway 101.

# LOCATION MAP OF SUBDIVISION COMPARABLES SALES



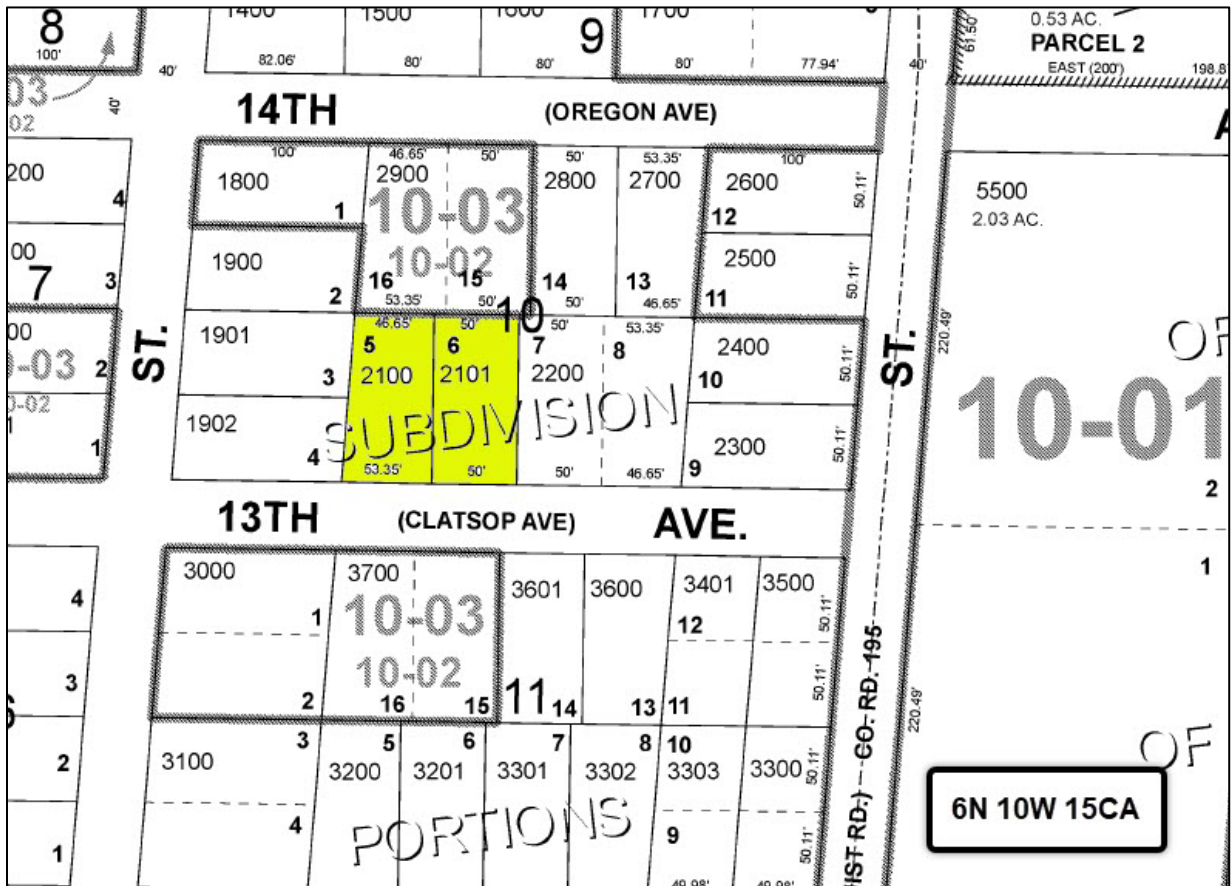
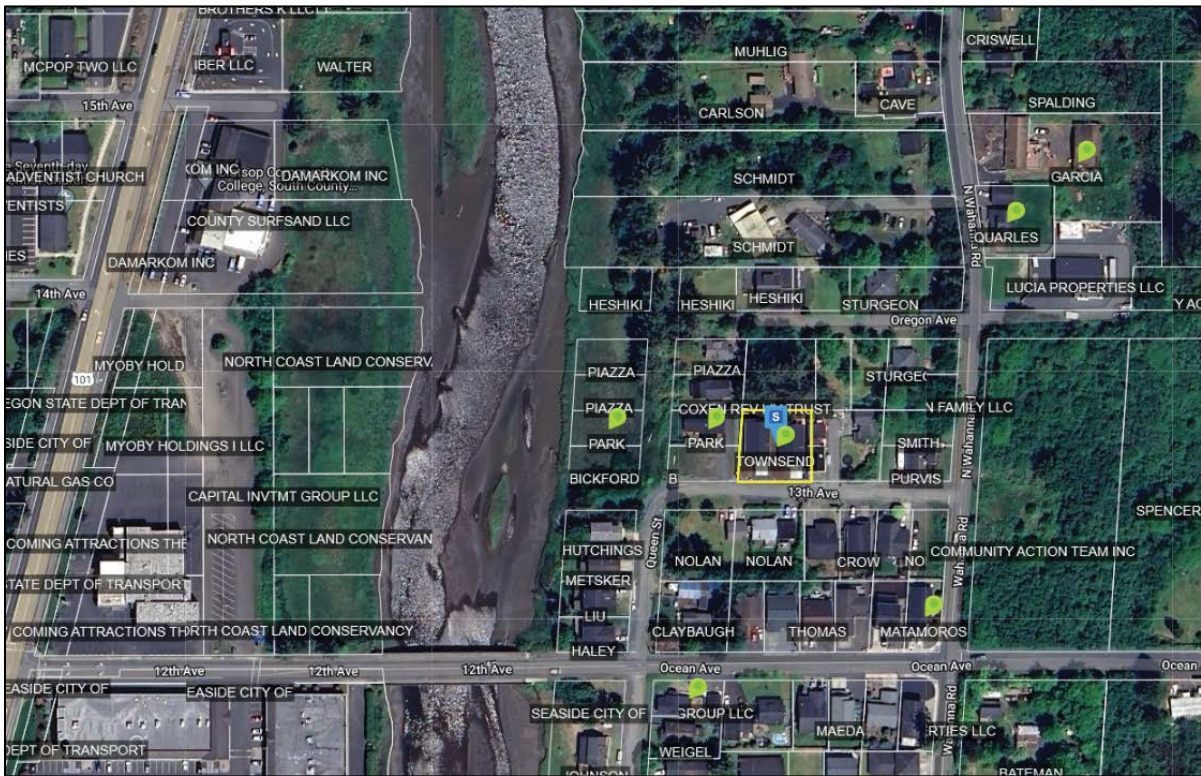
## LAND COMPARABLE NO. 1



JD2024-22-1052

**Location:** 1340 13<sup>th</sup> Avenue, Seaside, OR  
**Map:** 06N-10W15CA tax lots 2100 and 2101  
**APNs:** 10312  
**Zone:** SR, Seaside  
**Site Area:** 9,583 SF  
**Grantor:** Rally Time, LLC  
**Grantee:** Spencer Townsend  
**Sale Date:** May 11, 2023  
**Sale Price:** \$170,000  
**Recording Data:** 2023-2267  
**Unit Price:** \$17.74 per square foot or \$85,000 per dwelling unit  
**Confirmation:** Jennie Morisse, Buyer's Agent (503) 670-9000

**Comments:** This transaction consists of a level parcel of residentially zoned ground located east of Highway 101 in Seaside. The property is situated along a roughly maintained gravel road and has since been improved with two newer single-family residences. The property had access to municipal utilities within the street right of way at the time of sale. Terms of the sale involved a cash consideration after being listed for approximately 374 days. The 0.22-acre site had an initial asking price of \$299,000 which was substantially reduced prior to the current transaction.



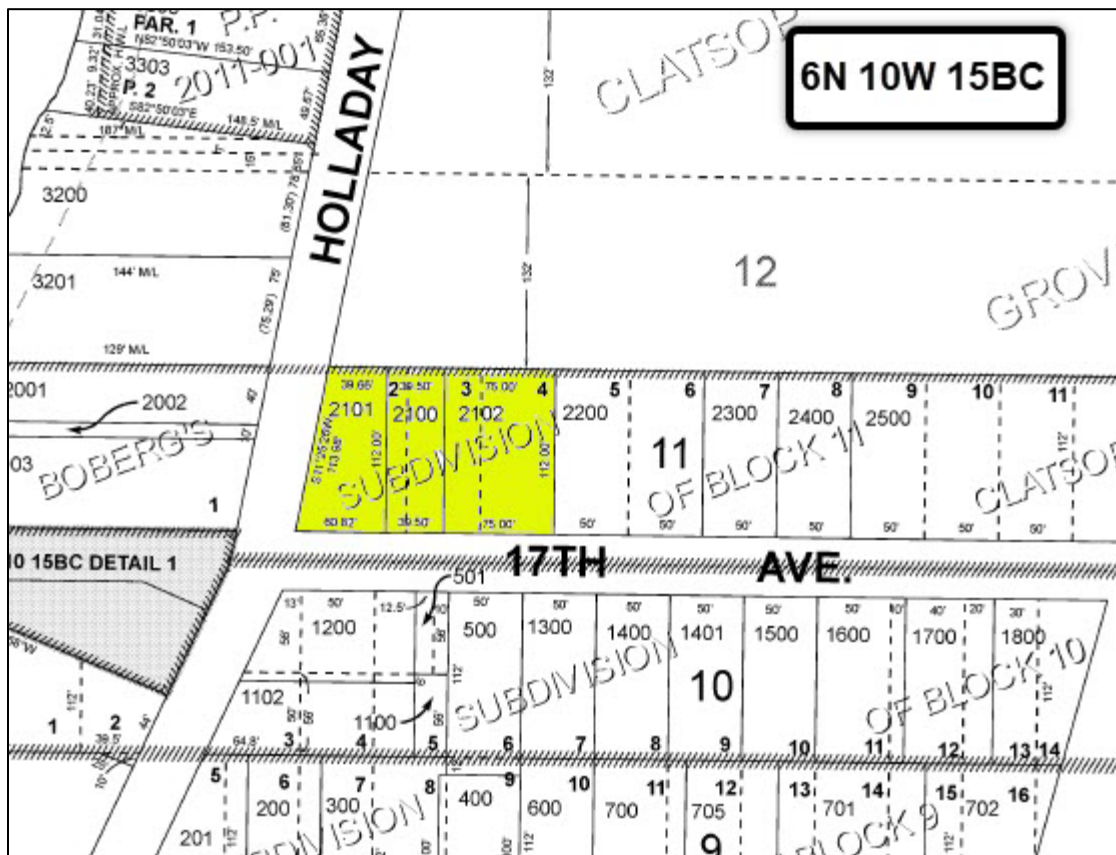
## LAND COMPARABLE NO. 2



JD2024-22-1040

**Location:** 1715 N Holladay Street, Seaside, OR  
**Map:** 06N-10W-15BC tax lots 2101 & 2102  
**APN:** 61507 & 61508, Clatsop County  
**Zone:** R2, Seaside  
**Site Area:** 18,450 SF  
**Grantor:** Melissa M. Mohamed  
**Grantee:** Cronin Investments, LLC  
**Sale Date:** July 28, 2020  
**Sale Price:** \$300,000  
**Recording:** 2020-6275  
**Unit Price:** \$1626 per square foot or \$150,000 per dwelling unit  
**Confirmation:** Dru McCulloch, Listing Agent of current improved parcel (503) 888-6181

**Comments:** This transaction involved a three-parcel purchase which was ultimately re-subdivided and partially improved with a new single-family residence. The remaining two tax lots are under construction and/or for sale on a build-to-suite basis. Overall, the purchase included a 0.424-acre parcel of land which was zoned R2 under the jurisdiction of the City of Seaside. The property is located along a quiet, paved street and involved a cash consideration after being privately negotiated between the buyer and seller. The property had access to city water and sewer in the adjacent 17th Avenue right of way. Tax lot 2102 (the east parcel) has subsequently been improved with a 1,815 square foot single-family home with a current asking price of \$699,000.



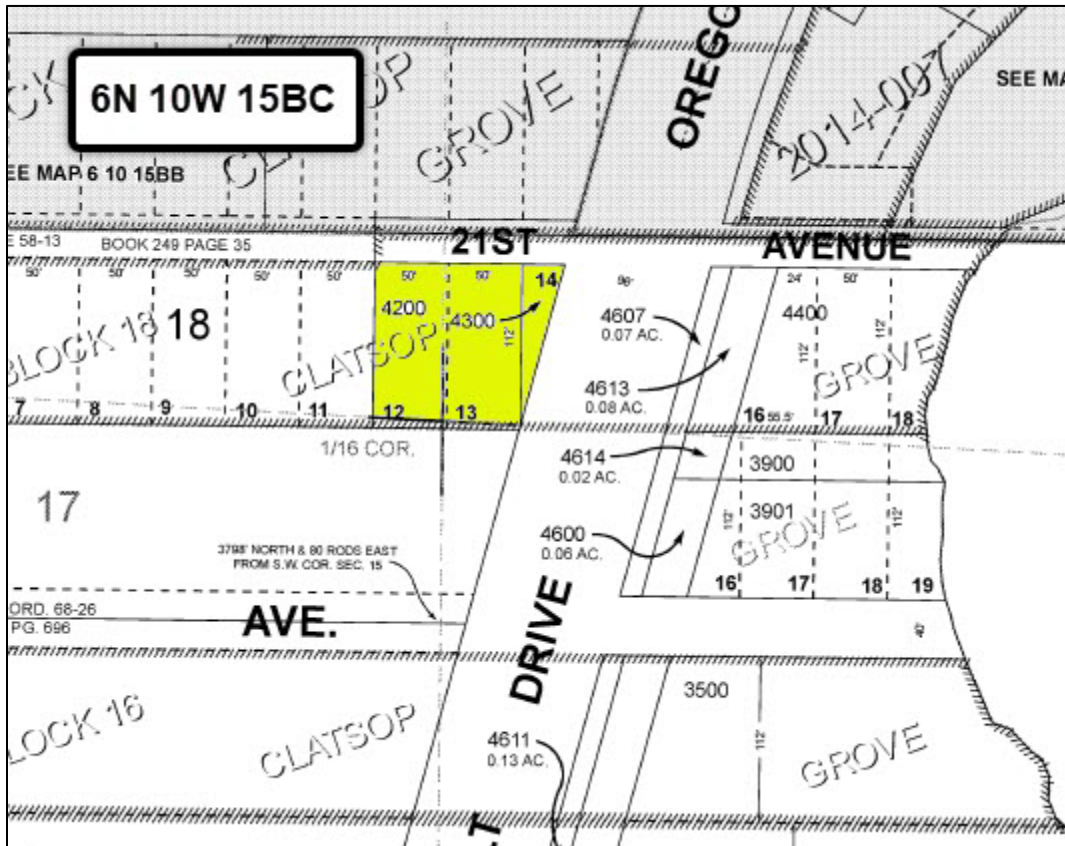
## LAND COMPARABLE NO. 3



JD2024-22-1036

**Location:** 2080 N Roosevelt Drive, Seaside  
**Map:** 06N-10W-15BC tax lots 4200 & 4300  
**APNs:** 10264 & 10266, Clatsop County  
**Zone:** R2, Seaside  
**Site Area:** 14,375 SF  
**Grantor:** Andrew & Ashlee Klumper  
**Grantee:** TM Development, LLC  
**Sale Date:** August 6, 2024  
**Sale Price:** \$215,000  
**Recording:** 2024-4207  
**Unit Price:** \$14.96 per square foot  
**Confirmation:** Ashlee Klumper, Buyer (360) 388-6285

**Comments:** This transaction involves a two-tax lot purchase with a combined area of 14,375 square feet. The property is surrounded on three sides by an adjacent parcel, which was formerly the Seaside High School campus. The adjacent lands are reportedly under consideration for future development. The transaction parcel was originally purchased by the owners of a local Papa Murphy's pizza franchise in anticipation of relocating the business to this site. After researching the zoning potential of the property, the sellers in this most recent transaction opted to sell the parcel to the surrounding development ownership. The property is zoned R2 under the jurisdiction of the City of Seaside, which calls for a variety of medium density single-family housing formats. Terms of the most recent transaction involved a cash consideration after being independently negotiated between the buyer and seller. The property is mostly level and at grade with the adjacent Highway 101 street right of way. The land has good potential to be incorporated into the future re-development of the former Seaside Highschool campus.



## LAND COMPARABLE NO. 4



JD2024-22-1023

**Location:** 719 S Main Avenue, Warrenton, OR  
**Map:** 08N-10W-21DC tax lot 2900  
**APN:** 30826, Clatsop County  
**Zone:** CMU (mixed use), Warrenton  
**Site Area:** 13,504 SF  
**Grantor:** Jeffrey H. Menna  
**Grantee:** Amar Investments, LLC (Rally Time Investments, LLC)  
**Sale Date:** May 5, 2022  
**Sale Price:** \$160,000  
**Recording Data:** 2022-3350  
**Unit Price:** \$11.85 per square foot or \$80,000 per dwelling unit  
**Confirmation:** Jennie Morisse, Buyer's Agent (503) 670-9000

**Comments:** This transaction involves an "L" shaped parcel of land located in Warrenton. The property is situated along the main north/south route through Warrenton. The 0.31-acre parcel is under city planning consideration for a proposed five-unit cluster housing development. During the application process, the City of Warrenton granted a variance to avoid future street improvements along the north boundary. Water and sewer are in the adjacent street right of ways. The property is zoned CMU under the jurisdiction of the City of Warrenton. Despite the mixed-use zoning potential of the property, the owner has chosen to develop a series of residential improvements. Terms of the sale involved a cash consideration after being listed for seven days on the market.



## LAND COMPARABLE NO. 5



JD2024-22-1026

**Location:** 88 SW 2<sup>nd</sup> Street, Warrenton  
**Map:** 08-10-21AC tax lot 3800  
**APN:** 30170, Clatsop County  
**Zone:** RH (multifamily), Warrenton  
**Site Area:** 15,682 square feet  
**Grantor:** Northwest Oregon Housing Association  
**Grantee:** Vijaya & Chandini Nakka  
**Sale Date:** July 12, 2022  
**Sale Price:** \$148,000  
**Recording Data:** 2022-5114  
**Unit Price:** \$9.44 per square foot  
**Confirmation:** Ashley Nickels, Buyer Agent (503) 717-2774

**Comments:** This transaction involves a level parcel of multi-family zoned land in the City of Warrenton. The property was purchased on a speculative basis with no specific plans for the development of the site. The property has established frontage improvements along its west and south boundaries. The site has municipal utilities located within the adjacent street right of way. The property is located on a quiet corner of a predominantly residential neighborhood; however, the property ownership to the east is the City of Warrenton's Public Works facility which functions as a quasi-industrial land use. Terms of the transaction involved a cash consideration after being listed for only 2 days with Julia Raditz of Totem Properties.



### **Section 3.030 R-2 RESIDENTIAL MEDIUM DENSITY**

**Section 3.031 Purpose.** To provide for moderately dense housing with a maximum density of 10 dwelling units per net acre - basically a single family zone with limited multiple family development.

**Section 3.032 Outright Uses Permitted.** In the R-2 Zone, the following uses and their accessory uses are permitted outright:

1. Single family dwelling.
2. Two family dwelling or duplex.
3. Flower and vegetable gardens, agricultural crops, orchards and vineyards, horticultural collections, nursery stock; but excluding any sign or structure for the purpose of the sale of any product, commercial green houses, commercial farm buildings, or the keeping of non-domestic animals and poultry.
4. Sign subject to provisions in the Seaside Sign Code, Ordinance No. 88-2.
5. Dish antennas subject to provisions in Section 4.028.
6. Family Care.
7. Residential Home Care.
8. Family Day Care Provider
9. Residential Home
10. Residential Facility
11. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.
12. Accessory Dwelling Unit (see general and specific provisions in Article 4).

**Section 3.033 Conditional Uses Permitted.** In the R-2 Zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6:

1. Church and other religious structures.
2. Primary, elementary, junior or senior high school; kindergarten, or day nursery; or a higher education institution.
3. Community meeting buildings.
4. Cemetery.

5. Golf course, except commercial driving ranges or miniature golf course.
6. Public park, playground, or other similar publicly owned recreational use.
7. Temporary real estate office in a subdivision.
8. Utility substation.
9. Radio or television transmitter or tower.
10. Government or municipal structure or use.
11. Manufactured Dwelling Park
12. Nursing homes and hospitals.
13. Professional offices when the lot adjoins a State Highway or major arterial and when the lot is contiguous to, or across the street from a commercial or industrial zone.
14. Private sports complex.
15. Manufactured Dwelling Subdivision.
16. Bed & Breakfast establishments subject to provisions in Sections 6.135 and 6.136.
17. Vacation Rental Dwellings subject to provisions in Section 6.137.
18. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135. This section does not apply to land designated as a historic district or land adjacent to a historic landmark.
19. Home Occupation subject to Sections 4.130 through 4.134.
20. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
21. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

**Section 3.034 Prohibited Uses.** All uses not permitted outright or as conditional uses under Section 3.032 and 3.033.

**Section 3.035 Standards.** In the R-2 Zone, the following standards apply:

1. Lot Size: Lot area shall be a minimum of 5,000 square feet, and shall not be less than 7,500 square feet for a duplex. Individual units of a duplex may be sold independently, in that case, the minimum lot area for each unit shall be 3750 square feet. Lot width shall have an average width of at least 50 feet. Where duplex units are sold independently, the lot width shall have an average width of at least 32.5 feet. Average lot depth shall be at least 100 feet. (ORD. No. 99-05)(ORD. No.2001-15)

2. Density: The overall density on any parcel shall not exceed 10 dwelling units per net acre.
3. Front Yard: A front yard shall be 20 feet.
4. Side Yard: A side yard shall be at least five feet except on corner lots, a side yard abutting the side street shall be at least 10 feet. Side yard requirements do not apply to the common property line separating duplexes developed in accordance with the zero lot line setback provisions in Section 5.070. (ORD. No. 99-05)
5. Rear Yard: A rear yard shall be at least 15 feet, except accessory buildings may extend to within five feet of a rear property line.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet.
7. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 40 percent of the total area of the lot.
8. Off-Street Parking: As specified in Section 4.100.
9. All uses shall comply with other applicable supplementary provisions in Article 4.

**From:** Jeff Flory [jflory@cityofseaside.us](mailto:jflory@cityofseaside.us)  
**Subject:** Re: Zone change potential on tax lot 61015BC 02500  
**Date:** September 18, 2024 at 2:16 PM  
**To:** John Donnerberg [john@donnerberg.com](mailto:john@donnerberg.com)



Hi John-

Spot zoning is generally discouraged and this lot would be adjacent to only other R-2 zoned lots. Additionally, the ability to zone change from residential to commercial and vice versa hinges on the availability of residential lands vs commercial lands. Unfortunately, Seaside is deficient in both so zone changing to commercial likely would not be supported and potentially could be easily appealed.

Jeff Flory  
Community Development Director  
City of Seaside  
Office: (503) 738-7100  
Mobile: (503) 583-4007  
[cityofseaside.us](http://cityofseaside.us)



**CITY OF  
SEASIDE**

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**From:** John Donnerberg <[john@donnerberg.com](mailto:john@donnerberg.com)>  
**Sent:** Wednesday, September 18, 2024 2:08 PM  
**To:** Jeff Flory <[jflory@cityofseaside.us](mailto:jflory@cityofseaside.us)>  
**Subject:** Zone change potential on tax lot 61015BC 02500

Hi Jeff,

Thanks for returning my call today regarding a lot that I'm appraising for Seaside Schools.

I've attached the assessor map and the Seaside zone map of my subject parcel.

I understand the lot is zoned A2. Given the corner location on Highway 101, I was wondering about the potential to change the zone to a more commercial category?

Any comment you might be able to provide on this would be much appreciated.

Best,

**John Donnerberg, MAI**  
Donnerberg Enterprises LLC  
22542 E Brightwater Way  
Rhododendron, OR 97049  
cell/text (503) 936-5129  
[john@donnerberg.com](mailto:john@donnerberg.com)

# Property Detail Report

OR

APN: 10245

Clatsop County Data as of: 07/05/2024

## Owner Information

Owner Name: Seaside School Dist #10  
Vesting:  
Mailing Address:

Occupancy: Unknown

## Location Information

Legal Description:  
APN: 10245      Alternate APN: 61015BC02500      County: Clatsop, OR  
Munic / Twnshp:      Twnshp-Rng-Sec: 06N-10W-15      Census Tract / Block:  
Subdivision:      Tract #:      Legal Lot / Block:  
Neighborhood: Clatsop Grove      School District: Seaside School District 10      Legal Book / Page:  
Elementary School: Gearhart Elementar...      Middle School: Seaside Middle Sch...      High School: Seaside High Schoo...  
Latitude: 46.00537      Longitude: -123.91638

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:      Price:      Transfer Doc #:  
Buyer Name:      Seller Name:      Deed Type:

## Last Market Sale

Sale / Rec Date:      Sale Price / Type:      Deed Type:  
Multi / Split Sale:      Price / Sq. Ft.:      New Construction:  
1st Mtg Amt / Type:      1st Mtg Rate / Type:      1st Mtg Doc #: N/A  
2nd Mtg Amt / Type:      2nd Mtg Rate / Type:      Sale Doc #: N/A  
Seller Name:  
Lender:      Title Company:

## Prior Sale Information

Sale / Rec Date:      Sale Price / Type:      Prior Deed Type:  
1st Mtg Amt / Type:      1st Mtg Rate / Type:      Prior Sale Doc #: N/A  
Prior Lender:

## Property Characteristics

Gross Living Area:      Total Rooms: 0      Year Built / Eff:  
Living Area:      Bedrooms:  
Total Adj. Area:      Baths (F / H):  
Above Grade:      Pool:  
Basement Area:      Fireplace:  
Style:      Cooling:  
Foundation:      Heating:  
Quality:      Exterior Wall:  
Condition:      Construction Type:      Roof Type:  
Roof Material:

## Site Information

Land Use: School      Lot Area: 20,473 Sq. Ft.      Zoning: R2  
State Use: 921 - School/Im...      Lot Width / Depth:  
County Use: 921 - School Improved      Usable Lot:  
Site Influence:      Acres: 0.47      Water / Sewer Type:  
Flood Zone Code: X      Flood Map #: 41007C0368F      Flood Map Date: 06/20/2018  
Community Name: City Of Seaside      Flood Panel #: 0368F      Inside SFHA: False

## Tax Information

Assessed Year: 2023      Assessed Value: \$187,804      Market Total Value: \$371,910  
Tax Year:      Land Value:      Market Land Value: \$371,910  
Tax Area: 1001      Improvement Value:  
Property Tax:      Improved %:  
Exemption:      Delinquent Year:      Market Imprv %:



# MARKET ACTION REPORT

A Publication of RMLS, the Source for Real Estate Statistics in Your Community

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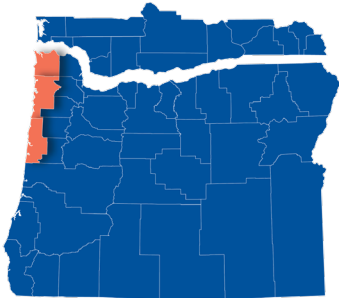
**North Coastal Counties** August 2024 Reporting Period

# North Coastal Counties

## August 2024 Reporting Period

### MARKET ACTION REPORT

Note: RMLS is a supplementary MLS for the North Coastal Counties, so data reported will not reflect the entire market.



## Residential Highlights

### New Listings

New listings (239) increased 0.8% from the 237 listed in August 2023, and decreased 14.9% from the 281 listed in July 2024.

### Pending Sales

Pending sales (169) decreased 5.1% from the 178 offers accepted in August 2023, and decreased 1.2% from the 171 offers accepted in July 2024.

### Closed Sales

Closed sales (145) decreased 11.6% from the 164 closings in August 2023, and matched the 145 closings in July 2024.

### Inventory and Time on Market

Inventory increased to 5.3 months in August. Total market time decreased to 62 days.

### Year-to-Date Summary

Comparing the first eight months of 2024 to the same period in 2023, new listings (1,736) increased 6.8%, pending sales (1,021) decreased 5.6%, and closed sales (925) decreased 4.9%.

### Average and Median Sale Prices

Comparing 2024 to 2023 through August, the average sale price has increased 6.2% from \$558,300 to \$592,900. In the same comparison, the median sale price has increased 1.2% from \$489,000 to \$495,000.

### Sale Price Percent Change vs Previous 12 Months

Average Sale Price % Change: +5.5% (\$588,900 v. \$558,200)

Median Sale Price % Change: +1.2% (\$495,000 v. \$489,000)

Note: This data compares the rolling average sale price for the last 12 months (ex: 2/1/22-1/31/23) with 12 months before (ex: 2/1/21-1/31/22).

## Inventory in Months

	2022	2023	2024
January	1.5	4.7	5.2
February	1.7	3.4	5.3
March	1.4	3.2	6.2
April	1.6	4.5	5.3
May	2.2	3.8	4.9
June	2.0	3.3	5.0
July	2.7	5.2	5.1
August	2.3	3.6	5.3
September	2.2	4.1	
October	3.2	4.7	
November	3.9	4.3	
December	4.2	4.1	

## Residential Trends

### August 2024 vs. July 2024

New Listings	-14.9%	↓
Pending Sales	-1.2%	↓
Closed Sales	0.0%	—
Average Sale Price	-6.3%	↓
Median Sale Price	-7.9%	↓
Inventory	+0.2	↑
Total Market Time	-7	↓

### August 2024 vs. August 2023

New Listings	+0.8%	↑
Pending Sales	-5.1%	↓
Closed Sales	-11.6%	↓
Average Sale Price	-5.5%	↓
Median Sale Price	-3.0%	↓
Inventory	+1.7	↑
Total Market Time	0	—

81

# North Coastal Counties

## August 2024 Reporting Period

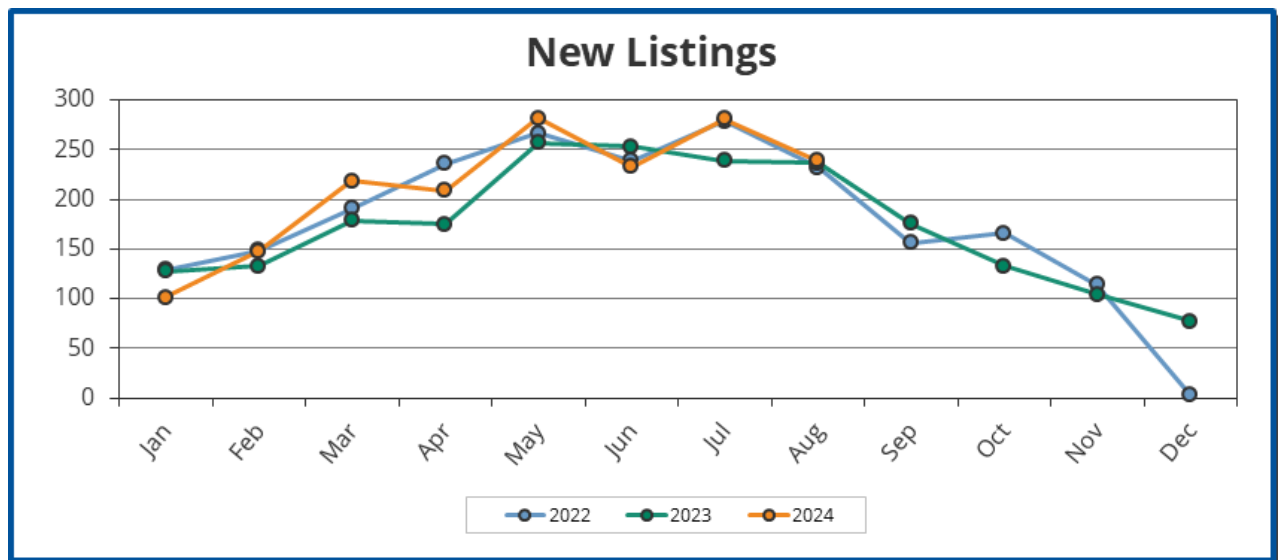
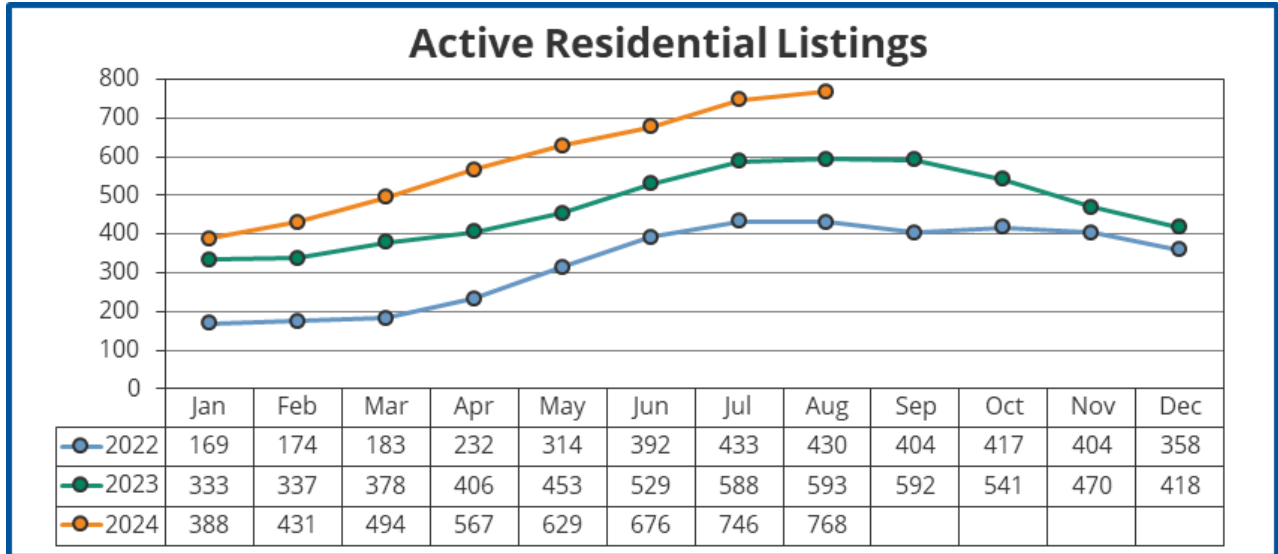
Residential Sales by Price Range						
Price Range	Aug 2022		Aug 2023		Aug 2024	
0K-100K	7	3.6%	2	1.2%	2	1.3%
100K-200K	5	2.5%	6	3.5%	9	5.9%
200K-300K	16	8.1%	13	7.6%	8	5.3%
300K-400K	34	17.3%	23	13.5%	30	19.7%
400K-500K	30	15.2%	34	19.9%	27	17.8%
500K-600K	30	15.2%	21	12.3%	20	13.2%
600K-700K	18	9.1%	23	13.5%	17	11.2%
700K-800K	19	9.6%	12	7.0%	8	5.3%
800K-900K	11	5.6%	10	5.8%	11	7.2%
900K-1M	9	4.6%	6	3.5%	7	4.6%
1MM-1.1MM	3	1.5%	4	2.3%	4	2.6%
1.1MM-1.2MM	3	1.5%	3	1.8%	2	1.3%
1.2MM-1.3MM	3	1.5%	7	4.1%	1	0.7%
1.3MM-1.4MM	2	1.0%	1	0.6%	2	1.3%
1.4MM-1.5MM	2	1.0%	2	1.2%	1	0.7%
1.5MM-1.6MM	2	1.0%	1	0.6%	1	0.7%
1.6MM-1.7MM	3	1.5%	2	1.2%	2	1.3%
1.7MM-1.8MM	0	0.0%	0	0.0%	0	0.0%
1.8MM-1.9MM	0	0.0%	0	0.0%	0	0.0%
1.9MM-2MM	0	0.0%	0	0.0%	0	0.0%
2MM+	0	0.0%	1	0.6%	0	0.0%
<b>Total Closed Sales</b>	<b>197</b>		<b>171</b>		<b>152</b>	

■ 90th Percentile    
 ■ 50th Percentile    
 ■ 10th Percentile

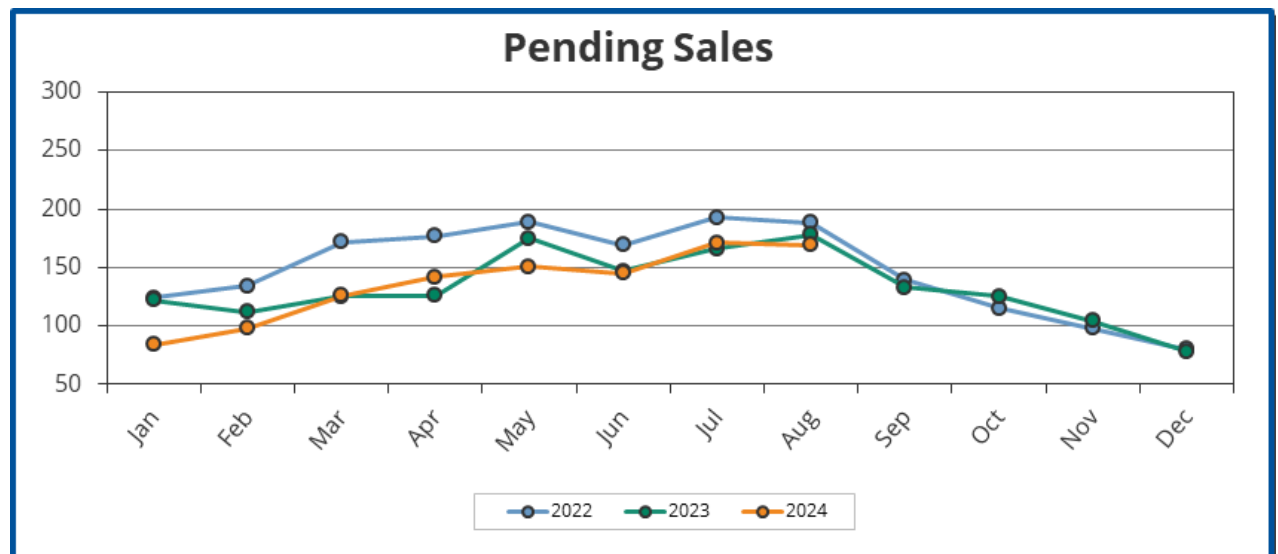
North Coastal Counties Residential Highlights		New Listings	Pending Sales	Closed Sales	Average Sale Price	Median Sale Price	Total Market Time
2024	August	239	169	145	566,600	499,500	62
	July	281	171	145	604,500	542,500	69
	Year-To-Date	1,736	1,021	925	592,900	495,000	78
2023	August	237	178	164	599,600	515,000	62
	Year-To-Date	1,626	1,082	973	558,300	489,000	66
Change	August 2023	0.8%	-5.1%	-11.6%	-5.5%	-3.0%	-0.5%
	Prev Mo 2024	-14.9%	-1.2%	0.0%	-6.3%	-7.9%	-182%
	Year-To-Date	6.8%	-5.6%	-4.9%	6.2%	1.2%	18.1%

# North Coastal Counties

## August 2024 Reporting Period

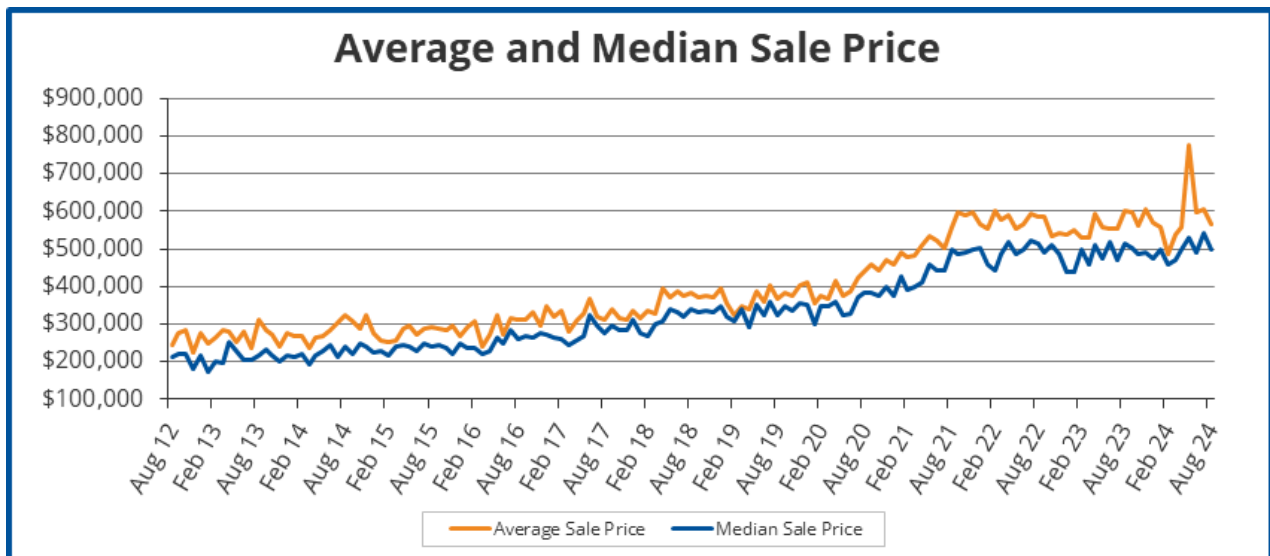
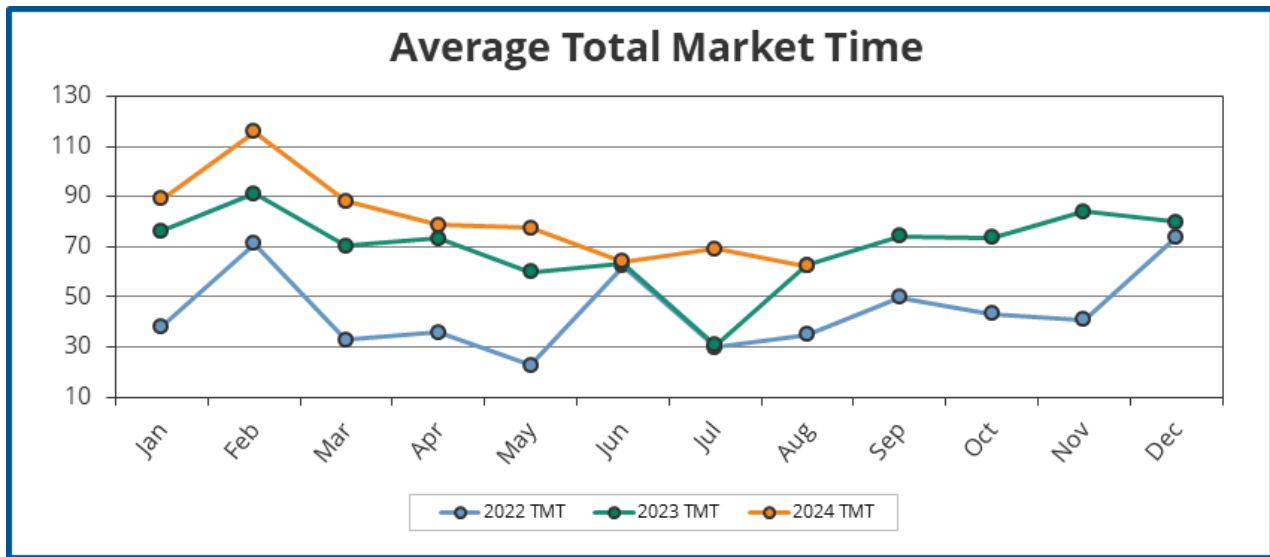
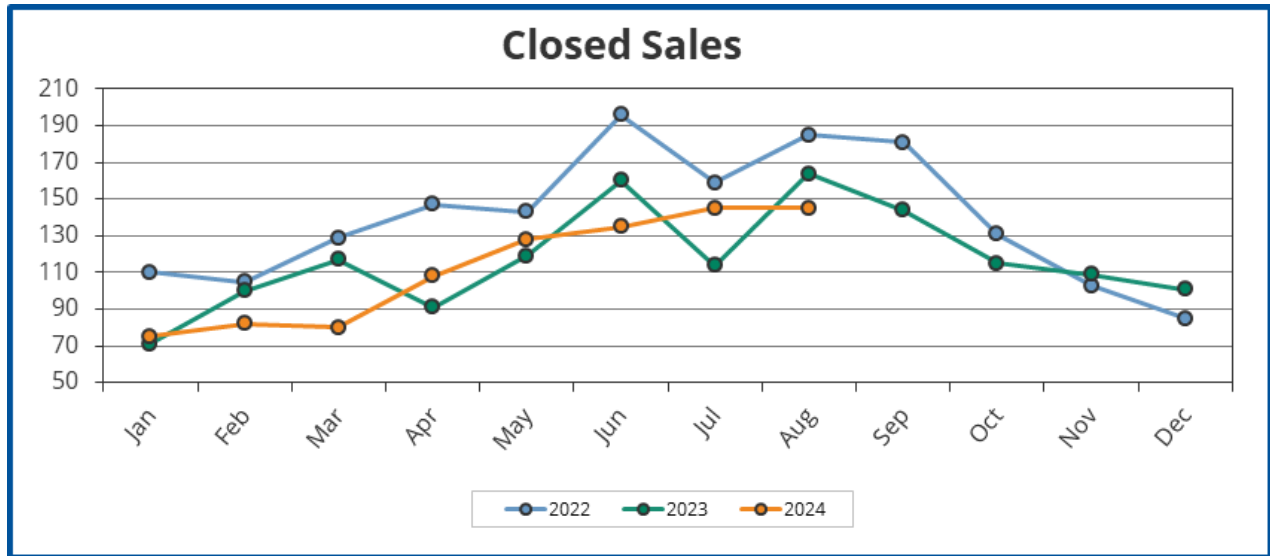


Note: In **December 2022**, there were only **3** New Listings.



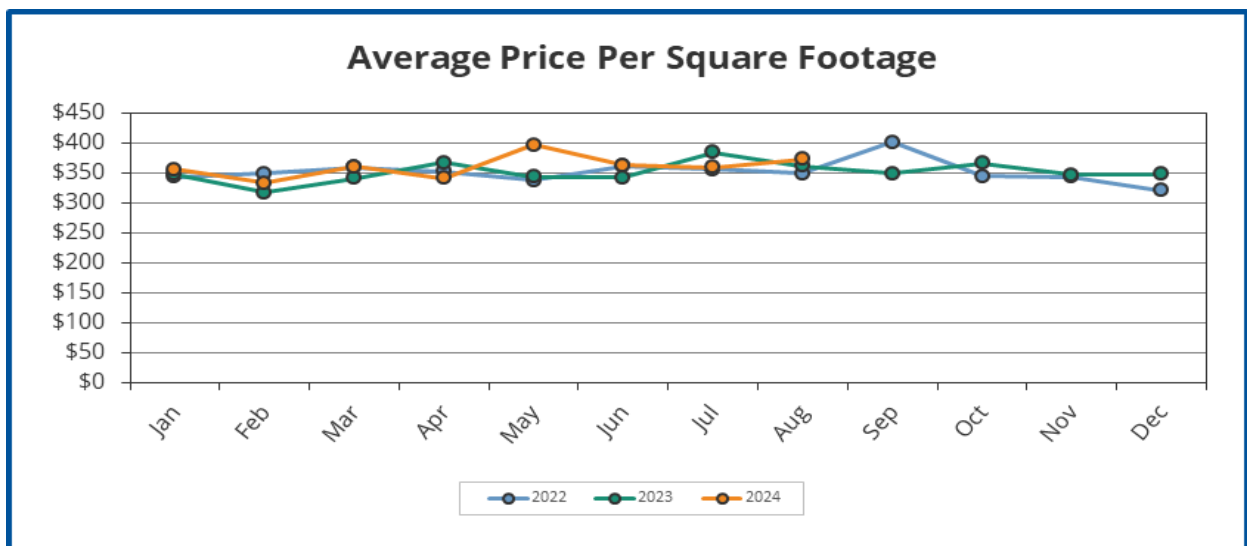
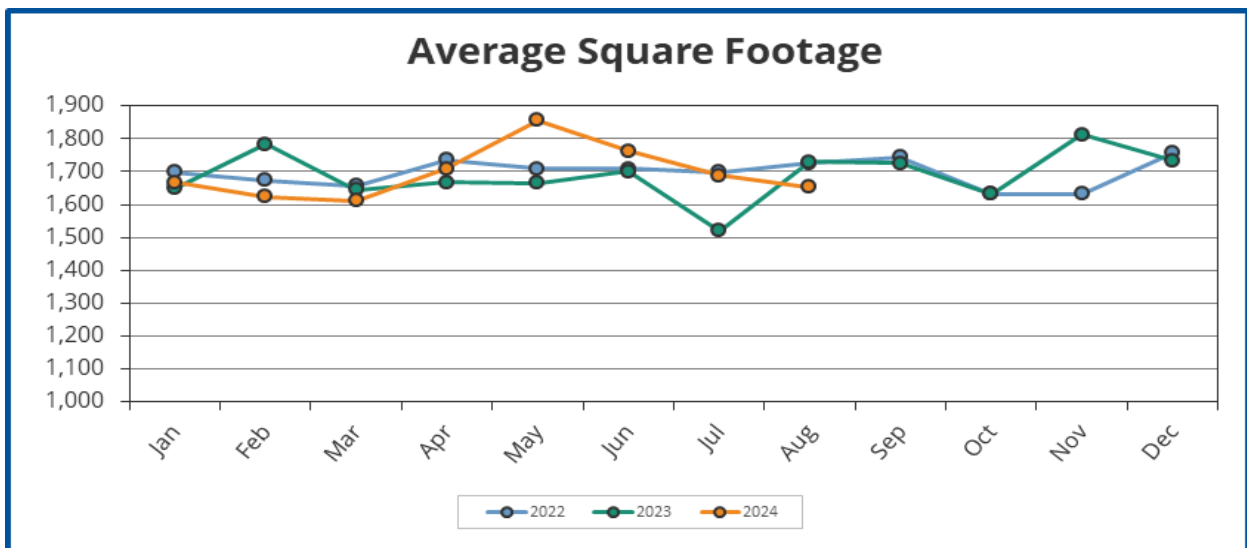
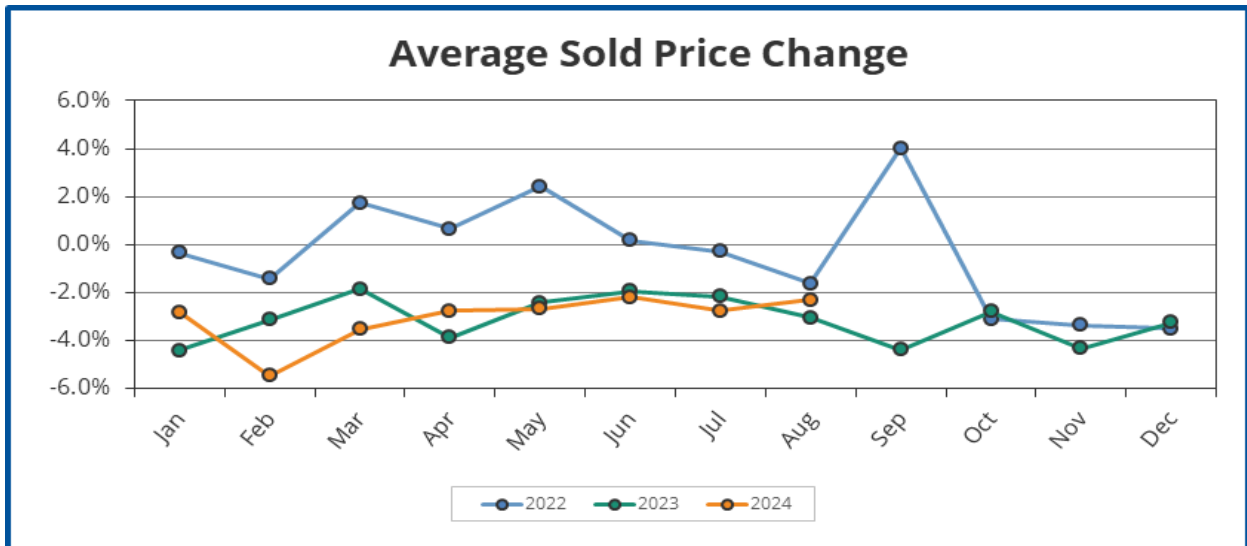
# North Coastal Counties

## August 2024 Reporting Period



# North Coastal Counties

## August 2024 Reporting Period



# North Coastal Counties

## August 2024 Reporting Period

### Area Report

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/Cancelled Listings	Pending Sales	Pending Sales 24 v. 23	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 24 v. 23	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
180	Astoria	74	25	3	17	-10.5%	15	562,900	27	180	114	-13.0%	105	533,600	488,000	6.2%	2	399,500	10	161,600	3	487,600
181	Hammond / Warrenton	43	12	1	9	12.5%	10	421,100	59	103	64	-26.4%	59	495,200	491,000	-6.5%	1	490,000	4	223,800	5	512,900
182	Gearhart West	22	5	1	7	16.7%	3	775,500	27	56	35	2.9%	27	1,018,100	775,000	5.3%	-	-	4	358,800	-	-
183	Gearhart East	3	1	2	2	100.0%	2	502,800	38	13	7	-30.0%	6	566,100	585,000	0.5%	-	-	-	-	-	-
184	Seaside Northwest	10	5	2	3	-25.0%	0	-	-	25	18	5.9%	16	576,100	474,300	2.7%	-	-	-	-	-	-
185	Seaside North Central	6	2	0	-	-100.0%	1	489,000	20	15	16	14.3%	15	420,100	469,000	-9.6%	-	-	-	-	-	-
186	Seaside Southwest	16	4	0	4	-55.6%	10	550,600	121	47	36	12.5%	34	592,800	525,000	6.2%	-	-	-	-	1	830,000
187	Seaside South Central	3	-	1	2	-	2	369,000	37	11	9	200.0%	9	410,900	425,000	-13.0%	-	-	-	-	-	-
188	Seaside East	18	3	-	4	-50.0%	4	507,200	25	43	31	-20.5%	30	495,200	534,800	-4.5%	-	-	5	141,000	-	-
189	Cannon Beach / Tolovana Park	26	7	-	7	0.0%	4	870,900	37	62	42	27.3%	37	1,312,800	1,000,000	28.8%	-	-	6	878,600	1	2,400,000
190	Arch Cape / Cove Beach / Falcon Cove	5	3	2	1	0.0%	1	1,650,000	43	14	7	-12.5%	7	867,600	802,000	-36.5%	-	-	1	1,500,000	-	-
191	Rural Clatsop County	9	1	-	1	-66.7%	3	321,800	123	24	17	30.8%	16	409,900	337,000	37.5%	-	-	10	143,200	-	-
	Clatsop County	235	68	12	57	-16.2%	55	560,900	57	593	396	-5.9%	361	641,500	515,000	8.0%	3	429,700	40	321,400	10	725,700
97102	Arch Cape	1	0	-	0	-	0	-	-	1	1	-50.0%	1	3,000,000	3,000,000	285.9%	-	-	-	-	-	-
97130	Manzanita	20	15	0	8	0.0%	8	1,008,700	27	68	46	9.5%	42	1,039,400	905,500	10.0%	1	1,300,000	16	331,100	-	-
97131	Nehalem	27	6	1	2	-60.0%	4	385,000	27	43	18	-25.0%	18	510,400	368,000	6.5%	-	-	6	282,800	-	-
97147	Wheeler	1	1	1	1	0.0%	-	-	-	6	4	100.0%	3	490,300	450,000	0.4%	-	-	6	55,300	-	-
97136	Rockaway Beach	49	14	4	11	-31.3%	4	588,600	104	110	54	-20.6%	50	423,400	407,500	1.6%	1	360,000	8	54,900	-	-
97107	Bay City	11	6	3	6	50.0%	3	271,700	53	40	26	73.3%	22	361,200	352,500	2.9%	-	-	7	94,100	-	-
97118	Garibaldi	13	2	-	0	-100.0%	2	442,500	39	23	10	-16.7%	13	430,200	400,000	11.1%	-	-	5	107,000	-	-
97143	Netarts	12	4	1	6	200.0%	5	511,200	36	35	23	27.8%	19	602,300	530,000	14.9%	2	377,600	-	-	-	-
97141	Tillamook	40	18	5	14	250.0%	12	423,400	60	115	81	11.0%	74	428,500	390,000	2.2%	3	885,000	13	127,100	1	500,000
97134	Oceanside	15	5	1	2	100.0%	1	885,000	130	27	11	-21.4%	10	918,400	842,300	-6.7%	-	-	10	159,900	-	-
97108	Beaver	5	3	0	0	-	0	-	-	8	0	-100.0%	0	-	-	8.3%	0	-	0	-	0	-
97122	Hebo	2	0	2	0	-	0	-	-	5	-	-100.0%	-	-	-	-57.4%	-	-	1	87,000	-	-
97112	Cloverdale	28	9	1	2	-60.0%	2	737,500	46	38	8	-38.5%	6	1,270,000	825,000	86.3%	2	365,000	1	250,000	-	-
97135	Pacific City	16	4	2	4	0.0%	5	791,000	68	34	21	10.5%	19	737,400	655,000	-3.8%	-	-	10	186,100	-	-
97149	Neskowin	18	2	2	2	100.0%	4	458,300	11	35	12	9.1%	10	495,400	435,000	-16.1%	-	-	2	171,500	-	-
97134	Tillamook County	258	89	23	58	9.4%	50	589,000	50	588	315	-2.2%	287	595,600	490,000	-19.3%	9	644,500	85	173,500	1	500,000

# North Coastal Counties

## August 2024 Reporting Period

### Area Report

*continued*

	RESIDENTIAL															COMMERCIAL		LAND		MULTIFAMILY		
	Current Month								Year-To-Date							Year-To-Date		Year-To-Date		Year-To-Date		
	Active Listings	New Listings	Expired/ Canceled Listings	Pending Sales	Pending Sales 24 v. 23 <sup>1</sup>	Closed Sales	Average Sale Price	Total Market Time <sup>3</sup>	New Listings	Pending Sales	Pending Sales 24 v. 23 <sup>1</sup>	Closed Sales	Average Sale Price	Median Sale Price	Avg. Sale Price % Change <sup>2</sup>	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	Closed Sales	Average Sale Price	
97367	Lincoln City	111	31	7	17	-29.2%	10	611,300	140	215	124	-18.4%	116	538,400	489,500	-2.0%	3	435,300	15	237,800	2	1,130,000
97364	Neotsu	2	0	-	2	-	1	635,000	46	5	4	0.0%	2	512,500	512,500	-21.5%	-	-	-	-	-	-
97368	Otis	20	3	0	5	0.0%	1	360,000	244	37	22	10.0%	15	493,000	450,000	18.4%	1	2,042,800	2	102,500	-	-
97341	Depoe Bay	33	10	5	5	25.0%	8	514,600	32	68	35	20.7%	34	525,000	498,200	1.5%	1	555,000	12	142,000	-	-
97388	Gleneden Beach	14	3	-	4	33.3%	0	-	-	23	14	0.0%	10	606,100	570,800	29.9%	-	-	4	124,800	-	-
97369	Otter Rock	4	1	0	2	100.0%	2	595,000	175	9	5	25.0%	5	401,300	190,000	-8.2%	-	-	2	245,000	-	-
97365	Newport	33	12	6	4	0.0%	8	528,500	54	63	30	3.4%	26	529,700	475,000	1.4%	3	479,700	4	94,500	-	-
97366	South Beach	3	0	0	0	-100.0%	1	1,400,000	37	12	7	-78.1%	12	602,200	423,800	2.0%	1	270,000	4	251,600	-	-
97343	Eddyville	0	0	0	0	-100.0%	1	535,000	65	1	1	-50.0%	1	535,000	535,000	42.0%	-	-	-	-	-	-
97357	Logsdan	-	0	0	1	-	0	-	-	1	1	-	-	-	-	-	-	-	1	245,000	-	-
97391	Toledo	6	4	-	3	200.0%	2	370,000	30	20	17	70.0%	17	357,100	374,900	-1.2%	-	-	2	76,300	1	181,100
97380	Siletz	2	1	0	0	-	0	-	-	5	2	-33.3%	2	572,500	572,500	128.9%	-	-	1	25,500	-	-
97390	Tidewater	-	1	0	0	-100.0%	2	355,000	165	4	4	-20.0%	2	355,000	355,000	-17.2%	-	-	1	115,000	-	-
97368	Yachats	16	7	-	3	50.0%	2	537,500	17	30	13	85.7%	11	588,100	580,000	-16.0%	-	-	2	119,500	-	-
97344	Waldport	21	8	1	8	100.0%	2	382,100	80	49	27	28.6%	21	575,300	540,000	23.5%	1	453,500	5	139,600	-	-
97376	Seal Rock	10	1	0	0	-100.0%	0	-	-	13	4	-42.9%	3	363,000	349,000	-44.4%	-	-	1	27,000	-	-
	Lincoln County	275	82	19	54	-5.3%	40	546,700	85	555	310	-8.6%	277	526,700	476,000	3.3%	10	606,600	56	167,000	3	813,700
	North Coastal Counties Total	768	239	54	169	-5.1%	145	566,600	62	1,736	1,021	-5.6%	925	592,900	495,000	5.5%	22	598,000	181	204,200	14	728,500

<sup>1</sup> Percent change in number of pending sales this year compared to last year. The Current Month section compares August 2024 with August 2023. The year-to-date section compares 2024 year-to-date statistics through August with 2023 year-to-date statistics through August.

<sup>2</sup> % Change is based on a comparison of the rolling average sale price for the last 12 months (9/1/23-8/31/24) with 12 months before (9/1/22-8/31/23).

<sup>3</sup> Total Market Time is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market. within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.



# Definitions and Formulas

## Additional Resources

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### Inventory in Months:

Calculated by dividing the Active Residential listing counts at the end of the month in question by the number of Closed Sales for that month. This includes Proposed and Under Construction properties.

### Area Report — Pending Sales % Change:

In the Area Report, the Pending Sales percentages indicate the percent change between the number of Pending Sales this year compared to the previous year.

### Area Report — Current Month:

The current month section of the Area Report compares the current month with the corresponding month from the previous year (example: July 2022 vs July 2021).

### Area Report — Year-To-Date:

This section compares current Year-To-Date statistics through the current month with the previous year's Year-To-Date statistics through the corresponding month of the previous year (example: Jan 2021-July 2021 vs Jan 2022-July 2022).

### % Change:

This calculation is based on the comparison of the rolling Average Sale Price for the last 12 months with the previous 12 months (example: 8/1/21-7/31/22 vs 8/1/20-7/31/21).

### Total Market Time:

This is the number of days from when a property is listed to when an offer is accepted on that same property. If a property is re-listed within 31 days, Total Market Time continues to accrue; however, it does not include the time that it was off the market.

### Affordability:

This is the percentage of a monthly mortgage payment that a family earning a median income can afford. The formula assumes that the buyer has a 20% down payment and a 30-year fixed percentage rate as set by Freddie Mac at the time of publication.

### Active Listings:

The Active Listings in the Market Action report include three statuses (ACT, BMP, SSP). Two of these statuses are defined as listings with accepted offers that are still marketed as Active Listings due to the type of offer on the property. These are Bumpable Buyer, which is an offer that is contingent on the sale of the buyer's current home, and Short Sale Pending, where an offer has been accepted by the seller, but the required third-party approvals have not been obtained.

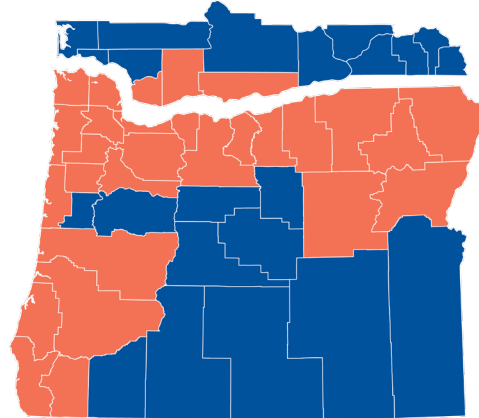
### Additional Resources for RMLS Subscribers:

- ▶ [State Infographics](#)
- ▶ [Regional Infographics](#)
- ▶ [Real Talk with RMLS Podcast](#)
- ▶ [Video Highlights](#)
- ▶ [Market Statistical Reports](#)
- ▶ [Market Trends](#)
- ▶ [Statistical Summaries](#)

# Market Action Report

The statistics presented in Market Action are compiled monthly based on figures generated by RMLS. Market Action Reports are compiled for the following areas:

- Baker County
- Columbia Basin
- Coos County
- Curry County
- Douglas County
- Grant County
- Josephine County (includes Jackson County)
- Lane County
- Mid-Columbia
- North Coastal Counties
- Polk & Marion Counties (includes Linn County & Benton County)
- Portland Metro
- Southwest Washington
- Union County
- Wallowa County



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**Kurt von Wasmuth**, President/CEO

**Tyler Chaudhary**, Editor

**Grant Lowery**, Communications Manager

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Phone (503) 936-5129  
Email: [john@donnerberg.com](mailto:john@donnerberg.com)



## **JOHN V. DONNERBERG, MAI**

Certified General Appraiser

Mr. Donnerberg is the owner of Donnerberg Enterprises, LLC, an appraisal firm in the Portland, Oregon. John has been actively employed as a real estate appraiser in the Portland market since 1993. He is a Certified General Appraiser in the State of Oregon and Washington and holds the MAI designation from the Appraisal Institute. He has served several years as a board member of the Oregon Chapter of the International Right of Way Association (Chapter 3). He was the 2016 President of the Greater Oregon Chapter of the Appraisal Institute, which represents over 350 appraisers in Oregon. His professional work has focused primarily on right of way acquisition in Oregon and Southwest Washington throughout his career. John has completed numerous government acquisition appraisals including whole or partial takings, fee takings, and a variety of easement types including, power, gas, and water transmission corridors.

John has managed multiple projects requiring additional consultation from outside specialists (e.g., timber cruisers, architects, surveyors, civil engineers) and has successfully coordinated the project scope and deliverables needed by the various disciplines relative to the appraisal project. Mr. Donnerberg is well versed in both state and federal appraisal guidelines.

### **SAMPLING OF CLIENTS SERVED**

- Oregon Department of Transportation
- Washington County
- Multnomah County
- Clackamas County
- Clark County
- Portland Bureau of Transportation
- Portland Parks & Recreation
- Port of Portland
- City of Tigard
- City of Vancouver
- TriMet Transit
- Tualatin Hills Park and Rec.
- Metro
- Clean Water Services
- Portland General Electric
- Saalfeld Griggs LLP
- Stoel Rives LLP
- Cable Huston LLP
- Northwest Natural Gas
- Union Pacific Railroad

### **APPRAISAL EXPERIENCE**

#### **Donnerberg Enterprises, LLC**

Principal Owner  
2014 to Present

#### **Real Property Consultants, Portland**

Staff Appraiser  
1993 to 2014

### **EDUCATION**

Oregon State University  
B.S. Degree  
Technical Journalism

### **LICENSES**

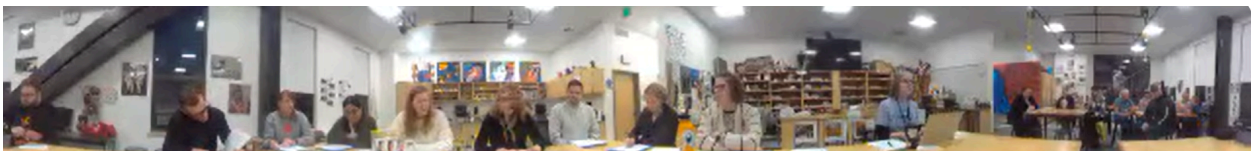
Certified General Appraiser  
*Oregon License No. C000554*  
*Washington License No. 110092*



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# Book Challenge Report

Presented to Superintendent Penrod  
February 13th, 2025



# Background

Challenge of Instructional Materials requests were submitted by the parents of two freshman students at the January 21, 2025 Seaside School Board meeting. They focused on a passage in the book, *The Absolutely True Diary of a Part Time Indian*, by Sherman Alexi, which contains a description of masturbation. This book is part of the Freshman 9B curriculum as it relates to the theme, Walk a Mile in My Shoes. Once the challenges were submitted, the Superintendent and the Director of Curriculum and Instruction referred to School Board Policy regarding the challenge of instructional materials. The policy had very specific guidelines which the Superintendent followed. **See Appendix A for the complete timeline.**

As per School Board policy, the English teacher of the course reading this book was asked to submit an explanation for using the text, which she promptly did. **See Appendix B for the Teacher Explanation.**

# Committee Members

Superintendent Penrod appointed an Instructional Materials Review Committee pursuant to section 2B of School District policy IIA-AR(2). Superintendent Penrod collaborated with the building principals to develop a diverse list of staff and parents. Four staff and nine parents were invited to participate in this committee. All four staff and four parents accepted the appointments. Committee Members include:

Cate Blakesley, Director of Curriculum and Instruction - Chair (NON VOTING MEMBER)

Laura Stewart - Pacific Ridge Library Assistant
Suzy Wintjen - ELD Coordinator
Jane Crater - 6th Grade ELA Teacher
Susan Baertlein - 11th Grade ELA Teacher
Alex Carney - Parent
Daffne Majia Alvarez - Parent
Jashon Mills - Parent
Anthony Koczenasz- Runkle - Parent

# Norms

Meeting Norms were presented to the Committee as follows:

- Listen actively without interrupting.
- Use "I" statements to express personal perspectives.
- Avoid personal attacks and inflammatory language.
- Focus on ideas, not individuals.
- Separate opinions from the person expressing them.
- Challenge viewpoints respectfully.
- Take turns speaking.
- Encourage quieter members to contribute.
- Give everyone a chance to be heard.

Committee members unanimously voted to accept these norms for all meetings.

# Required Timeframes

School Board Policy IIR-AR(2) establishes a ten day window from the date of the challenge to the appointment of a review committee. The challenge was submitted on 1/21/25 and the review committee was finalized on 1/30/25, well within the ten day target. Communication inviting committee members to serve took place between 1/24 and 1/30. The committee members were given the book and policy to read on 1/28/25. They had three aspects of the book to consider: its appropriateness to grade level standards and assignments, its appropriateness of difficulty, and its appropriateness for the age group. The first meeting of the review committee took place on 2/5/25. A final recommendation was voted on 2/10/25, and this report was delivered to the superintendent on 2/13/25. **See Appendix C for the Board Policy.**

# Challenge

In the two challenges that were submitted, the parents asked that the book be removed from the curriculum. Both parents indicated on the challenge form that they had not read the book, just the passage. Both parents agreed to speak to the Review Committee on February 10th. **See Appendix D for the Challenge Forms.**

# Summary of Committee Meetings

## **February 5, 2025 Meeting Notes from Leslie Garvin:**

Blakesley asked each member to attest to reading the book and the board policy in its entirety. Each member vocally attested in the positive.

Jane Crater feels the book is spot on for the age group. She noted that the complexity level of the reading is lower than 9th grade, which can lead to larger participation and discussion. As a teacher, this is a strategy she also uses. Crater noted that some of the items in the challenge are things that often come up in books and teachers generally are aware of them and address them.

Mills said he imagines there might be some in-class reading of books. He asked if there is generally pre-discussion about what will come up in a book and what that might look like.

Baertlein said she has taught this book, and she has been present when others have taught it. She said there is a lot of reading out loud in class. She thinks that about 80% of the book is read out loud. She said slurs are not read out loud, and there is pre-discussion about why those kinds of things are not said out loud. She guesses that the language about masturbation was probably read out loud as part of the chapter.

Koczenasz-Runkle asked Baertlein if the context of the language (what era it was from) is discussed? Susan answered yes, absolutely - there are discussions about slurs and hateful language and historical context.

Mills noted that we are surrounded by tribal communities. He also noted that hateful language and slurs are not just a part of history, they are all around us. He said he feels the language and the theme of this book are very appropriate and that this book really sparks interest in our students. He noted that in looking at the student assignments, they are getting it.

Meija agreed with Mills and noted that the setting of Spokane, someplace so close, is a place our students can relate to. She also noted the tragedies of losing loved ones and pets, and having to change schools are all themes that her own kids can relate to. She thinks it is important for students to be exposed to some of these difficult themes and be able to see themselves in them.

Koczenasz-Runkle said he thinks it is a great book with big themes that young readers can comprehend. He feels the author does a great job drawing the reader in and humanizing the

experience of someone else (native communities, those with disabilities). He said he thinks the experience of the reservation was really brought forward. He also noted that young men coming to terms with their bodies happens all the time.

Stewart said she felt the book had a real message of hope. She felt that kids would really be able to relate to this story.

Mills noted that if he had only been texted one page of the book, which used the N word for instance, he might have a different perspective; noting the context of the full book is important. He said he would like to ask the folks who submitted the challenge requests to read the book in full.

Carney felt the book met and exceeded the instructional objectives, the appropriate level of difficulty, and the age appropriateness. He felt the student responses really showed how impactful it was for them. He really liked the book and felt it was very powerful.

Wintjen said that she can understand the parents questioning the appropriateness of this book for 9th graders, when out of context. However, within the context of the whole book, they are not as concerning as when they are in isolation.

Baertlein noted that she is part of the reason that this book is still being used. She said that this is one of the books that kids talk about being really impactful, and one that they can relate to. She also noted that kids are always given an alternative, however this isn't generally very successful because they often don't read the alternative and are not part of the group discussions. She noted that a lot of maturity happens between 8th and 9th grade, that there is no sexual assault in this book, and it does not glorify alcohol (actually it is a cautionary tale). She also noted that a lot of the books being suggested as alternatives do glorify things like sex, drugs and alcohol.

Blakesley asked if anyone would like to talk about the illustrations in the book.

Meija said she listened to the audiobook, then when she got the book and saw the illustrations, she felt they really enhanced the story.

Koczenasz-Runkle said he felt the illustrations showed another way that one can express themselves and added to the book.

Mills thought the illustrations were great and made the book feel like it was written by a fellow student - what kid doesn't doodle? It contributes to making the story feel safe.

Carney felt that the illustrations really added to the book and were a powerful element. He noted that the interview with the artist at the end of the book was a great addition as well.

Crater felt the story and illustrations make this a book that kids will be drawn to and make them want to read.

Koczenasz-Runkle said the only negative for him is that he wants more of the story!

Blakesley noted that one of the objections was that the author has had many sexual accusations against him.

Baertlein said that these things are addressed in class. She noted that so many artists have skeletons in their closet, and we teach our students that you have to separate the art from the artists. She also noted that the reference to the cello was part of a PBS documentary.

Carney said when he comes back to the three areas we are reviewing this on, he doesn't think the personal life of the artist is pertinent.

Mills said that one item he has concern about is that neither of the challengers read the whole book; for instance, neither one mentioned the use of the N word, which is offensive to him. He said he would implore the challengers to please read the full book.

Blakesley came back around to who the committee would like to hear from, so far it is the two challengers, the teacher, and Dakota Young (former student).

Meija said she thinks Megan Hughs from the public library would be a good person to hear from.

Stewart suggested retired teacher Mark Mizell.

Baertlein suggested retired teacher Laurie Dougherty.

Meija suggested retired teacher Alice Olstedt.

Jane Crater suggested Marian Rose from the public library.

Blakesley said she will contact these folks to see if they are willing and available to speak.

## February 10th Meeting Notes

At the request of the committee, the following individuals added their testimonials.

Mark Mizell	Former Seaside High School English Teacher
Megan Hughes	Parent and Seaside Public Library Board Member
Alice Olstead	Former Seaside High School English Teacher
Marion Rose	Children and Youth Librarian, Seaside Public Library

Hilary Stock maintained her discomfort in reading the whole book because of the offending passage.

Brett Bishop said he took the committee's advice and read the book entirely but still objected to the sexually explicit language. He added that although he originally indicated he would like it to be removed, he now felt that he would just like families to have the option of reading an alternative book.

Megan Hughes spoke about the danger of banning any book and how that could lead to censorship writ large.

Marion Rose shared her thoughts about the selection process of books and how to keep collections safe for different age groups.

Mark Mizell spoke about the way his former ninth grade students connected to the book.

Alice Olstead agreed that the passage in question was difficult but that students always have a choice to select an alternate book or skip uncomfortable passages.

## Committee Recommendation

A motion was made to "recommend the continued use of the book *The Absolutely True Diary of a Part Time Indian* as used, with no reservations".

After the motion was made, the committee spoke about allowing students the freedom to opt out of books they are uncomfortable with.

A vote was taken and the committee voted unanimously for the continued use of the book *The Absolutely True Diary of a Part Time Indian* as used, with no reservations.

The committee chair emphasized the importance of having clear policy to gracefully navigate challenging conversations and opposing viewpoints. What becomes crystal clear from this experience is how deeply our families, community and teachers care about Seaside students.

Thank you.

Cate Blakesley

Director of Curriculum and Instruction

Seaside School District 10

## Appendix A: Timeline

### Challenge of Instructional Materials

Seaside School Board policies IIA-AR (2) and (3): *Challenge of Instructional Materials*, state that, “All formal challenges shall be in writing on the district form prepared for this purpose and must be submitted to the superintendent. Upon receipt of a written challenge, the superintendent shall, within 10 student contact days, appoint the review committee and provide a copy of the written challenge to the staff member(s) involved.”

Activity	Date	Outcome
Email exchange with parent Hilary Stock	January 12-16, 2025	Supt shared school board policy IIA-AR(2) and (3)
Phone call with parent Brett Bishop	January 16, 2025	Supt shared school board policy IIA-AR(2) and (3) via email
18 public comments during January board meeting	January 21, 2025	Two challenge forms submitted to Supt during meeting
Development of review committee	January 22-February 4, 2025	Staff and parents appointed to review committee by Supt
Committee Meets	February 5-19, 2025	Committee Time Frame
Supt presents committee recommendation to the School Board	February 18, 2025, or March 18, 2025	School Board takes action
Committee Chair delivers books to committee members	1/30/25	
Committee Chair emails committee regarding meeting date and policy	1/28/25	
First Committee Meeting held via zoom.	2/5/25	<a href="#">link</a>
Second Committee Meeting held on 2/10/25	2/5/25	<a href="#">link</a>
Report submitted to Superintendent	2/13/25	
Report submitted to School Board	2/13/25	

## Appendix B: Teacher Explanation

27 January 2025

Dear Superintendent Penrod, School Board and Committee,

In response to your request, here are the standards that I use for teaching The Absolutely True Diary of a Part-Indian:

- 9-10.RL.1 Analyze what the text says explicitly as well as inferentially; cite strong and thorough textual evidence to support the analysis.\*
- 9-10.RL.2 Determine a theme or central idea of a text and analyze in detail its development over the course of the text, including how it emerges and is shaped and refined by specific details. Provide an evidence-based summary of the text.\*
- 9-10.RL.3 Analyze the impact of the author's choices regarding the development of complex characters over the course of a text, the interaction with other characters and/or the social, cultural, historical context, and the advancement of the plot or the development of the theme.\*
- 9-10.RL.5 Analyze the impact of author's choices concerning how to structure and develop a text, such as how to order events within it to advance the plot or theme, manipulate time, and situate within a social, cultural, and/or historical context.\*
- 9-10.RL.6 Analyze a perspective, point of view, or cultural experience in works that draw on a wide range of world literature across time and location, including consideration of which perspectives are represented and which are absent. \*
- 9-10.W.2 Write informative/explanatory texts to examine and convey complex ideas, concepts, and information clearly and accurately through the effective selection, organization, and analysis of content.
- 9-10.W.3 Write narratives to develop real or imagined experiences or events using effective technique, well-chosen details, and well-structured event sequences.
- 9-10.W.9 Draw and cite evidence from literary or informational texts to support analysis, reflection, and research.\*
- 9-10.SL.1 Initiate and participate effectively in a range of collaborative discussions (one-on-one, in groups, and teacher-led) with diverse partners on grades 9–10 topics, texts, and issues, building on others' ideas and expressing their own clearly and persuasively.

- 9-10.SL.1a Come to discussions prepared, having read and researched material under study; explicitly draw on that preparation by referring to evidence from texts and other research on the topic or issue to stimulate a thoughtful, well-reasoned exchange of ideas
- 9-10.SL.1d Respond thoughtfully to diverse perspectives, summarize points of agreement and disagreement, and, when warranted, qualify or justify their own views and understanding and make new connections in light of the evidence and reasoning presented.

In addition, I have felt that reading this book, discussing the Native American culture, and sharing my time living on the Navajo Reservation, helps to fulfill the requirement of the Tribal curriculum that Oregon has asked us to teach.

As far as summative assessments, there are three: students do a One-Pager, in which students analyze and synthesize themes from the novel; a written test assessing the standards taught; and a culture essay. In the essay, which can be done as a narrative or expository mode, students describe a cultural group they belong to.

If you have any additional questions, please don't hesitate to ask.

## Appendix C: Seaside School District Board Policy

Seaside School District 10

Code: IIA-AR(2)

Revised/Reviewed: 5/17/22

### Challenge of Instructional Materials

#### 1. Inquiries

- a. Any inquiry made to an administrator regarding instructional material by any person(s) shall be made known to the staff member(s) using the material. The staff member(s) shall be made aware of the person(s) making the inquiry.
- b. The administrator shall then arrange for the person(s) making the inquiry to meet with the staff member(s) using the material in an effort to resolve the issue informally.
- c. The administrator shall inform the person(s) making the inquiry that if they are not satisfied with the outcome of the informal process, they may file a formal written challenge.

#### 2. Challenges

- a. All formal challenges shall be in writing on the district form prepared for this purpose and must be submitted to the superintendent.
- b. Upon receipt of a written challenge, the superintendent shall, within 10 student contact days, appoint the review committee and provide a copy of the written challenge to the staff member(s) involved.
- c. The review committee shall consider the challenge within 10 student contact days of the committee's appointment by the superintendent.
- d. The review committee, once appointed, shall recommend to the superintendent whether or not the challenged material should be withdrawn from use during the review process. The superintendent may withdraw challenged material following receipt of the recommendation from the review committee until final resolution is reached by the Board.
- e. Following a review of the challenged material, the review committee shall submit its report and recommendation to the superintendent for presentation to the Board. Copies of the recommendation shall be provided to the person(s) filing the challenge and to the staff member(s)

involved.

f. The Board shall announce its decision at the next Board meeting following receipt of the committee's recommendation. If the Board's decision is contrary to the recommendation of the review

committee, the reasons will be communicated, in writing, to the review committee.

(1) The review committee shall be chaired by an administrator appointed by the superintendent and

shall be a non-voting member of the committee;

(2) The committee chair shall be responsible for documenting all proceedings, for adherence to established procedures and guidelines and for preparing and presenting the report and recommendation to the Board based on the minutes of the meeting(s). Additionally, the chair will send copies of the committee's report and recommendation to the person(s) filing the challenge and

the staff member(s) involved.

3. Procedures to be followed by the review committee:

a. Review "Challenge of Instructional Material" administrative regulation;

b. Establish a calendar for the review of the challenged material;

c. Review the challenged material considering the theme, concept, vocabulary, and illustrations as they apply to:

(1) The appropriateness of the material for the instructional objectives established for the lesson(s) in which it was used, including its presentation and follow-up;

(2) The appropriateness of the material's level of difficulty; and

(3) The appropriateness of the material for the age group(s) with which it was used.

d. Request that the staff member(s) involved submit a written explanation of their use of the challenged material, specifically addressing its relationship to the established curriculum and course objectives;

e. An opportunity will be provided to person(s) filing the challenge, staff member(s) involved, outside consultants, lay people, other staff members or other individuals to offer oral or written testimony on the challenge within such procedures and limitations as may be established by the chair with the consensus of the committee;

f. Review and discuss possible options for recommendation, including:

(1) Continued use of the material as used, with no reservations;

(2) Restricted or modified use of the material in terms of subject area, grade level, etc.;

(3) No further use of the material as a part of the regular or support curriculum in the district.

g. Procedures for voting:

(1) A quorum (one-half the committee membership plus one) shall be present to act upon any business to come before the committee;

(2) All motions and votes shall be recorded and reported in the minutes of the meeting(s);

(3) Votes will be recorded from only the members present at the time of the vote;

(4) A simple majority of those present is required for a motion to pass;

(5) Roll call votes may be taken.

- h. Following the discussion and review of possible options for recommendation, a committee member may offer a motion outlining the committee's recommendation. Action shall be taken on that motion and any subsequent motions within the procedures outlined in section 3.g. above and consistent with parliamentary procedure;
- i. All meetings of the review committee are subject to the Public Records and Meetings Law pursuant to Oregon Revised Statute (ORS) 192.610 to 192.690.

## Appendix D: Challenge Requests

# Seaside School District 10

Code: IIA-AR(3)  
Revised/Reviewed: 5/17/22

## Challenge Request for Instructional Materials

(Submit to superintendent)

Title: The Absolutely True  
Diary of a part-time  
Indian Publisher: Little, Brown and  
Company Date of Pub.: Sept. 12, 2007  
Author Sherman Alexie

Type of media:  Hardcover  Paperback  Digital  Other: \_\_\_\_\_

Producer/Source (if known): \_\_\_\_\_

Request initiated by: Hilary Stock Phone 503-415-9361

Address 8910910 Old Bag Rd City Warrenton Zip 97146

Person making the request represents:  Self  Group or organization

Name of Group (or organization): \_\_\_\_\_

- To what in the item do you object? (Please be specific and cite pages, frames, etc.)  
The book has references to masturbation, violence, alcoholism, profanity, drugs, and encouraging pornography.  
And the author has many sexual accusations against him.
- In your opinion, what are the harmful effects upon students that might result from the use of this item?  
Exposing young minds to sensitive material in an unsuitable and illeguipped environment for it to be properly unpacked.  
Parents were not given an opt out before book was handed out.
- Do you perceive any instructional value in the use of this item?  
Absolutely not. This reading is a waste of time. Educators have an opportunity to nurture our students and fill their minds with respect and make a difference and be called to higher standards.
- Did you review the entire item?  Yes  No
- If not, what sections did you review? I read the first chapter and then found the book online to do quick run through of the book.
- Should the opinion of any additional experts in the field be considered?  Yes  No
- Please list suggestions, if any: Other parents

Challenge Request for Instructional Materials – IIA-AR(3)

1-2

8. What would you like the school to do about this material?

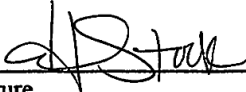
- Do not use it with my student.
- Withdraw it from use.
- Send it back to the selector or selectors for evaluation.
- Other Not have it be assigned reading material

9. In place of this item, would you care to recommend other material which you consider to be of equal or superior quality for the purpose intended?

A Tale of Two Cities by Charles Dickens, The Star that Always Stays by Anna Rose Johnson, Rez Ball by Bronn Graves, (There is a ton of great books out there.)

10. Do you wish to make an oral presentation to the Review Committee?  Yes  No

If yes, please call the superintendent's office at 503-738-5591.

  
Signature

1/20/2025  
Date

References:

# Seaside School District 10

Code: IIA-AR(3)  
Revised/Reviewed: 5/17/22

## Challenge Request for Instructional Materials (Submit to superintendent)

Title: The Absolutely True Diary of a Part-Time Indian Publisher: Little, Brown and Company Date of Pub.: 2007

Author Sherman Alexie

Type of media:  Hardcover  Paperback  Digital  Other: \_\_\_\_\_

Producer/Source (if known): \_\_\_\_\_

Request initiated by: Brett Bishop Phone 503-791-1809

Address 90227 Hawkins Rd. City Warrenton Zip 97146

Person making the request represents:  Self  Group or organization

Name of Group (or organization): \_\_\_\_\_

- To what in the item do you object? (Please be specific and cite pages, frames, etc.)  
I object to the sexually explicit portion of the book where to author references pleasuring himself.
- In your opinion, what are the harmful effects upon students that might result from the use of this item?  
In my opinion I feel it's unnecessary for my daughter to be exposed to this material when there is other non-sexually explicit material that available that meets the same learning objectives.
- Do you perceive any instructional value in the use of this item?  
No.
- Did you review the entire item?  Yes  No
- If not, what sections did you review? I reviewed the section that my wife text me pictures of that my daughter was uncomfortable reading that referred to the author being sexually attracted to a chullo and how good he was at ~~not~~ masturbation.
- Should the opinion of any additional experts in the field be considered?  Yes  No
- Please list suggestions, if any: \_\_\_\_\_

Challenge Request for Instructional Materials – IIA-AR(3)  
1-2

8. What would you like the school to do about this material?

- Do not use it with my student.
- Withdraw it from use.
- Send it back to the selector or selectors for evaluation.
- Other \_\_\_\_\_

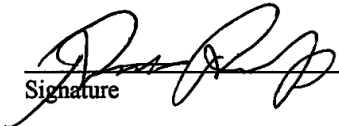
9. In place of this item, would you care to recommend other material which you consider to be of equal or superior quality for the purpose intended?

*I would suggest using curriculum that is free of sexually explicit material.*

*If you wouldn't be comfortable with a teacher saying it to a student don't require it to be read by students*

10. Do you wish to make an oral presentation to the Review Committee?  Yes  No

If yes, please call the superintendent's office at 503-738-5591.

  
Signature \_\_\_\_\_

*1/21/25*  
Date \_\_\_\_\_

**References:**

SEASIDE SCHOOL DISTRICT 10  
Clatsop County, Oregon  
2600 Spruce Drive, Suite 100  
Seaside, Oregon 97138

Resolution #2 – 2024-2025

RESOLVED: That the Board authorizes the Superintendent to offer employment contracts to the following staff:

1) Contract teachers/school counselors for the period of July 1, 2025 to June 30, 2027:

<u>Seaside High School</u>	Natalie Dyroff-Mallory	Jennifer Edwards
Chelsea Archibald	Katherine Ethridge	Desiree Graetz
Susan Baertlein	Jane Forman	Erica Hiatt
Travis Cave	Jake Funk	Tonja Johnson
Chad Clouse	Shelby Gagnon	Lisa Koller
Joel Dierickx	Jennifer Gooch	Renee Kujala
Julie Greene	Brian Habecker	Betsy Mahoney
Dorota Haber-Lehigh	Karma Herd	Erin Meyer
Tina Hess	Kate Manship	Erin Miller
Matt Johnson	Caleb Overcast	Luke Miller
Victoria Keller	Melissa Rigby	Elizabeth Moore-Mullen
Matthew Klosterman	Rebecca Seybold	Brynn Ripley
Suzanna Kruger	Erin Thompson	Katie Saso
Trent Rollins	Corey Tobias	Lori Simonsen
Ann Susec		Mackenzie Skyles-Blake
Aaron Tanabe	<u>Pacific Ridge Elementary</u>	Amy Spunaugle
Michael Verhulst	Erica Acton	Daniel Taylor
Bill Westerholm	Anders Erik Anderson	Dan Van Nortwick
Brett Wolfe	Ashley Beaudoin	Ashley Verhulst
Kriste York	Tammy Bowles	Suzy Wintjen
	Ann Brown	Tracey Wright
<u>Seaside Middle School</u>	Grace Brunke	Christina Young
Nicole Aydt	Sarah Collins	Kathryn Zacher
Angela Bice	Therese DeBartolo	
Cory Blecha	Shiqi Dotson	<u>District</u>
Candace Carver	Emily Downes	Mike Brown
Jane Crater	Brett Duer	

2) Third-year probationary teachers (2024-2025) offered initial two-year contract from July 1, 2025 to June 30, 2027:

Karen Baller	Amber Schwegman
Jarom Bowles	Hunter Svec-Orr
Kai Brown	Jeff Thomas
Kelley Flory	Emma Utti
Josiah Glaser	Hailee Wawro
Renee Meier	Donald Zwahlen
Kristi Roberts	

3) Contract administrators for the period of July 1, 2025 to June 30, 2028:

Jason Boyd  
Jeremy Catt  
Jeff Roberts  
Juliann Wozniak  
Wendy Crozier  
Jenny Risner

4) Probationary administrators offered one-year contract from July 1, 2025 to June 30, 2026:

Cate Blakesley  
Karolina Gage

5) Probationary teachers (and others as noted) offered one-year contract from July 1, 2025 to June 30, 2026:

Second-year (2025-2026)

Sherry Allen  
Jackie Bergerson  
Colin Boutin (school counselor)  
Patrick Dehler  
Sara Beth Godell  
Rachel Goette  
Ellie Irish-Jones  
Amy Larson  
Lacy Ledbetter (school psychologist)  
Danielle Nelson (school nurse)  
Claire Penrod  
Jenna Winn  
Chris Wojturski

Third-year (2025-2026)

Corinne Capodiagli  
Ethan Guzman  
Cynthia Hendrickson  
Anna Martinez (school counselor)  
Danielle Nielsen  
Kaley Waldemar  
Jennifer Wojturski

6) Temporary teachers for non-renewal:

Jacob Brien  
Erin Lowther  
Margaret Ruhlman

Attest: \_\_\_\_\_  
Susan Penrod, Superintendent

Signed: \_\_\_\_\_  
Brian Taylor, School Board Chair

Date: February 18, 2025