

MINUTES SEASIDE PLANNING COMMISSION
January 18, 2011

CALL TO ORDER: Chair Tom Horning called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Steve Winters, Virginia Dideum, Ray Romine, Tom Horning, Bill Carpenter, and Dick Ridout, Staff Present: Kevin Cupples, Planning Director, Glenn Taylor, Planner, Mark Winstanley, City Manager.

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE CONTACT: Chair Horning asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response. Chair Horning then asked if any of the Commissioners wished to declare a conflict of interest or exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the January 4, 2011 minutes;
Commissioner Dideum had two corrections to the minutes, she is not a member but attends NCFE and a spelling error on page four. Commissioner Carpenter made a motion to accept the minutes with the corrections noted. Commissioner Romine seconded the motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Horning:

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

A.) 10-044ACP- Comprehensive Plan Amendment Adopting a Transportation System Plan (TSP) for Seaside and making specific amendments to the Comprehensive Plan

AND

10-045ZCA- Zone Code Amendment making specific amendments to the Seaside Zoning Ordinance necessary to implement the provisions of the TSP

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Horning asked if there was anyone who would like to speak in regards to these new Ordinances.

Harold Thiers – 1230 S Columbia. Does this include something to alleviate the flooding South of town?
Chair Horning stated probably not because that is not with-in the City limits.

Leslie Palmeri – P.O Box 1088, Seaside OR 97138

- How many commissioners have read all the TSP?
- Given the continual flooding on Highway 101 and the mandate to move schools and the hospitals and critical structures up to higher ground due to the threat of a Tsunami. How can you justify not making a county wide bypass an integral part of this planning process?

John Dunzer – 2964 Keepsake Dr. 738-6885

- Has 9 questions – submitted
- State Planning Goal #1 – need written answers

Marcus Holling – 808 Ave G – United Credit

- Center of realigning Ave F and Ave G will have an impact on the business.
- Try not to take property – please plan ahead

Robert Dunton - 1031 3rd Ave – 40 year resident

- Has written several letters regarding the last attempt at highway improvements.
- Worries about medians in the middle of the street they will only be able to make right hand turns. This will be a real problem.
- Would like to see a bypass like Cannon Beach. They have no problems or signage.
- Wahanna Rd was slated to be a bypass and the reason it didn't become a bypass was because of the wetland issues. You can remodel an old structure but you cannot build a new structure because of the impact on the wetlands.
- The safety of our children is very important and we are not prepared for a Tsunami if one comes.
- This needs to go up for a vote.

Charles Murdy – 940 7th Avenue

- Concerned about ordinance about using your property – Eminent Domain
- Tsunami would be a great disaster.

- Bypass will let people make the choice.
- Put this up for a vote.
- Lives on an unimproved street that has big potholes.

Kathleen Teeple - 33230 Beerman Creek Lane

- Read the TSP and Represent Citizens

Tim Mancill – 755 N Wahanna

- Supports the Bypass
- Concerned about Wahanna congested areas because there is very little room for bikes, scooters and pedestrian's.
- Really can't expand because of wetlands.
- Most properties on Wahanna Rd are right on the road so some properties may be lost.
- Adding a five foot sidewalk and reducing the speed limit will help.
- Wahanna is a residential street.
- Speeding is a problem on Wahanna.

Fred Jackson – 601 Roosevelt – 816-678-4898

- Met with other business owners, and came up with some statistics.
- This will affect 5 to 9 % of employees.
- Adjacent to Avenue F & G realignment.
- Need bypass on higher ground.
- Need 3rd center lane through out town to be consistent make money in summer.
- Doesn't believe there will be fair compensation.
- If a business is taken away, that is taking away some ones livelihood for years. It's not just the price of the property it's the continued income from the business that we are losing.

Terry Lowenberg – 33287 Pine Ridge, Warrenton

- 5 properties along Highway on South end of town that will effect properties
- With 2 or 3 of them they will loose the parking and everything right up to the buildings. Which will put them out of business.
- Please look at this more closely before making a decision.

Chair Horning asked if Mr. Lowenberg could provide a description / location of the properties to staff to supplement what Mr. Lowenberg has already given them.

Bill Teeple – 33230 Beerman Creek Lane

- Getting the cart ahead of the horse.
- Most critical part is the UGB because it restricts what we can do.
- Schools, Hospital's and public buildings need to be raised up to at least 80 feet.
- Need bypass, but the bypass needs to be in the UGB so we need to expand that first.
- This should be tabled.

Virginia Murdy – 940 7th Avenue

- Crossing the highway is dangerous for children and everyone.
- Schools are in bad shape.
- Why are we in a Tsunami Zone
- Need bypass.

Doug Wirges – 1815 S Roosevelt – Taste of Tuscany

- Understands that we need a plan.
- Look at the Economic Impact to the small businesses.

Russ Earl – P.O Box 2376, Gearhart

- Has a history connection to area of flooding creates consistent problems.
- No fancy infrastructure. When the roads are going to be somewhere else.
- 3rd lane needed throughout town. That's a good idea.
- Delay or table this for right now.
- Spend money on moving schools and hospital.

Bill Hayes – 920 Ave I

- Need Comp Plan for Dummies published to make this easier to read and understand.
- Publish something in the paper an outline for the whole process and have time for public input.

Steve Hinton – 1198 McCormick Garden Rd – 738-7134 owner of Taco Time

- It is the Planning Commissions responsibility for clear understanding
- Would like a way to appeal the process if it takes a wrong turn.
- Median from Ave G to South of Broadway but any further south than that will hurt businesses.
- Avenue S looks like part of the Plan from the couplet of 5 or 6 years ago. The City of Seaside has been told over and over that the citizens do not want a couplet.
- Plan looks like some good ideas have come from the public meetings
- Need bypass it is a good idea. We're going to have to jump through a million hoops to get one, so be it, we need a bypass.
- The plan needs to be upfront.

John Cuney – Seaside Fitness Center 738-8304

- Eminent Domain concern.

- Cautionary tale: I have an electrical box on my property with no permission to have it there and no fair compensation.
- Was told by the City that it is the best place for box – asked for a letter from the City and still has not received it, next plan is to perform legal action against the City.
- U of O legal council is where he is going for the remedy.
- Might shouldn't mean right.

Dick Trucke – 4206 Highway 101 N also has property on Wahanna Rd.

- Are we going back in time?
- Objecting to both ordinances. They are both total nonsense.
- This plan is modeled after previous plan objecting to Ordinances.
- #1 issue is the Flooding.
- Table both Ordinances until flooding has been corrected.

After Rich Trucke spoke Mr. Trucke came up and stated.

- Judge on case mentioned need for Comp Plan and a vote of the people, where is our vote? Or don't you plan on having one.
- State promised 3rd lane, ask State what happened to that.

Linda Ives-Martin – 34112 Highway 26

- We need more crosswalks.
- Owns 2nd hand store for thirteen years now.
- Against widening of Highway.
- It will affect properties & businesses.
- Is afraid of the loss of property.
- Who is this plan benefiting? If it is benefiting the tourist who come through the town only 8 weeks a year then we should be investing in a bypass where they don't have to drive through our town they can bypass it.
- Bicycles and pedestrians can share the same 6 feet of sidewalk, we don't have that many bicyclist or pedestrians. They can share the walkways so we can keep our businesses and parking spaces.
- Need bypass so you don't take away citizens property.
- It's a big concern when you take away from citizens and businesses – should be spoken to individually.
- Comments on N Holladay, length of time the road was shut down. Felt City wasn't concerned about her business. Feels the same thing will happen on Roosevelt.
- Main business is on Roosevelt, the project that was on Holladay went way over the estimated time of completion. No one talked to her and she lost the business that was on Holladay because no one could access her business for months.

Rich Trucke – 123 Hemlock – Tsunami Safe Zone

- The City turned down money 5 years ago and we were told that it would be back for at least a decade, yet here we are.
- We still don't want it
- Went door to door and overwhelmingly no one wanted it. Mr. Tolan stated that he would follow what his constituents wanted and he didn't follow his word. Same as Mr. Larson. It left a bad taste in his mouth.
- Sued O.D.O.T. and won referendum.
- Why can't we ask questions?
- UGB is key.
- Bypass is needed.

Ron Graham – 311 6th Avenue – 717-9900

- Traffic is OK if the City is Viable

Reverend Frank Brougher – 436 S Edgewood – 738-7164

- Moved from Southern California but has a family history here.
- If schools move a bypass should occur.
- Issues are bigger than Seaside.
- Need to communicate with peers from Astoria, Warrenton and other towns because Roosevelt was passed as a bypass.
- No money problems we would have a bypass.
- People that don't stop in Seaside are the problem. There is no other way to get North unless you take Highway 101 so if we have a bypass on Highway 26 around Seaside we wouldn't have the traffic problems.
- Traffic problems make Seaside less desirable.
- If and when the schools move up on the hill it should work together with the bypass.

Linda Lowery – 1623 N Holladay – 19 to 20 year resident.

- Has been told that 17th Ave must be turned into a 30 foot road.
- That means her front steps will be turned in to a road.
- It's not just her property, all along 17th Ave houses are place in different locations, the street should be marked so everyone knows what's going to happen and then adjustments made so there will be the least impact on property owners. This will not improve the traffic situation.

Carolyn Smith – 345 Ave U

- The transportation department has put a bus stop in front of her home.
- The bus stops 12 feet from her window and doesn't feel that this is right.

- Bus needs to be up on Highway because city streets are too small.

John Riesterer - 50 year resident

- 3 lanes from Chevron to Safeway could take care of us for the next 10 years. Shouldn't be that expensive.
- We have to take care of the schools first.

David Polasiki – 1633 Whispering Pines

- Be careful when you wish for a bypass. If they go around we could lose some of their business.
- Would like to have everyone drive down Broadway to see all of the businesses.
- Traffic is only an issue during the summer.

Chair Horning asked if there was anyone else who would like to offer testimony in favor of the request. There was no response.

Mr. Cupples stated that we plan on taking all the comments and try to address those on a staff level and pass those back to the Planning Commission for consideration. If anyone has specific items in the plan that they feel is problematic we could look at any modifications to the plan. The information that we have compiled tonight will be passed on to the Planning Commission so they can bring it up at the next meeting on February 1st here in the Council Chambers at 7 p.m. It will be open for public testimony again.

Chair Horning asked if there was anyone else who would like to offer testimony in opposition. There was no response.

Commissioner Dideum made a motion to continue this agenda item until the February 1, 2011 meeting. Commissioner Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION:

COMMENTS FROM THE PUBLIC:

COMMENTS FROM COMMISSION/STAFF: Chair Horning thanked the public for all the comments.

ADJOURNMENT: Adjourned at 8:30 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant