

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
October 7, 2014
7:00 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **OPENING REMARKS:**
4. **DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
5. **APPROVAL OF MINUTES:** August 19, 2014 & September 2, 2014
6. **PUBLIC HEARING:**

A.) 14-048VRD is a request by **Bill Roady** for a **four (4)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **ten (10)** people regardless of age. The property is located at **2420 Ocean Vista** and it is zoned Medium Density Residential (R-2).

B.) 14-049RU A review use request by the City of Seaside to permit structural bank stabilization north of the City's wastewater treatment plant at **1821 N Franklin** (6-10-16AD-TL4900 & 4903). The proposal will include the use of rip rap along the bank of the Necanicum River in the vicinity of 20th Avenue. The upland portion of the property is designated Open Space Parks (OPR) and the estuarine area is designated Conservation Aquatic (A-2).

7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**

MINUTES SEASIDE PLANNING COMMISSION
August 19, 2014

CALL TO ORDER: Chair Ray Romine called the special meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Ray Romine, Chris Hoth, Bill Carpenter, Robert Perkel, and Dick Ridout, Staff Present: Kevin Cupples, Planning Director. Commissioner Tom Horning was absent.

OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT: Chair Romine 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 Romine then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact. Commissioner Ridout stated that he has property within the notification area of item B on the agenda and he feels it best not to participate in the decision making process.

APPROVAL OF MINUTES: Motion to approve the July 1, 2014 minutes; Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Perkel seconded. The motion was carried unanimously.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Romine:

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.

PROJECT UPDATE:

Don Hanson, OTAK will provide a brief update concerning the land evaluation that is being performed in order to find suitable land for UGB expansion.

Mr. Hanson has four items that he would like to discuss tonight.

- 1.) The study area refinements.
- 2.) The utility expansions needed.
- 3.) The comprehensive plan designations.
- 4.) Next steps

The study area refinements:

At first we have the north hills, south hills, the Lewis and Clark hills and the east hills. Mr. Hanson simplified the hills, now we just have the Lewis and Clark hills, and then he merged the south and the east hills into one. We have a place holder site for the school expansion. The first will be the Lewis & Clark hills map which has lots of red on it. That red indicates slopes in excess of 30%. That is what really shapes these site areas. When looking at this we have approximately 15 to 17 acres of buildable area. We still have concerns regarding safe access to this property because of the speeds on the Lewis & Clark Rd. Mr. Hanson walked the area and there seems to be one access that would work due to the visibility along the road. The other thing is utilities. This site is close to the city reservoir and the only way a development would work up there is with a pump station because the reservoir sits to low. You would also have to upgrade a sewer pump down below and extend the water and sewer lines up the Lewis & Clark Rd. It's teetering on the edge of being feasible. Commissioner Ridout asked how many homes could you get on that site if only 15 to 17 acres are usable. Mr. Hanson stated you could put 5 homes per acre. Which is about 60 to 80 homes. If you take the utility improvements, Neal Wallace the public works director and Mr. Hanson figured the cost would roughly be about \$160,000. If you amortized that over the number of units, it could be feasible.

This part of the expansion seems remote and it is. It probably will not grow beyond that because of the slopes and restraints of the area. It's on the outer edge but yet a quick drive down to highway 101.

The southeast hills on the map you can see where the area is red and that has the slopes in excess of 30% but it also is next to it and you can see it's really close to Huckleberry lane, Wahanna is close too. This site in regards to a utility perspective would need a new reservoir at the south end. The reservoir should be at an elevation of 400 ft. and then it would gravity feed that whole area. That would be pretty sufficient and then it would also service the surrounding area. When you get a reservoir that high, the pressure will be very good so people may need to have some pressure reducer valves. The other thing is that the sewer lines will have gravity down to the Wahanna right of way and we would have to build a small pump station in the wetland area. We would also have to replace or upgrade the pump station near the hospital. Commissioner Ridout asked if they were talking about a reservoir tank or a pond. Mr. Hanson stated he meant a reservoir tank. Mr. Hanson stated that we are only extending the Urban Growth Boundary with this expansion and not the city limits.

The red dashes on the next map shows where the streets might go. They tried to minimize the number of stream crossings and still have good and duplicate access to a number of areas. They have also color coated the proposed land use designations. In essence, the yellow on the map shows the least amount of density. Logically, if you think about it, in the next 20 year plan there may be a connection to Beerman Creek Rd. In doing that there would be two stream crossings which means two bridges, it is something to think about. Mr. Hanson stated as he refines these maps, another meeting with Public Works Department will be in order. Then we can talk about reservoir locations but the key is to get it up to the right elevation. Mr. Cupples stated you wouldn't have to necessarily annex the site where the tank was going and you wouldn't put the tank in until you were looking at annexing the land for development. Mr. Hanson stated you can put tanks in the urban growth boundary and outside the city limits. Commissioner Carpenter asked if the city had to buy the land that the tank was sitting on. Mr. Hanson and Mr. Cupples both stated that they could have an easement onto the land. Mr. Hanson stated that right now it is on timber land and is owned by people who would certainly want the water tank there. Right now the cost of a water tank is approximately \$1.50 per gallon and if you're looking at a million gallon tank then that turns out to be pretty pricey. Commissioner Romine asked how many acres are there all together. Mr. Hanson stated that right now we are looking at approximately 150 acres. Commissioner Perkel asked if 200 acres was the number that they came up with that would be needed for the expansion. Mr. Hanson stated that the 150 acres that he is speaking of now is just the residential need. When he comes back he will have a better breakdown of what all the designation will be. Mr. Hanson also stated that if you have land addition of this size you will also need to put in parks.

Next Step:

Mr. Hanson met with the state and they seem to like what we have come up with so far. September 8th Mr. Hanson will be meeting with the city council. He was also hoping that anything that was given to the city council would be then given to the planning commission. He plans to meet up again at the work session on September 16th. Then on September 22nd he will meet with the City Council for draft recommendations. Mr. Cupples will also have to notify the state of what is going on and there is a 35 day notification time.

October is when Mr. Hanson will be back to the planning commission with a final recommendation. Then the planning commission can do what they feel the next steps should be.

The planning department has sent out notifications to all the property owners in this area and as of yet we have not heard anything from those property owners. Mr. Hanson suggests that we should send out another letter informing those property owners of the next steps and the meetings that we have scheduled. This way we will have more accurate information. We just want to make sure that someone doesn't come in late and say that they haven't heard about it. There will be a public notice of the public hearing but we still should send them another letter to make sure that the property owners are aware of what we are hoping to accomplish.

PUBLIC HEARING:

- A.) 14-028ZC** – A request by Sunquest, LLC and Seaside Golf Inc. for a zone change at 451 Avenue U (T6 R10 28 AC TL: 300) and 580 Avenue U (T6 R10 28AB 11300). The proposal will re-designate

Commercial Neighborhood (C-1) zoned portions of the subject properties Residential Commercial (R-C) in order to permit more mixed use development.

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Donn Bauske, 320 S Holladay, Seaside.

Mr. Bauske stated the staff report basically covers everything. He has looked at the C1 zone and there are only two areas in Seaside with this designation. The C1 zone is on Avenue U and 12th Avenue. The reason we need this change is because under the C1 there is nothing that you could build that could be feasible or logical. For example on 12th Avenue, where the grocery store was, the C1 Zone is just too restrictive to build anything on it and that lot has been vacant for 2 to 2 ½ years. Mr. Bauske stated he would like to see the C1 zone gone completely because the RC zone covers all those things in addition to residential. The C1 for the golf course and the medical facility doesn't fit into that particular zone. When they were grandfathered in they didn't fit into that particular zone. If you have read the zoning requirements for the C1 zone you know how restrictive it is. Mr. Bauske would like to see the elimination of the C1 zone all together.

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

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

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Hoth had some confusion over the zoning map. Mr. Cupples stated that the zoning map had some errors on it and that's why the only correct map is in our office. Commissioner Ridout asked if these were the only properties left in the C1 zone on the south end of town. Mr. Cupples stated that there are a few properties that are zoned C1 to the west of these two parcels. Mr. Bauske stated that he is only here to change the zoning on these two properties. If the other people in the C1 wanted to hire him, he could help them with their zone change.

Chair Romine stated that when he read the zoning information on C1 and the RC zone there is really not a significant difference between the two zones except one says that residential structures are prohibited and the other one doesn't.

Commissioner Carpenter asked if the planning commission can only make a recommendation to allow the change and the City Council will make the decision. Mr. Cupples stated that is correct. Mr. Cupples stated for a zone change the planning commission can only recommend to the city council. Then the city council will make the decision. Commissioner Hoth stated that being as this is an up zone you have to be careful of not taking away abilities to develop the property. Mr. Cupples stated that it is not really an up zone it's a sideways zone change. It is allowing more uses because it does allow residential uses in the RC zone. The one thing that the RC zone allows is professional offices. They are an outright permitted use; therefore, the O'Donovan clinic would be permitted outright. Under the C1 zone it could be a different commercial use but you would have to go to the planning commission to allow the medical office. Commissioner Hoth stated that the zone change makes sense. Commissioner Ridout stated that it's an interesting thing. He was on the council when the RC zone became effective. It was with the concept that it was residential and moving towards commercial and they did not want to put in a situation where all the residents were nonconforming uses in the zone. So this was created to have residential to be there as an outright use. This is the reverse of that if you believe the best use of that property is the RC zone. Mr. Cupples stated that all the rage right now is have mixed use zones and so the planning commission is actually being cutting edge when you created more available RC zone.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Carpenter made a motion to make a recommendation to City Council to approve the zone change from C1 to RC. Commissioner Perkel seconded and the motion was carried unanimously.

B.) 14-039SU: A conditional use request by Kathleen Bickers that would allow vacation rental of her single family dwelling. The subject property is located at 370 S Franklin (61021AC TL: 4501), and it is zoned Resort Commercial (C2). The zone does not permit vacation rental dwellings. Since the zone

does permit motel/hotels, the applicant is requesting the use be allowed under the similar use provisions in the zone.

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Kathleen Bickers primary residence in Portland. In the C2 zone, vacation rentals are not specifically included in that zone. The purpose of the C2 zone is to provide for tourist oriented facilities and services. It seems fitting to allow this use for this tiny cottage and allowing the one bedroom cottage to welcome tourist to the city. That is in keeping with the idea that this is part of a mixed use zone and is very popular now. It's a cute historic cottage and the area is already commercial and is being impacted by the successful businesses that surround them. There are 5 primary residences near this home. The neighbors seem to be in favor of it. Ms. Bickers stated the staff report is well done because it has factors in it that ensure compliance within the C2 zone.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Matthew Denison owns the house across the street. Not only does Kathleen want to rent it out but she will be here more than not. Mr. Denison just loves Seaside. Kathleen takes pride in the property and has called it the Gull Cottage. The new hotel just went up and the new owner is taking care of things wonderfully. There is all sorts of parking in the area.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Paul Shaw lives directly behind this home. Kathleen has improved the home and the property.

Chair Romine asked if there was anyone who would like to offer testimony in opposition. Joanne Madison 356 S. Franklin and has lived there since 1985. The two previous people who spoke are new owners as of this year. When Matthew said that parking wasn't a problem, Mrs. Madison stated we have two vehicles and it's very difficult for her to park in front of her house. Dooger's and the other restaurants park their vehicles on the street and parking is always a premium in the summertime. Always! Mrs. Madison and her granddaughter own the home and she has two small grandchildren. Mrs. Madison does not want to have a vacation rental next door because there will be no control. She's sure Ms. Bickers would do a good job of screening people but sometimes mommy calls and makes the reservation and pays for the reservation and then Johnny shows up with 7 of his friends and trashes the place. There are only 4 homes in the neighborhood. Putting a vacation rental in that home is a big mistake.

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

Chair Romine stated that the applicant now has the opportunity for rebuttal. Ms. Bickers stated that Mrs. Madison has a lovely home right next door and her home is a twin to hers built at the same time and she understands that Mrs. Madison husband actually spent some time in the home. Mrs. Madison is a great neighbor and she understands her concerns regarding the vacation area and the area is changing. The brand new hotel that just went up before that it wasn't that great of a hotel and they had some pretty sketchy characters there. Ms. Bickers stated she wouldn't have embarked on this unless she had someone close by to keep an eye on the place. To knock on the door if there were any problems and that is why she enlisted Paul's help in that. She will make sure that Joanne has Paul's number and she will also be within reach. Hopefully this will work out based upon the testimony from the other witnesses and the other neighbors who have lived here much longer than a year. That speaks to her credibility and there is a process address it if it doesn't work out.

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Carpenter asked Mr. Cupples if this is classified as a similar use/mini motel and not a vacation rental. There are two different funds that the money goes into regarding the taxes. Mr. Cupples stated that it is a transient rental tax and they both go into the same funds. Commissioner Carpenter asked if the planning commission ever approved one of these mini motels before? Mr. Cupples stated no, but we have had people come in and ask about doing it. Mr. Cupples also stated it seems odd when you have a C2 zone that permits you to do a motel outright and yet to do what lots of people in residential zones do regularly in town you can't do that in a C2 zone. He tried to put some of that information in the staff report. The last one that asked for something similar to this was probably Kurt Sagner and he was

looking at how it could be done. The planning commission can look at it as a similar use and if they go there then you are not changing the zone and there are similar uses in the zone and you can put it in. It's not a "VRD" from the zone stand point but from a practical stand point it's pretty much the same thing. But again it is in a commercial zone. Commissioner Hoth stated that essentially they are applying for a vacation rental but doing it as a similar use which is already allowed in the zone. Chair Romine noted that the similar use is something that is allowed in that zone. Commissioner Hoth stated that motels are allowed in that zone but it seems there is a lot of bending of things here. The house itself is nonconforming because of the zone it is similar but then it really isn't, and then they will abide by the VRD rules but they can't because they don't have the two parking spaces. But on the other hand the information they have presented to deal with those issues makes sense. On that hand he doesn't see a problem with it. Chair Romine stated there was comment in the packet regarding the use of the building residential versus commercial and how it may not be able to convert back. Mr. Cupples stated that as a finding, what he has in the report is that you are formally recognizing that since transient occupancy would be allowed in a residential zone you could permit it under this use as an allowance. Mr. Cupples put that in the report on purpose so that in the future no one can come back and say you couldn't do that. So it's covering that base if it comes up in the future.

Commissioner Perkel asked if this would create a precedence? Mr. Cupples stated that it is probably saving the neighborhood because someone could buy that property and actually put a motel on it if they wanted to. Commissioner Hoth stated that these decisions are made on a case by case bases. Each case is fully discussed and then the decision is made. If there are problems with the home there are procedures in place to help solve them.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Perkel made a motion to approve the similar use under the guidelines that staff has presented. Chair Romine seconded and the motion was carried unanimously. Commissioner Ridout abstained because he owns property in the area.

C.) **14-040V** A variance request that will allow the City of Seaside to install a gas powered backup generator for Sewer Pump Station #6 within the front yard setback at 425 9th Avenue (6 10 16DD TL: 1000). The subject property is zoned High Density Residential (R-3) and it is located behind the Carlyle Apartments.

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Geoff Liljenwal, City Engineer. Basically the city is updating the pump stations. The last time they were updated was in 1985 and probably with 1975 technology. Right now they have a Wisconsin 4 cylinder natural gas fired engines. When we lose power there is an electric clutch on them, the electric clutch engages and will operate 1 pump while we have power outages. This new generator will supply power to two pumps. These generators have a high efficiency sound enclosure around them. The sidewalks in that area are very spotty. Commissioner Ridout asked why would we want to block the sidewalks in that area? Mr. Liljenwal stated that we really don't have any other place to put it and we really need a generator in case of emergencies. Commissioner Ridout stated that he feels sidewalks are very important and if there's any way we can avoid putting it in the sidewalk area that's what we need to do. Chair Romine stated that there are other options but they are more costly, for example putting the generator on top of the small building that is there. But that would cost a lot more money and based on the tax dollars, we really don't have that option. Mr. Cupples stated that we could move the no parking on the other side of the street to this side of the street with a little bump out for the sidewalk, that is another option. Commissioner Hoth asked what is the anticipate distance between the edge of the curb and the installation of the generator. Mr. Liljenwal stated that it's approximately 33 inches or 3 ft. Mr. Cupples stated you could actually put in a 3 foot sidewalk. Commissioner Hoth stated that would still give people room to walk by. Mr. Liljenwal stated yes. Mr. Liljenwal stated for ADA purposes you still need 42 inches. Commissioner Carpenter stated he walks down that street quite a bit. He actually walks down a lot in that area because he lives around there. He actually walks in the street a lot because if you don't you find yourself falling down because the sidewalks have bumps. Mr. Liljenwal stated that when they redid the city sidewalks on 12th Avenue the sidewalks were stamped 1914, so most of the sidewalks are over 100 years old.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Carpenter made a motion to approve variance under the guidelines that staff has presented.

Commissioner Ridout seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: None

ADJOURNMENT: Adjourned at 8:25 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant

MINUTES SEASIDE PLANNING COMMISSION

September 2, 2014

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

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Ray Romine, Tom Horning, Chris Hoth, Bill Carpenter, Robert Perkel, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director

OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT: Chair Romine 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 Romine then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact. There was no response.

APPROVAL OF MINUTES:

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Romine:

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.) 14-043VRD** – A request by Kelly Farmer for a four (4) bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than ten (10) people regardless of age. The property is located at 450 6th Avenue (6-10-16DDTL4604) and it is zoned Medium Density Residential (R-2).

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Erin Barker, Beach House Vacation Rentals, 800 N Roosevelt, Seaside OR. This is just a transfer of ownership and has been a vacation rental with the same occupancy.

Chair Romine asked if there was anyone else who would like to speak in favor of the request. There was no Response.

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

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Carpenter stated it has been a vacation rental. It has the parking and meets all the conditions for a vacation rental.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Carpenter made a motion to approve the conditional use under the guidelines that staff has presented. Commissioner Perkel seconded and the motion was carried unanimously.

B.) 14-044CU: A conditional use request by Eddie & Tara Baumann to replace the non-conforming structure at 330 12th Avenue (6-10-16DATL9800) with a new dwelling that will be more compliant with the development standards in the Seaside Zoning Ordinance. The subject property is zoned High Density Residential (R-3)

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Larry Kreighauser 311 12th Avenue, Seaside. He has owned the house for 16 years and is tired of all the police activity that goes on at the house. He is very happy that someone has bought the place and will fix it up. There has been a lot of drug traffic coming and going out of that home. It's been abandoned now for about 2 years and presently there is someone living in the house. It would be a great move for the city to approve this request.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Paula Simantel, the realtor. This home is awful; someone has been living in there without approval. The new owners will upgrade this home once this gets approved.

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

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

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Ridout asked about the upstairs floor plan. Tara Baumann, applicant & purchaser, stated that there will be a master suite with bath downstairs and then three bedrooms upstairs, one master suite with full bathroom and then two smaller bedrooms with a Jack and Jill bathroom. If they do a vacation rental in the future, they would have adequate facilities to accommodate 6 people. The goal is to house their family first. The second floor master suite would have a balcony.

Commissioner Ridout stated that with this small of a lot we are going to have to make exceptions and this definitely will make the neighborhood look a lot nicer. Commissioner Ridout also stated that the current building looks like it currently has no setbacks. Mr. Cupples stated he thinks the current residence maybe over the property line so this will be a substantial improvement.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Ridout made a motion to approve the conditional use under the guidelines that staff has presented. Commissioner Carpenter seconded and the motion was carried unanimously.

C.) 14-046CU A conditional use request by the City of Seaside to permit multipurpose municipal use of the structure at 1115 Broadway (6-10-22BC-TL800). The structure was previously used for the Faith Lutheran Church and the property is zoned Medium Density Residential (R-2).

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Mark Winstanley, City Manager, 989 Broadway, Seaside. Mr. Winstanley stated the city is looking to acquire the Faith Lutheran Church on Broadway obviously the city is not interested in the R2 zone for the church. The city would like to use the church as a municipal building. The property does have some parking issues, but the city is in a unique position because it currently has parking at the library and also behind the community center, and Broadway Park. The city has the ability to mitigate parking better than anyone. At this point, they don't know what the building would be used for. That would be an issue for city council. They do support the Planning Director's recommendation. Mr. Winstanley would gladly answer any questions although the final purchase of this property is still an executive session matter with the council.

Commissioner Carpenter asked if this would be used for meetings. Mr. Winstanley stated that would be a good idea but the council hasn't even taken up the issue. Certainly the location is ideal for having some type of shared use with the library. It is right across the street from the youth center and Broadway Middle School. From a council stand point, this building could have many uses. Again, with

the city purchasing this property and putting it to municipal use, everything that the council considers will be very public and the public will be involved. There will be public meetings where they will discuss the many uses of this building. The City Council, more than any other bodies is sensitive to what the members of the community think about uses for this building.

Commissioner Ridout asked if there was any concern purchasing a property in the tsunami zone. Mr. Cupples stated that doesn't fall under the special provisions for critical facilities. Mr. Cupples stated that he thinks the building official stated that if the occupancy isn't over 300 then it isn't considered.

Commissioner Hoth asked who was notified in this process. Mr. Cupples stated that all property owners within 100 feet and a published notice. Commissioner Hoth stated that once the specific use is decided will the neighbors then be notified? Mr. Cupples stated only if the planning commission desires the notice be sent out. Commissioner Hoth would like to have a condition that the neighbors get notified of the specific use. Mr. Winstanly stated he would prefer that the neighbors get notified when the city council begins to discuss the uses of the building. The city is all about providing people the opportunity for input.

Commissioner Horning stated that it looks like the building is made of unreinforced masonry and would collapse in an earthquake and are there any building code requirements at the time of transfer that would require the veneer to be secured. Mr. Winstanley stated that Mark Mead an engineer has gone through the property and there were not any issues and then the city building official went through too, because we want to know the condition of the building before purchasing it. It is in remarkably good shape for being 55 years old. Mr. Winstanley also stated that there are still members of the Faith Lutheran church around here and care very deeply what happens to the building.

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

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

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Hoth made a motion to approve the conditional use under the guidelines that staff has presented plus send notices to the neighbors when the City Council begins discussing future use of the building. Commissioner Perkel seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF:

ADJOURNMENT: Adjourned at 7:32 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant

To: Seaside Planning Commission
From: Administrative Assistant, Debbie Kenyon
Date: October 7, 2014
Applicant: Bill Roady
34075 W Campbell Loop
Seaside, OR 97138

Owner: Grant Culver
7870 SE 13th #202
Portland, OR 97202

Location: 2420 Ocean Vista, T6-R10-S 28BD TL#3100
Subject: Conditional Use 14-048VRD; Vacation Rental Dwelling Permit

REQUEST:

The applicant is requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **2420 Ocean Vista**. The subject property is zoned **Medium Density Residential (R-2)** and the **applicant is** requesting a maximum occupancy of **ten (10)** people (regardless of age) within the existing **four** bedroom dwelling.

The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a Conditional Use. The specific review criterion for Vacation Rental Dwellings is included in Section 6.137 of the Ordinance.

DECISION CRITERIA, FINDINGS AND CONCLUSIONS:

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. The Commission may include conditions which they consider necessary to protect the best interests of the surrounding area of the city as a whole. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

DECISION CRITERIA # 1: Pursuant to Section 6.137, Vacation Rental Dwellings (VRDs) within the R-2 and R-3 zones shall be reviewed by the Planning Commission whenever the surrounding VRD density is 20% or greater. A permit shall be issued as an accessory use provided the applicant can demonstrate by written application that all of the following standards are met:

- A. Parking.** One 9' x 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
- B. Number of Occupants.** The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum

occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations.

The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of Inspection for valid code reasons.

C. Residential yard areas. Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.

D. Local responsible party. A local responsible party that permanently resides within the County must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).

E. Spatial distribution requirements. Within the medium density residential (R-2) zones and high density residential (R-3) zones, not more than 20% of the properties within 100' of the subject property can be currently licensed for VRD use without Planning Commission review based on the following additional criteria:

1. The use of the property as a VRD will be compatible with the surrounding land uses.

2. The VRD will not contribute to excessive parking congestion on site or along adjacent streets.

A decision by the Commission to approve a VRD request may include conditions that would restrict the number of renters or total occupants in the VRD.

FINDINGS & JUSTIFICATION STATEMENTS:

1. The applicant is requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **2420 Ocean Vista**. The subject property is zoned **Medium Density Residential (R-2)** and the **applicant** is requesting a maximum occupancy of **ten (10) people** (regardless of age) within the existing **four** bedroom dwelling.

The applicant's submitted justification is adopted by reference and summarized below:

- a. The applicant's plot plan indicates there are **four** off-street parking spaces that are available on the site. **Two cars in driveway and two cars under the carport.**
- b. The existing **four** bedroom residence will have a limited occupancy of **ten (10) people** (regardless of age).
- c. The plot plan shows that parking will not take up more than 50% of the front, side or rear yard areas. Portions of the front yard were previously

hardscaped; however, these areas will remain open and they will not be used for parking.

- d. **Seaside Vacation Homes, 1000 S Holladay #D, Seaside, OR 97138 will be the local manager for the VRD. Mark Tolan will be the local contact for the VRD and he can be reached at (503) 738-0982.**
- e. The applicant, **Bill Roady** has read all of the standards and conditions applicable to VRDs.

2. The proposed VRD is located within a developed residential neighborhood primarily consisting of single family dwellings. Currently **38%** of the surrounding dwellings are licensed for VRD use and all of the property is zoned **Medium Density Residential (R-2)**.

3. All property owners within 100 feet of the subject property were notified of the applicant's request. The Community Development Department **has not** received written comments about the applicant's request.

4. The proposed use is located within the tsunami inundation zone identified by the State of Oregon.

5. The property has undergone a preliminary compliance inspection. All of the corrections noted during the inspection must be completed and approved by final inspection prior to any transient rental of the property.

6. The City of Seaside Planning Commission adopted a list of policies and a uniform list of conditions they believed should be incorporated into the vacation rental dwelling review process. These were reviewed with the City Council prior to adoption and they are consistent with the provision in Section 6.031 which in part states: "...the Planning Commission may impose, in addition to those standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area of the city as a whole."

7. The glare from outdoor lighting can have an impact on adjacent properties. All exterior lighting should conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This would basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds the equivalent lumens of a 40 watt bulb.

CONCLUSION TO CRITERIA #1:

The Vacation Rental Dwelling requirements have been adequately addressed by the applicant and the request can be approved subject to the following list of special and standard conditions of approval:

1. **Compliance Inspection:** The proposed vacation rental dwelling (VRD) must pass a compliance inspection conducted by the Community Development Department prior to any transient rental. This inspection will verify compliance with all VRD standards and conditions of approval and the applicant is hereby

advised that failure to meet certain standards can result in a reduction in the maximum occupancy. The final occupancy will be noted in land use file **(14-048 VRD)** and reflected on the City of Seaside Business License. The license is not valid until the appropriate occupancy has been established by the approval of a final compliance inspection by the Community Development Department.

2. **Parking spaces: Four (4) off-street parking spaces (9' X 18' per space) are required on site.** These spaces shall be permanently maintained and available on-site for use by the vacation rental occupants. Vacation Rental Dwelling (VRD) tenants are required to park in the spaces provided on site for the VRD. No on-street parking associated with this VRD is allowed at this location. Vehicles parked at VRDs may not project over the sidewalk and block pedestrian traffic. A parking map shall be posted inside the dwelling for the VRD tenants.
3. **Maximum number of occupants: Ten (10) persons (regardless of age).** The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. If the number of occupants is less than the original number requested, it may have been reduced for valid code reasons.
4. **Applicability of Restrictions:** Properties licensed for VRD use will be expected to adhere to the VRD standards and rules throughout the entire year even when they are not being rented for profit. This will not apply to the dwellings when members of the owner's family are present.
5. **Open Yard Areas:** Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area that is not occupied by buildings must be landscaped in some fashion so parking will not dominate the yard.
6. **Local Contact: Seaside Vacation Homes (1000 S Holladay #D, Seaside, OR 97138) will be the local manager for the VRD. Mark Tolan will be the local contact for the VRD and he can be reached at (503) 738-0982. Tim's after hours number is (503)-738-0982.**

The contact person must be available 24 hours a day to address compliance issues while the property is rented. Upon any change in the local contact, the owner must provide formal notice of the updated contact information to the City and all of the neighboring property owners within 100'. Managers are required to notify the City any time they stop representing a VRD.

Local contact information is available at the Community Development Department (503) 738-7100, City Hall (503) 738-5511, or after business hours at the Seaside Police Department (503) 738-6311.

7. **Compatibility:** A VRD will be compatible with the surrounding land uses and shall not contribute to excessive parking congestion on site or along adjacent streets.

- 8. Exterior Outdoor Lighting:** All exterior lighting must conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This will basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds the equivalent lumens of a 40 watt bulb.
- 9. Ordinance Compliance & Solid Waste Pick-up:** All vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.
- 10. Required Maintenance:** It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes, Traveler's Accommodation Statutes, and with the Uniform Housing Code. **Owners are hereby advised that Carbon Monoxide detectors must be installed and maintained in all newly established transient rental occupancies.**
- 11. Permit Non-transferability:** Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she so desires, may apply for a new permit in accordance with City Ordinance.
- 12. Business License, Room Tax Requirements, & Revocation for Non Payment:** A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.
- 13. Conflicts & Potential Denial for Non Compliance:** Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in Subsection 5 of this Section. Failure on the applicant's part to meet the standards or conditions will result in modification or denial of the permit.
- 14. Complaints:** Applicants are hereby advised the City Code Compliance Officer routinely follows-up on individual complaints if there is a valid code issue that needs to be addressed by the owner and/or manager of a VRD. Staff does not wait until the occupants of two different residences submit written complaints before they take action to achieve compliance. The VRD complaint procedures are outlined in an attachment to the notice of decision and the forms can also be accessed on the City of Seaside's web site

<http://www.cityofseaside.us/sites/default/files/docs/VRD-COMPLAINTFORM.pdf> This should be used to report alleged violations that are not being addressed by the local contact or property manager.

15. Time Period for Approval, Required Re-inspection: This VRD approval shall be limited to 5 calendar years unless the dwelling is re-inspected (subject to the applicable fee) for compliance with the VRD policies and ordinances applicable at the time of the re-inspection. Re-inspection notices will be provided to the owners at the time business licenses are issued for the 5th calendar year. If the re-inspection is not completed during the 5th year, the permit will expire and a new VRD application must be approved prior to obtaining a new business license for the 6th calendar year. Compliance with the re-inspection requirements will reauthorize the VRD for an additional 5 calendar years.

16. Tsunami Information & Weather Radio: The owner shall post or otherwise provide a tsunami evacuation map in a conspicuous location within the VRD. In addition, a NOAA weather radio, with automatic alert capabilities, must be permanently affixed in a central part of the VRD along with an informational sheet that summarizes the warning capabilities of the radio in the event of a distant tsunami.

17. Grace Period: If a currently licensed VRD sells to another party, staff is allowed to grant a temporary grace period of not more than 60 days in which current bookings can be cleared without being recognized as a violation. The manager or owner must provide staff with a list of the bookings during the grace period and no additional bookings can be taken during that time.

FINAL STAFF RECOMMENDATION

Conditionally approve application **14-048VRD** allowing the establishment of a Vacation Rental Dwelling (VRD) with a maximum occupancy of **ten (10)** persons (regardless of age) at **2420 Ocean Vista**. This decision can be supported by the Commission adopting the findings, justification statements, and conclusions in this report subject to the previously stated conditions.

Although they are not conditions of approval, the following is a list of reminders to applicant.

- This approval will become void one (1) year from the date of decision unless final plans are submitted or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance and any other applicable City of Seaside Ordinances.

The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.

Attachments: Applicant's Submittal



City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT <i>Bill Reedy</i>	ADDRESS <i>34075 W. Campbell Loop</i>	ZIP CODE <i>97138</i>
STREET ADDRESS OR LOCATION OF PROPERTY <i>2420 Ocean Distn Seaside OR 97138</i>		

ZONE <i>R2</i>	OVERLAY ZONES	TOWNSHIP <i>6</i>	RANGE <i>10</i>	SECTION <i>28BD</i>	TAX LOT <i>3100</i>
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PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

Continued use as a vacation Rental

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.
IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER <i>Grant Cupples</i>	PRINT NAME OF APPLICANT/REPRESENTATIVE <i>Seaside Vacation Homes</i>
ADDRESS	ADDRESS <i>1000 S. Holladay Suite D</i>
PHONE / FAX / EMAIL	PHONE / FAX / EMAIL <i>503-738-0982</i>
SIGNATURE OF PROPERTY OWNER <i>[Signature]</i>	SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE <i>Beate English</i>

FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE

CHECK TYPE OF PERMIT REQUESTED:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> NON CONFORMING | <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEMPORARY USE | <input type="checkbox"/> ZONING MAP AMENDMENT |
| <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL |
| <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> SETBACK REDUCTION | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE	<i>9-5-14</i> BY <i>DK</i>
CASE NUMBER (S)	<i>14-048 VRD</i>
HEARING DATE	<i>10-7-14</i> P.C. ACTION

OFFICE USE:	
FEE	RECEIPT
DATE FILED	BY

ORIGINAL

**CITY OF SEASIDE
VACATION RENTAL DWELLING (VRD) APPLICATION**

The City of Seaside requires approval for short term (less than 30 day) rental of certain types of residential property. These uses are referred to as vacation rental dwellings (VRDs) and they must be approved in accordance with the conditional use provision in Chapter 6.137 of the Seaside Zoning Ordinance (see attached). Although most requests can be reviewed by the Planning Director, in some cases, the requests require a public hearing before the City Planning Commission. In both cases, VRD applicants must provide the following information and submit it for review along with their business license application.

In addressing the following questions, additional information and supporting evidence can be referenced and attached to the submittal.

SUBMITTAL INFORMATION

1. Applicant's Name: Bill Roody
2. Mailing Address: 34075 W Campbell Loop 97138
3. Telephone #: Home 503-738-6846, Work _____, Fax _____
4. If the applicant is not the current owner, the applicant must also submit a signed statement from the owner that authorizes the VRD application.
5. VRD Street Address: 2420 Ocean Vista Seaside OR 97138
6. Tax Map Ref.: Township __, Range __, Section __ __ __, Tax lot # ____
7. What is the total number of off-street parking spaces (9' X 18') that will be available for VRD occupant use? 4 The VRD ordinance states: One 9' X 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
8. How many bedrooms are in the dwelling? 4 Is the applicant requesting that all the bedrooms be used to calculate the maximum occupancy, and if not, how many are being proposed? 10 Please multiply the last number by three (3) to indicate the requested maximum occupancy for the VRD 10. The VRD ordinance states: The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.
9. All off street parking spaces must be clearly indicated on the applicant's site plan. Will the existing parking spaces or any planned expansion of parking take

VRD Application updated 5-5-11

80
100
430
550

UM79

9644

CITY OF SEASIDE

SEP 05 2014

PAID

past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.

- Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in the VRD ordinance. Failure on the applicant's part to meet the standards or conditions will result in denial of the application. This would be in addition to any violation procedures specified in Article 12 of the Seaside Zoning Ordinance.

Has the owner or the duly authorized applicant read all the standard conditions and answered all of the questions honestly based on their understanding of the VRD request? Yes.

By signing this application, the applicant is also acknowledging that if the request requires review by the Planning Commission (Ordinance Provision 6.137E), the Applicant or a duly Authorized representative must attend the Public Hearing.

Applicant's Signature:  Date: 9-4-14

-----For Office Use Only-----

At the time of submittal, the applicant must pay the annual business license fee based on the proposed occupancy of the VRD: 1-5 occupants \$75.00, 6-10 occupants \$100.00, 11+ occupants 150.00. This fee must be accompanied by a one time filing fee of \$20.00.

In addition to the business license fee, a \$430.00 planning review fee must be submitted with this application. If the surrounding density of VRDs (see question 11) requires a Planning Commission review, an additional fee of \$240.00 must be paid before staff will schedule the public hearing to review the application.

If the VRD application is not approved, only the business license fee will be refunded.

Submittal Date: _____ Amount Paid: _____

~~~~~ For Community Development Use ~~~~~

Date application was received at Community Development: \_\_\_\_\_

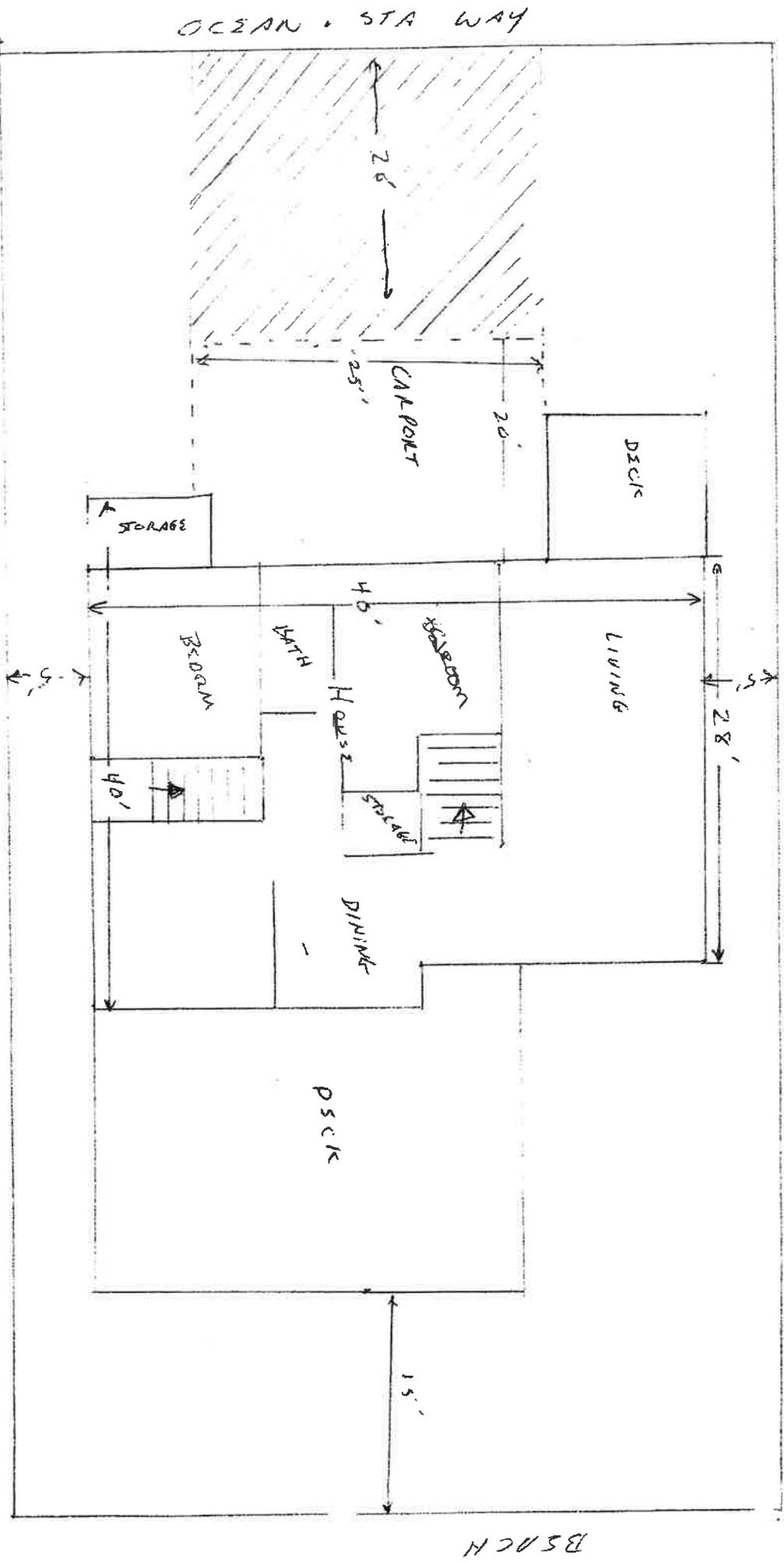
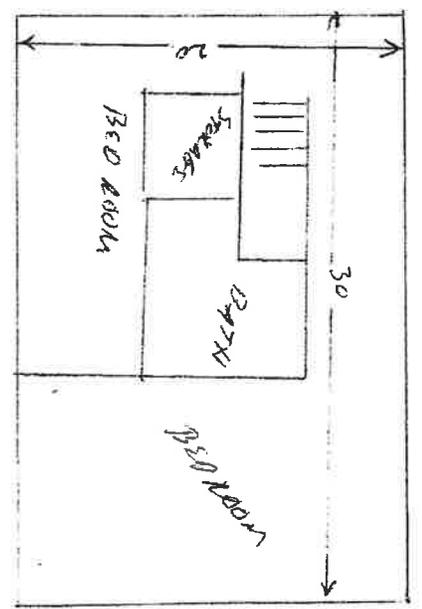
File Reference # \_\_\_\_\_ Date determined to be complete: \_\_\_\_\_

If applicable, date for Planning Commission Hearing: \_\_\_\_\_

7420 Ocean View  
 4 Bedrooms / 2 Baths

AREA  
 Lot Size 5000 +  
 Residential 1575 sqft and less 600 sqft.  
 CARPORT 500  
 2075 on 41.5-90

SCALE = 1/10'  
 N





## CITY OF SEASIDE STAFF REPORT

**To:** Seaside Planning Commission  
**From:** Planning Director, Kevin Cupples  
**Date:** October 7, 2014  
**Applicant:** City of Seaside, 989 Broadway, Seaside, OR 97138  
**Location:** 1821 N Franklin, Shoreland & Aquatic Area North of the Waste Water Treatment Plant; T6, R10, S16AD, TL4900 & 4903.  
**Subject:** 14-049RU: Structural Bank Stabilization Review Use North of the Wastewater Treatment Plant

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### **REQUEST:**

The City of Seaside is request a review use to permit structural bank stabilization north of the City's wastewater treatment plant at 1821 N Franklin (6-10-16AD-TL4900 & 4903). The proposal will include the use of rip rap along the bank of the Necanicum River in the vicinity of 20<sup>th</sup> Avenue. The upland portion of the property is designated Open Space Parks (OPR) and the estuarine area is designated Conservation Aquatic (A-2).

The review will be conducted in accordance with Section 3.135 through 3.139 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a use permitted with review.

### **DECISION CRITERIA, FINDINGS, AND CONCLUSIONS:**

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. These statements may be adopted by the Planning Commission to support their conclusions along with conditions which are necessary to ensure compliance with the Seaside Zoning Ordinance. Although each of the findings or justification statements specifically apply to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

#### **DECISION CRITERIA # 1: Section 3.136, Purpose:**

**The purpose of the review use process is to provide the Planning Commission with an opportunity to insure that the use conforms with the policies and standards for conservation aquatic areas, and that the development plans overcome any locational limitations resulting from an estuary location. Unlike conditional uses, no public hearing is required.**

#### **FINDINGS & JUSTIFICATION STATEMENTS:**

1. The applicant plans to stabilize approximately 670 feet of riverbank along the north side of the City's Wastewater Treatment Plant. BioEngineering has designed the proposed stabilization project and they have incorporated a variety of different materials. These materials include, but are not limited to: an assortment of boulders, rock, gravel, logs with root wads, live willow brush layers, cedar posts, and native

vegetative plantings. The use and location of materials used for the stabilization project are detailed in the applicant's submitted narrative and design diagrams. These are adopted by reference and attached to this request.

2. The A-2 zone development standards include the following:

Section 3.139 Standards for Aquatic Conservation.

A. Evidence will be presented to the City through the state or federal permit processes that the structure(s) will not negatively affect currents, flushing characteristics, adjacent shoreline, marshes, or fish habitat. Aesthetic factors shall be considered.

B. Applicants for in-water structures will present evidence why other means of addressing the problem are not feasible; such as rip rap on the shoreline, or floating structures.

C. All structures shall be of minor scale, and shall make no major alteration to the estuarine ecosystem.

D. Structures, parking lots, roads, fills, utilities or other uses or activities except decks, walkways and bridges (in areas without riparian vegetation) shall be setback from the estuary boundary a distance of at least 15 feet.

E. Where dredging is proposed, the applicant shall develop a dredged material disposal plan for expected life of the project in accordance with the Standards of Section 6.153.5

3. The design firm has completed the joint State and Army Corp of Engineers application that will be submitted for this activity and it is attached to the request.

4. No in water structures are proposed other than the shoreline stabilization materials themselves. This does include some use of rip rap which is permitted within this estuary segment along with the use of vegetative bank stabilization as a non-structural means of curbing the erosion.

5. The project will only impact that portion of the shoreline that has undergone rapid episodes of erosion within recent years and it is of appropriate scale to address the erosion issue.

6. The proposed project will follow the shoreline and the design is intended to build in and stabilize the shoreland habitat values that are currently being adversely impacted by unchecked erosion.

7. Dredging is not proposed as a component of this project.

### **CONCLUSION TO CRITERIA #1:**

The proposed bank stabilization project is appropriate to address the shoreline erosion and should prevent further loss of the bank north of the City of Seaside's Waste Water Treatment Plant provided the applicant addresses the following condition of approval:

Condition 1. The City must obtain the appropriate removal/fill permit from the Department of State Lands (DSL) and the U.S. Army Corp of Engineers. Any required design changes required by these agencies will be considered an approved design modification by the Commission.

## **FINAL STAFF RECOMMENDATION**

Approve the proposed bank stabilization project for the shoreline north of the City of Seaside Waste Water Treatment Plant at 1821 N Franklin subject to the previously stated condition of approval.



# City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

## Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

|                                                                                           |                                |                          |
|-------------------------------------------------------------------------------------------|--------------------------------|--------------------------|
| NAME OF APPLICANT<br><u>CITY OF SEASIDE</u>                                               | ADDRESS<br><u>989 BROADWAY</u> | ZIP CODE<br><u>97138</u> |
| STREET ADDRESS OR LOCATION OF PROPERTY<br><u>ADJACENT TO 1821 N. FRANKLIN ST. SEASIDE</u> |                                |                          |

|                   |               |                       |                     |                        |                                       |
|-------------------|---------------|-----------------------|---------------------|------------------------|---------------------------------------|
| ZONE<br><u>A2</u> | OVERLAY ZONES | TOWNSHIP<br><u>6N</u> | RANGE<br><u>10W</u> | SECTION<br><u>16AD</u> | TAX LOT<br><u>4900</u><br><u>4903</u> |
|-------------------|---------------|-----------------------|---------------------|------------------------|---------------------------------------|

### PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

THIS PROJECT WILL UTILIZE ENVIRONMENTALLY SENSITIVE TECHNIQUES TO STABILIZE AN ERODING BANK AT THE ESTUARY THAT IS THREATENING THE SEWER TREATMENT PLANT

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.  
IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

| OWNER:                                                                      | APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):                                 |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------|
| PRINT NAME OF PROPERTY OWNER<br><u>CITY OF SEASIDE</u>                      | PRINT NAME OF APPLICANT/REPRESENTATIVE<br><u>NEAL WALLACE</u>                |
| ADDRESS<br><u>989 BROADWAY</u>                                              | ADDRESS<br><u>SAME</u>                                                       |
| PHONE / FAX / EMAIL<br><u>503-738-5112</u> <u>NWALLACE@CITYOFSEASIDE.US</u> | PHONE / FAX / EMAIL<br><u>SAME</u>                                           |
| SIGNATURE OF PROPERTY OWNER                                                 | SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE<br><i>Neal Wallace</i> |

### FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

#### CHECK TYPE OF PERMIT REQUESTED:

- |                                                  |                                                   |                                          |                                                               |
|--------------------------------------------------|---------------------------------------------------|------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> CONDITIONAL USE         | <input type="checkbox"/> NON CONFORMING           | <input type="checkbox"/> SUBDIVISION     | <input type="checkbox"/> ZONING CODE AMENDMENT                |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT      | <input type="checkbox"/> TEMPORARY USE   | <input type="checkbox"/> ZONING MAP AMENDMENT                 |
| <input type="checkbox"/> MAJOR PARTITION         | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL                               |
| <input type="checkbox"/> MINOR PARTITION         | <input type="checkbox"/> SETBACK REDUCTION        | <input type="checkbox"/> VARIANCE        | <input checked="" type="checkbox"/> <u>Review Use Estuary</u> |

| PLANNING DEPARTMENT USE:         |             |
|----------------------------------|-------------|
| DATE ACCEPTED AS COMPLETE        | BY          |
| CASE NUMBER (S) <u>14-049 RE</u> |             |
| HEARING DATE                     | P.C. ACTION |

| OFFICE USE: |         |
|-------------|---------|
| FEE         | RECEIPT |
| DATE FILED  | BY      |



## Live Building Systems

AN ENGINEERING CONTRACTOR SPECIALIZING IN WATERSHED RESTORATION

Oregon Commercial General Contractor Level 1, License Number: 19244

### The City of Seaside Wastewater Treatment Plant Shoreline Stabilization Project Description

The plan to stabilize approximately 670 feet of riverbank along the north side of the plant's recently eroded shoreline consists of two Live Vegetated Boulder Wing Deflectors, Rock, Gravel and Live Willow Brushlayer Lifts with a Brush Grid and a series of 39 log habitat structures. The deflectors will be built at the downstream end of the project where the river bank is closest to the treatment plant and where there is a minimal amount of protective forest between the wastewater treatment plant and the river. Each deflector will be constructed in consecutive layers of rock, gravel and live willow brush layers, 40 feet wide at the base, ten feet wide at the top and extending 30 feet out from the vertical bank. The deflectors are respectively 12 feet and 10 feet high against the bank and taper down to approximately 5 feet high at the tip. Two logs with rootwads will be placed underneath the deflectors with the rootwads in the estuary. These will function to both provide fish habitat and help to deflect scour away from the structure. The distance between the deflectors is 40 feet at the base growing wider toward the tapering tip. Each deflector is built on a boulder platform that extends 5 feet wider than the deflector in order to mitigate the destabilizing effect of undertow moving beach material away from the structure. 3 to 6 ton boulders will be used for construction of the Live Vegetated Boulder Wing Deflectors. (see sheets 3, 4 and 5)

The area between the deflectors, and the river bank upstream of the deflectors, will be protected using Rock, Gravel and Live Willow Brushlayer Lifts, with a Brush Grid constructed in front of the lifts. Additionally the fallen trees on the beach will be placed 10-15 feet on center along the entire 670 foot reach. They will be anchored beneath the lifts and Brush Grid with the canopy extending into the river. This will provide additional shelter and habitat. The rock and willow lifts will be built against the eroding bank. They consist of a rock toe keyed 3 feet below grade and then followed by a layer of 1-3 ton rock. Vertical willow branches will be placed against the bank behind the Rock and Live Willow Brushlayer Lifts. A dense layer of live willow branches with their butt ends touching the vertical bank will be placed on top of a 6 inch layer of river run gravel, washed into the 1-3 ton rock layer. Each rock and willow lift will be approximately 2 feet thick. This process will be repeated until the design elevation has been reached. (see sheets 3 and 5-9)

A 10 foot wide Brush Grid will be constructed in front of the Rock and Live Willow Brushlayer Lifts. The Brush Grid consists of logging slash held in place by cedar posts driven in at 5 foot intervals with 1 ton boulders placed on top of the slash at intervals to assist in the structure's stability. This structure will function to give additional protection to the area in front of the rock and willow lifts by trapping wave carried sand, assuring

that the beach is built up and out, providing further protection for the existing shoreline. (see sheets 3 and 5-9)

The top of bank behind the lifts will be revegetated with a variety of native plants. 160 shore pine trees will be planted with a 6 foot minimum spacing between the trees. 160 coyote brush bushes and 500 salal plants will be planted between the shore pines. (see sheet 10)

Although it is clear that the constant ongoing erosion is caused primarily by the thalweg of the Necanicum River flowing against the sandy shoreline, it is also clear that the action of large waves in major storms had to be accounted for. These waves have been described both by employees of the treatment plant who are on site on a day in and day out basis, and local, longtime residents, as reaching heights of 20 feet and scouring along the shore in a west to east direction. During a period when a major storm event, a high tide and high flood water coming down the river all coincide, these waves can be extremely damaging. It is in fact this scenario where major amounts of bank are lost in a short time frame. Therefore this project has been designed with this less common but dangerous scenario in mind.



# Joint Permit Application

This is a joint application, and must be sent to both agencies, who administer separate permit programs. Alternative forms of permit applications may be acceptable; contact the Corps and DSL for more information.

|            |
|------------|
| DATE STAMP |
|------------|

|                                                                                                                                             |                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
|  <b>U.S. Army Corps of Engineers<br/>Portland District</b> |  <b>Oregon Department of State<br/>Lands</b> |
| Corps Action ID Number                                                                                                                      | DSL Number                                                                                                                    |

## (1) APPLICANT AND LANDOWNER CONTACT INFORMATION

|                                     |                                                                    |                               |                                                                                                                        |
|-------------------------------------|--------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------------|
|                                     | Applicant                                                          | Property Owner (if different) | Authorized Agent (if applicable)<br><input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Contractor |
| Name                                | <b>Neal Wallace,<br/>Public Works Director<br/>City of Seaside</b> |                               | <b>Terra Science, Inc.</b>                                                                                             |
| Mailing Address<br>City, State, Zip | <b>989 Broadway<br/>Seaside, OR 97138</b>                          |                               | <b>4710 SW Kelly Ave, Ste. 100<br/>Portland, OR 97239</b>                                                              |
| Business Phone                      | <b>503-738-5112</b>                                                |                               | <b>503-274-2100</b>                                                                                                    |
| Cell Phone                          | <b>N/A</b>                                                         |                               | <b>N/A</b>                                                                                                             |
| Fax                                 | <b>503-738-8765</b>                                                |                               | <b>503-274-2101</b>                                                                                                    |
| Email                               | <b>nwallace@cityofseaside.us</b>                                   |                               | <b>jason@terrascience.com</b>                                                                                          |

## (2) PROJECT INFORMATION

**A. Provide the project location.**

|                                                                                       |                                                                                                   |                                                             |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| Project Name<br><b>Seaside Wastewater Treatment<br/>Plant Shoreline Stabilization</b> | Project Address / Location<br><b>330 19<sup>th</sup> Ave.<br/>North end of N. Franklin Street</b> | Tax Lot #<br><b>4900, 4902, 4903</b>                        |
| County<br><b>Clatsop</b>                                                              | City (nearest)<br><b>Seaside</b>                                                                  | Latitude & Longitude*<br><b>46.006742° N, 123.922582° W</b> |
| Township<br><b>6N</b>                                                                 | Range<br><b>10W</b>                                                                               | Section<br><b>09</b>                                        |
| Quarter/Quarter<br><b>AD</b>                                                          |                                                                                                   |                                                             |

Brief Directions to the Site  
**From intersection of Highway 101 and 12<sup>th</sup> Ave in Seaside, travel west on 12<sup>th</sup> Ave to N. Franklin St. Turn right onto N. Franklin St and travel north to wastewater treatment plant. Project site is just north of plant along the edge of the estuary and Necanicum River mouth.**

**B. What types of waterbodies or wetlands are present in your project area? (Check all that apply.)**

|                                                              |                                            |                                                  |
|--------------------------------------------------------------|--------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> River / Stream                      | <input type="checkbox"/> Non-Tidal Wetland | <input type="checkbox"/> Lake / Reservoir / Pond |
| <input checked="" type="checkbox"/> Estuary or Tidal Wetland | <input type="checkbox"/> Other             | <input type="checkbox"/> Pacific Ocean           |

|                                                               |                        |                                                          |                                                              |
|---------------------------------------------------------------|------------------------|----------------------------------------------------------|--------------------------------------------------------------|
| Waterbody or Wetland Name**<br><b>Necanicum River Estuary</b> | River Mile<br><b>0</b> | 6 <sup>th</sup> Field HUC Name<br><b>Lower Necanicum</b> | 6 <sup>th</sup> Field HUC (12 digits)<br><b>171002010103</b> |
|---------------------------------------------------------------|------------------------|----------------------------------------------------------|--------------------------------------------------------------|

**C. Indicate the project category. (Check all that apply.)**

|                                                      |                                                 |                                                        |
|------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Commercial Development      | <input type="checkbox"/> Industrial Development | <input type="checkbox"/> Residential Development       |
| <input type="checkbox"/> Institutional Development   | <input type="checkbox"/> Agricultural           | <input type="checkbox"/> Recreational                  |
| <input type="checkbox"/> Transportation              | <input type="checkbox"/> Restoration            | <input checked="" type="checkbox"/> Bank Stabilization |
| <input type="checkbox"/> Dredging                    | <input type="checkbox"/> Utility lines          | <input type="checkbox"/> Survey or Sampling            |
| <input type="checkbox"/> In- or Over-Water Structure | <input type="checkbox"/> Maintenance            |                                                        |
| <input type="checkbox"/> Other:                      |                                                 |                                                        |

\* In decimal format (e.g., 44.9399, -123.0283)

\*\* If there is no official name for the wetland or waterway, create a unique name (such as "Wetland 1" or "Tributary A"). The name should be consistent with other project documents, such as a wetland delineation report and drawings.

### (3) PROJECT PURPOSE AND NEED

**Provide a statement of the purpose and need for the overall project.**

The purpose of the project is to provide a long-term solution for stabilizing the south bank / shoreline of the Necanicum River estuary just north of the City of Seaside's wastewater treatment plant. This area has been rapidly eroding over the last sixteen (16) years to a point that it is encroaching upon the treatment plant facilities and structures. Stabilization and protection from further channel migration is needed to prevent loss of the wastewater treatment facilities.

An emergency authorization was granted for the construction of a short section (185-feet) of bank / shore stabilization nearest the treatment plant facilities late last year (2013) as the erosion had encroached to within several feet of one of the buildings in the northwest corner of the facility. Construction of that section of stabilization was completed in January 2014. Since then, the City has identified further rapid erosion of areas west of the existing project for an additional 670-feet to where the Necanicum River widens into the estuary. As long as this area continues to erode southerly (and it appears that it will), the wastewater treatment plant facilities will be under the threat of potentially devastating damage and/or loss.

### (4) DESCRIPTION OF RESOURCES IN PROJECT AREA

**A. Describe the existing physical and biological characteristics of each wetland or waterway. Reference the wetland and waters delineation report if one is available. Include the list of items provided in the instructions.**

As documented by the Terra Science, Inc. 2014 "Delineation of Highest Measured Tide / Mean High Tide for the City of Seaside Wastewater Treatment Plant Shoreline Stabilization Project", the tidal waters at the mouth of the Necanicum River and its estuary are considered jurisdictional waters of the State of Oregon and United States up to the Highest Measured Tide (HMT) line (for Oregon Dept. of State Lands) or Mean High Tide line (MHT) (for U. S. Army Corps of Engineers). These tidal waters are the only jurisdictional features identified within the project area and are described below:

#### Necanicum River Mouth and Estuary

The mouth of the Necanicum River and its associated estuary occupy the area north of the City's wastewater treatment plant. The estuary stretches northerly toward the City of Gearhart and easterly toward urbanized areas of Seaside between Highway 101 and the estuary. In addition to the Necanicum River, Neawanna Creek and Neahcoxie Creek are the other two main tributaries that drain into the estuary. Both creeks enter the estuary at its northeastern extent and are outside of the project area. Several other smaller creeks and drainages feed these main tributaries to the estuary.

The river estuary has been rapidly migrating southerly toward the treatment plant over the last sixteen years or so carving its way through a system of historically stabilized dunes. This has created a cliff bank that is anywhere from three- (3) to twelve- (12) feet high along its extent through the project area with the highest areas toward the west and lowest areas toward the east. The most active part of the channel or thalweg is outside the project area (to the north) but it is quite clear that its flow against the sandy shoreline is the ongoing cause of erosion. However, during major storm events that happen to coincide with high tides and/or flood waters, large waves off the ocean scour west to east along the shoreline and have some of the most damaging effect where major amounts of the dunes are lost in a much shorter period of time.

Within the project area, tidal waters inundate a portion of site below HMT / MHT twice daily. The extent of this inundation varies seasonally and is dependent on the strength of the tidal influence, extent of fresh water entering the estuary from its tributaries, and weather. Within the project area, areas below HMT / MHT are mostly unvegetated sand flats and/or the actively eroding cliff of the vegetated sand dunes that are north of the treatment plant. To the east, nearer to the Necanicum River proper, some areas below HMT / MHT are vegetated with upland species such as European beach-grass (*Ammophila arenaria*, FACU), American dune-grass (*Leymus mollis* ssp. *mollis*, FACU), false dandelion (*Hypochaeris radicata*,

#### **(4) DESCRIPTION OF RESOURCES IN PROJECT AREA**

FACU), American sea rocket (*Cakile edulenta*, FACU), tall fescue (*Schedonorus arundinaceus*, FAC), and seashore lupine (*Lupinus littoralis*, UPL) although they are much more sparse. Areas above HMT / MHT are fairly densely vegetated with the species listed above along with areas of shore pine (*Pinus contorta*, FAC), salal (*Gaultheria shallon*, FACU), and evergreen huckleberry (*Vaccinium ovatum*, FACU). However, the active erosion of the cliff bank has reduced woody vegetation significantly as evidenced by the many collapsed trees along its extent.

Besides a definitive vegetation break between areas of mostly upland vegetation and no vegetation, several other field indicators were used to identify HMT / MHT. These include the uppermost water line on the eroding cliff that is sometimes evident or other indicators such as faint drift or debris lines composed of shells, fine bits of trash, and broken vegetation whereas. Further east, nearer to the main channel of the Necanicum River, the drift/debris lines were much more evident and vegetation, while present, was much sparser below the HMT / MHT line.

While the greater estuary is likely used by a variety of fish and wildlife, including salmonids, shorebirds, and migrating / overwintering waterfowl, the project area may be less used due to its lack of vegetation and structural variability that often provides areas for shelter, feeding, and nesting habitat. Furthermore, an area of active erosion is potentially less utilized due to the dynamic nature of the events creating the erosion. Additionally, since pedestrian use is rather high within the vicinity of the project area, active use by fish and wildlife species may be further reduced while pedestrians are actively present and/or due to habitual avoidance.

According to Oregon Department of Fish and Wildlife (StreamNet, 2014, accessed at [http://www.streamnet.org/mapping\\_apps.cfm](http://www.streamnet.org/mapping_apps.cfm)), the Necanicum River watershed supports spawning runs of chum, coho, steelhead, and chinook (introduced). The estuary also supports runs of sea-run cutthroat trout. While juveniles of these species are migrating through the estuary on their way to the ocean, they certainly are using the estuary. As an example, during high water or tide, juvenile salmonids may seek refuge along the shoreline within the project area although higher value (vegetated) areas are obviously present elsewhere within the estuary. They may also use it as a migration corridor. The length of residence time and specific areas of use varies by species and are defined by the life history strategy of each species.

Similarly, the extent of use of the project area by shorebirds and waterfowl is dependent on each species life history strategy. Certainly during low water, shorebirds could utilize the area for feeding habitat. Other uses are likely minimal as there are much higher functioning (and less visited) areas elsewhere within the estuary.

#### **B. Describe the existing navigation, fishing and recreational use of the waterway or wetland.**

Historically, the deepest channels or thalwegs within the estuary may have been potentially utilized for the navigation of smaller fishing boats to and from the ocean. However, the extent of historic navigation was not investigated. A lack of jetties at the mouth of the river would indicate navigational use is little.

While parts of the estuary are used by small boats and kayaks for fishing and recreation purposes within the estuary, the extent of current navigation use was also not investigated. It would appear that waters are much too shallow for access to and from the ocean and no evidence of active dredging for this purpose was noted.

Within the project area, waters are typically too shallow or not at all present for most boats other than kayaks to utilize for fishing or recreation purposes. No evidence of bank fishing was observed. Recreation use by pedestrians accessing the beaches to the west was evident and several user paths were observed within the project area. Should the proposed project be approved, this access could be maintained via existing user paths that are located just south of the project area and north of the treatment plant.

## **(5) PROJECT SPECIFIC CRITERIA AND ALTERNATIVES ANALYSIS**

**Describe project-specific criteria necessary to achieve the project purpose. Describe alternative sites and project designs that were considered to avoid or minimize impacts to the waterway or wetland.**

The criteria for this project are:

1. The bank stabilization must be permanent to secure the shoreline from further erosion.
2. The construction must use materials available locally (due to the short period for implementation).
3. The bank stabilization design must comply with local, state and federal regulations.
4. As permanent feature adjacent to a fish-bearing stream, the project must be consistent with state and federal objectives for fishery enhancement.
5. The project must continue to allow public access along the shoreline.
6. In addition to bank stabilization (which protects the wastewater treatment plant), the project must demonstrate wise use of public funding and public lands.

As a bank stabilization and fish habitat project, there are four alternatives: No action, Rip-rap stabilization, Live-planting stabilization; and Hybrid rock, log and live-planting stabilization.

The "No action" alternative was previously recommended by the Corps of Engineers, so the City of Seaside proceeded with that approach from 2010 to 2013. During that period, the shoreline receded approximately 25 feet, which resulted in numerous trees falling into the Necanicum-Neawanna estuary. As a result of such erosion, the 1949 Corps of Engineers revetment became exposed at the northeast corner of the project area. Ongoing erosion and wave action have washed away the 1949 rock, which is partially decayed and highly fractured. Consequently, the no action alternative has revealed that the 1949 revetment will not adequately withstand future wave action. Given the inadequacy of the 1949 revetment, this alternative would ultimately result in the loss of the wastewater treatment plant and service buildings. This is not an acceptable alternative, since the City relies upon the treatment plant for environmental, water quality and public health protection.

The "Rip-rap stabilization" alternative would involve placement of large boulders along the eroding face of the shoreline. Specifically, the placement would involve construction of a shallow, wide trench where there is currently a small beach. Within the trench, 24- to 48-inch diameter rocks would be placed to form a permanent slope that cannot be eroded by wave-action or undercut by Necanicum River currents. These large rocks would be placed and stacked in a manner that forms a 1H:1V slope – this minimizes the "footprint" of this type of revetment. While this alternative would accomplish the bank stabilization objective of the project, it would not provide any fish habitat improvements. That is, the rock stabilization would simply form a slope that is tidally inundated, but has minimal opportunity for plant growth, overhanging features, and feeding/resting habitat. For these reasons, this alternative has little or no support from environmental groups and fish/wildlife resource agencies. While this alternative would likely be less expensive than the proposed alternative, the City considered it unlikely to be approved by regulatory agencies and generally disliked by residents and tourists who enjoy walking along this segment of the Necanium-Neawanna estuary shoreline.

The "Live-planting stabilization" alternative would consist of log structures (known as cribs) that function like a retaining wall. Spaces between log cribs, as well as interior spaces of the cribs, would be planted with willows, pines and other suitable species that colonize sandy soils along coastal areas. Such design is common for eroding creek banks, where the river channel is relatively stable (not meandering), but watershed changes have resulted in oversteepened creek banks or isolated areas of bank failure. Log structures tend to provide significant fish habitat, when built in locations that the structures provide overhangs and opportunity for plant growth. This design would likely be a short-term solution, but not appropriate for long-term stability. Specifically, log structures would likely provide 15 to 25 years of stability before the woody materials have decayed. Such decay would loosen the metal pins (or cables) holding the structure together. In addition, ongoing wave action would accelerate the decay and potentially undermine the structures. And given the sandy soils of the project area, it would be difficult and risky to expect willow, pines and other plants to adequately hold the soil in place when high tide waters are undercutting the vegetation. Consequently, this alternative was not considered viable due to lack of long-

## **(5) PROJECT SPECIFIC CRITERIA AND ALTERNATIVES ANALYSIS**

term stability. This alternative would also be expensive due to the large diameter logs and complex construction techniques needed to construct the structures.

The "Hybrid rock, log and live-planting" alternative is the City's preferred alternative. This alternative combines portions of the rock stabilization and the live-planting designs. The design also includes two deflectors (rock features) that redirect river flows and facilitate sand accumulation (for beach re-establishment). Construction of this alternative would also involve excavation of a shallow, wide trench to place rocks that serve as a foundation. Atop of the rock layer, a mixture of logs and similar rock would be placed to create overhangs when high tide waters present. Ultimately, the rocks would be stacked in a manner that anchors the logs and prevents movement when inundated by high tides. During the rock stacking process, willow stems and branches would be placed in layers with sand/soil (that fills the interstitial space between rocks). Thus, the design would facilitate willow growth that makes the completed structure have varied visual elements and habitat. In addition, the willows would grow laterally (as well as vertically) that provides some shade and cover for fish during high tide. This is the only alternative that meets the City's objective to stabilize the shoreline and also provide fish habitat improvement. This alternative would have long-lasting benefits and it would improve conditions for residents and tourists that walk along this shoreline.

## **(6) PROJECT DESCRIPTION**

**A. Briefly summarize the overall project, and describe activities within waters and wetlands as well as sources of fill material and disposal locations if known.**

The proposed project plans to stabilize approximately 670-feet of the south shoreline of the Necanicum River mouth and estuary that is located just north of and parallels the City of Seaside's wastewater treatment plant. The project proposes to construct two vegetated boulder wing deflectors nearest to the existing wing deflectors constructed last winter (in January 2014). To the east of this and also between the deflectors, a series of rock, gravel, and live willow brushlayer lifts and a brush grid will be utilized to stabilize the remaining shoreline. Additionally, a series of thirty-nine (39) log habitat structures would be placed along the shoreline and within the deflectors and lifts. The repair work would include several elements that provide fish and wildlife habitat, and create a more diverse visual presence (rocks, logs, willows, etc.) than simple rock revetment would.

The deflectors will be located at the downstream (west) end of the proposed project where the shoreline is closest to the treatment plant and where there is a minimal amount of protective woody vegetation between the wastewater treatment plant and the shoreline. Each deflector will be constructed in consecutive layers of rock, gravel and live willow brush layers. They would be 40-feet wide at the southerly base, 10-feet wide at the northerly tip and extending 30-feet out from the vertical bank of the shoreline. The deflectors are respectively 12-feet (westerly) and 10-feet (easterly) high at the vertical bank of the shoreline and taper down to approximately 5-feet high at their northerly tip. Two logs with rootwads will be placed underneath the deflectors with the rootwads in the estuary waters. These will function to both provide fish habitat and help to deflect scour away from the structure. The distance between the deflectors is 40-feet at the southerly base growing wider toward the tapering northerly tips. Each deflector is built on a boulder platform that extends 5-feet wider than the deflector in order to mitigate the destabilizing effect of undertow moving beach material away from the structure. Three- (3) to six- (6) ton boulders will be used for construction of the deflectors.

The remaining area between the deflectors and also extending upstream (easterly) to the narrow opening of the Necanicum River will be protected using a series of rock, gravel and live willow brushlayer lifts with a brush grid constructed in front of the lifts. Additionally, salvaged fallen trees present on the beach along with imported trees and rootwads will be placed between ten- (10) and fifteen- (15) feet on center along the entire 670-foot reach proposed for stabilization. The trees will be anchored beneath the lifts and brush grid with the canopy extending into the river to provide additional shelter and habitat. The rock and willow lifts will be built against the eroding vertical bank. They consist of a rock toe keyed three- (3) feet below grade and then followed by a layer of one- (1) to three- (3) ton rock. Vertical willow branches will be placed

## (6) PROJECT DESCRIPTION

against the vertical bank behind the rock and live willow brushlayer lifts. A dense layer of live willow branches with their butt ends touching the vertical bank will be placed on top of a six- (6) inch layer of river run gravel that is washed into the one- (1) to three- (3) ton rock layer. Each rock and willow lift will be approximately two- (2) feet thick. This process will be repeated until the design elevation has been reached.

A ten- (10) foot wide brush grid will be constructed in front of the rock and live willow brushlayer lifts. The brush grid consists of logging slash held in place by cedar posts driven in at five- (5) foot intervals with one- (1) ton boulders placed on top of the slash at intervals to assist in the structure's stability. This structure will function to give additional protection to the area in front of the rock and willow lifts by trapping wave carried sands in order to build the beach up and out and thus provide further protection for the existing shoreline.

The top of bank behind the lifts will be revegetated with a variety of native plants to provide further dune stabilization and wildlife habitat. One hundred sixty- (160) shore pine (*Pinus contorta*) will be planted at a six- (6) foot minimum spacing between trees. Additionally, one hundred sixty- (160) coyote brush bushes and five hundred- (500) salal plants will be planted between the shore pine.

Is any of the work underway or already complete?  Yes  No  
If yes, describe.

As previously mentioned, an emergency authorization was granted in late 2013 with project work completed in January 2014 for a 185-foot section of bank stabilization near the northwest corner of the treatment plant and west of the proposed project.

### B. Fill Volumes and Dimensions (if more than 3 impact sites, include a summary table as an attachment)

| Wetland / Waterbody Name *         | Fill Dimensions                      |             |             |                                     |               | Duration of Impact** | Material***                  |
|------------------------------------|--------------------------------------|-------------|-------------|-------------------------------------|---------------|----------------------|------------------------------|
|                                    | Length (ft.)                         | Width (ft.) | Depth (ft.) | Area (sq.ft. or acres)              | Volume (c.y.) |                      |                              |
| Necanicum-Neawanna Estuary (beach) | 680                                  | 22 to 35    | 4 to 5      | 0.40-ac.                            | 3000          | Permanent            | Large rock, rocks, sand/soil |
| Beach                              | 730                                  | 15          | 0.5         | 0.25-ac.                            | 300           | Temporary            | Sand                         |
| <b>Total Fill impacts</b>          | Stream length (if applicable)<br>N/A |             |             | Area (sq. ft or acres)<br>0.65-acre |               |                      | Volume<br>3300               |

### C. Removal Volumes and Dimensions (if more than 3 impact sites, include a summary table as an attachment)

| Wetland / Waterbody Name*          | Removal Dimensions                   |             |             |                                     |               | Duration of Impact** | Material***    |
|------------------------------------|--------------------------------------|-------------|-------------|-------------------------------------|---------------|----------------------|----------------|
|                                    | Length (ft.)                         | Width (ft.) | Depth (ft.) | Area (sq. ft. or acres)             | Volume (c.y.) |                      |                |
| Necanicum-Neawanna Estuary (beach) | 680                                  | 22 to 35    | 2 to 3      | 0.40-ac.                            | 1800          | Permanent            | Sand           |
| Beach                              | 730                                  | 15          | 0.5         | 0.25-ac.                            | 300           | Temporary            | Sand           |
| <b>Total Removal Impacts</b>       | Stream length (if applicable)<br>N/A |             |             | Area (sq. ft or acres)<br>0.65-acre |               |                      | Volume<br>2100 |

\* If there is no official name for the wetland or waterway, create a unique name (such as "Wetland 1" or "Tributary A"). The name should be consistent with other project documents, such as a wetland delineation report and drawings.

\*\* Indicate the days, months or years the fill or removal will remain. Enter "permanent" if applicable. For DSL, permanent removal or fill is defined as being in place for 24 months or longer.

\*\*\* Example: soil, gravel, wood, concrete, pilings, rock etc.

## **(6) PROJECT DESCRIPTION**

**D. Construction Methods. Describe how the removal and/or fill activities will be accomplished to minimize impacts to waters and wetlands.**

To accomplish the bank stabilization and fish habitat project, the City would employ best management practices (BMPs) to minimize any potential effects on aquatic resources. Such BMPs would be implemented prior to construction and include sediment barriers (if prescribed by NMFS), minimal ground disturbance/clearing, use of previously disturbed areas for construction staging and similar effort to avoid sediment from entering wetlands and waters (see Measures to Minimize Impacts, below & Sediment and Erosion Control Plan, Appendix C). Upon construction completion, all disturbed areas (except beaches) would be revegetated with an appropriate erosion control mix.

Construction access for the project would be from the wastewater plant (directly south of the project area). Equipment would include trackhoes, haul trucks and backhoes as needed to excavate sand, move large rocks and logs, and transport materials to the work area. The primary staging area would be the area immediately north of the access gate (north edge of treatment plant). All excavated sand would be re-used in the project design, so no soil stockpiling would occur.

The follow best management practices (BMPs) would be implemented before and during construction:

1. If required for this project, a 1200-C (or equivalent) permit would be obtained prior to construction.
2. Prior to construction, work limits would be marked with high visibility "snow" fencing to minimize ground disturbance during construction.
3. During construction, heavy equipment used would attempt to minimize overall ground disturbance and compaction between the treatment plant and project area; thus reducing potential sediment delivery to wetlands and waters. Vegetation removal would be kept to a minimum.
4. If required by National Marine Fisheries Service, an in-water silt curtain (or similar geo-textile fabric), would be used to isolate the work area from fish during high tide. The silt curtain would be periodically moved as the work area progresses from one end to the other.
5. All sand excavated for large rock and log placement would be used as backfill between rocks, logs and willow mats.
6. No concrete would be used. No pre-cast structures are anticipated.
7. After construction, all areas of disturbance would be reseeded within seven (7) days of completion of the project to help stabilize soils and minimize runoff from entering wetlands or waters.
8. Areas reseeded would be inspected periodically and repaired for one year following project completion.

Estimated project start date: January 2015

Estimated project completion date: March 2015

Number of drawings included with this application:

**(7) ADDITIONAL INFORMATION**

- Are there any state or federally listed species on the project site?  Yes  No  Unknown
- Is the project site within designated or proposed critical habitat?  Yes  No  Unknown
- Is the project site within a national Wild and Scenic River?  Yes  No  Unknown
- Is the project site within the 100-year floodplain?  Yes  No  Unknown

**\* If yes to any of the above, explain in Block 4 and describe measures to minimize adverse effects to these resources in Block 5.**

- Is the project site within the Territorial Sea Plan (TSP) Area?  Yes  No  Unknown

**\* If yes, attach TSP review as a separate document for DSL.**

- Is the project site within a designated Marine Reserve?  Yes  No  Unknown

**\* If yes, certain additional DSL restrictions will apply.**

- Will the overall project involve construction dewatering or one acre or more of ground disturbance?  Yes  No  Unknown

**\* If yes, you may need a 1200-C permit from the Oregon Department of Environmental Quality (DEQ)**

- Is the fill or dredged material a carrier of contaminants from on-site or off- site spills?  Yes  No  Unknown

- Has the fill or dredged material been physically and/or chemically tested?  Yes  No  Unknown

**\*If yes, explain in Block 4 and provide references to any physical/chemical testing report(s).**

- Has a cultural resource (archaeological) survey been performed on the project area?  Yes  No  Unknown

**\* If yes, provide a copy of the survey with this application. Do not describe any resources in this document.**

Identify any other federal agency that is funding, authorizing or implementing the project.

| Agency Name | Contact Name | Phone Number | Most Recent Date of Contact |
|-------------|--------------|--------------|-----------------------------|
| N/A         |              |              |                             |

List other certificates or approvals/denials required or received from other federal, state or local agencies for work described in this application. For example, certain activities that require a Corps permit also require 401 Water Quality Certification from Oregon DEQ.

| Approving Agency | Certificate/ approval / denial description | Date Applied |
|------------------|--------------------------------------------|--------------|
|                  |                                            |              |

Other DSL and/or Corps Actions Associated with this Site (Check all that apply.)

- Work proposed on or over lands owned by or leased from the Corps
- State owned waterway DSL Waterway Lease #
- Other Corps or DSL Permits Corps # DSL #
- Violation for Unauthorized Activity Corps # DSL #
- Wetland and Waters Delineation Corps # DSL #
- A wetland / waters delineation has been completed (if so, provide a copy with the application)
- The Corps has approved the wetland / waters delineation within the last 5 years
- DSL has approved the wetland / waters delineation within the last 5 years

**(8) IMPACTS, RESTORATION/REHABILITATION, COMPENSATORY MITIGATION**

**A. Describe unavoidable environmental impacts that are likely to result from the proposed project. Include permanent and temporary and direct and indirect impacts.**

Permanent impacts to 0.65-acres of tidal waters below HMT / MHT.

**B. For temporary removal or fill or disturbance of vegetation in waterways, wetlands or riparian (i.e., streamside) areas, discuss how the site will be restored after construction.**

N/A

**Compensatory Mitigation**

**C. Proposed mitigation approach. Check all that apply:**

- Permittee-responsible Onsite Mitigation     
  Permittee-responsible Offsite mitigation     
  Mitigation Bank or in-lieu fee program     
  Payment to Provide (not approved for use with Corps permits)

**D. Provide a brief description of mitigation approach and the rationale for choosing that approach. If you believe mitigation should not be required, explain why.**

Compensatory wetland mitigation would be satisfied based on the overall project design within the preferred alternative. The proposed project is considered 'self-mitigating' in that the incorporation of the hybrid design elements such as use of log structures, brush mats or grids, and the incorporation of live willow stakes will provide additional habitat features such as shelter, thermoregulation, and feeding habitat for aquatic species. Additionally, the design intent is to rebuild the sandy shoreline which can provide further habitat for interstitial estuarine species and shorebirds while further protecting the shoreline and dune system behind it. Protection of the dune system and its associated vegetation will provide long term benefits to terrestrial species within the vicinity of the project area by preventing further habitat loss from erosion of the shoreline.

**Mitigation Bank / In-Lieu Fee Information:**

Name of mitigation bank or in-lieu fee project:

Type of credits to be purchased:

If you are proposing permittee-responsible mitigation, have you prepared a compensatory mitigation plan?

- Yes. Submit the plan with this application and complete the remainder of this section.  
 No. A mitigation plan will need to be submitted (for DSL, this plan is required for a complete application).

**Mitigation Location Information (Fill out only if permittee-responsible mitigation is proposed)**

|                                               |                         |                                          |
|-----------------------------------------------|-------------------------|------------------------------------------|
| Mitigation Site Name/Legal Description<br>N/A | Mitigation Site Address | Tax Lot #                                |
| County                                        | City                    | Latitude & Longitude (in DD.DDDD format) |
| Township                                      | Range                   | Section                                  |
|                                               |                         | Quarter/Quarter                          |

**(9) ADJACENT PROPERTY OWNERS FOR PROJECT AND MITIGATION SITE\***

|                                                                | Adjacent Property Owner #1 | Adjacent Property Owner #2 | Adjacent Property Owner #3                                                                                     |
|----------------------------------------------------------------|----------------------------|----------------------------|----------------------------------------------------------------------------------------------------------------|
| Property Owner Name<br>Mailing Address<br>City, State Zip Code | See Attached Appendix A    |                            |                                                                                                                |
|                                                                | Adjacent Property Owner #4 | Adjacent Property Owner #5 |                                                                                                                |
| Property Owner Name<br>Mailing Address<br>City, State Zip Code |                            |                            | <input checked="" type="checkbox"/> Pre-printed mailing labels of adjacent property owners attached separately |

\* Attach pre-printed labels if more than 5 adjacent property owners

**(10) CITY/COUNTY PLANNING DEPARTMENT LAND USE AFFIDAVIT  
(TO BE COMPLETED BY LOCAL PLANNING OFFICIAL)**

- I have reviewed the project described in this application and have determined that:
- This project is not regulated by the comprehensive plan and land use regulations.
  - This project is consistent with the comprehensive plan and land use regulations.
  - This project will be consistent with the comprehensive plan and land use regulations when the following local approval(s) are obtained:
    - Conditional Use Approval
    - Development Permit
    - Other Permit (see comment section)
  - This project is not consistent with the comprehensive plan. Consistency requires:
    - Plan Amendment
    - Zone Change
    - Other Approval or Review (see comment section)

An application  has  has not been filed for local approvals checked above.

Local planning official name (print) Title (City) County (circle one)

Kevin S Cupples Planning Director

Signature Date  
Kevin S Cupples 9-12-14

Comments: Activity permitted subject to review, Section 3.132, 3.135, & 3.139 of The Seaside Zoning Ordinance

**(11) COASTAL ZONE CERTIFICATION**

If the proposed activity described in your permit application is within the Oregon coastal zone, the following certification is required before your application can be processed. A public notice will be issued with the certification statement, which will be forwarded to the Oregon Department of Land Conservation and Development (DLCD) for its concurrence or objection. For additional information on the Oregon Coastal Zone Management Program, contact DLCD at 635 Capitol Street NE, Suite 150, Salem, Oregon 97301 or call 503-373-0050.

**CERTIFICATION STATEMENT**

I certify that, to the best of my knowledge and belief, the proposed activity described in this application complies with the approved Oregon Coastal Zone Management Program and will be completed in a manner consistent with the program.

|                        |                       |
|------------------------|-----------------------|
| Print /Type Name       | Title                 |
| NEAL E. WALLACE        | PUBLIC WORKS DIRECTOR |
| Signature              | Date                  |
| <i>NEAL E. WALLACE</i> | 9-12-14               |

## (12) SIGNATURES

Application is hereby made for the activities described herein. I certify that I am familiar with the information contained in the application, and, to the best of my knowledge and belief, this information is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities. By signing this application I consent to allow Corps or DSL staff to enter into the above-described property to inspect the project location and to determine compliance with an authorization, if granted. I hereby authorize the person identified in the authorized agent block below to act in my behalf as my agent in the processing of this application and to furnish supplemental information in support of this permit application. I understand that the granting of other permits by local, county, state or federal agencies does not release me from the requirement of obtaining the permits requested before commencing the project. I understand that payment of the required state processing fee does not guarantee permit issuance. To be considered complete, the fee must accompany the application to DSL. The fee is not required for submittal of an application to the Corps.

Fee Amount Enclosed

\$

### Applicant Signature

Print Name

Title

NEAL WALLACE

PUBLIC WORKS DIRECTOR

Signature

Date



10-1-14

### Authorized Agent Signature

Print Name

Title

Signature

Date

### Landowner Signature(s)

#### Landowner of the Project Site (if different from applicant)

Print Name

Title

N/A

Signature

Date

#### Landowner of the Mitigation Site (if different from applicant)

Print Name

Title

N/A

Signature

Date

### Department of State Lands, Property Manager (to be completed by DSL)

If the project is located on state-owned submerged and submersible lands, DSL staff will obtain a signature from the Land Management Division of DSL. A signature by DSL for activities proposed on state-owned submerged/submersible lands only grants the applicant consent to apply for a removal-fill permit. A signature for activities on state-owned submerged and submersible lands grants no other authority, express or implied and a separate proprietary authorization may be required.

Print Name

Title

N/A

Signature

Date

## (13) ATTACHMENTS

- Drawings (items in bold are required)
  - Location map with roads identified
  - U.S.G.S topographic map
  - Tax lot map
  - Site plan(s)
  - Cross section drawing(s)
  - Recent aerial photo
  - Project photos
  - Erosion and Pollution Control Plan(s), if applicable
  - DSL/Corps Wetland Concurrence letter and map, if approved and applicable
- Pre-printed labels for adjacent property owners (if more than 5)
- Restoration plan or rehabilitation plan for temporary impacts
- Mitigation plan
- Wetland functional assessment and/or stream functional assessment
- Alternatives analysis
- Biological assessment (if requested by Corps project manager during pre-application coordination.)
- Stormwater management plan
- Other:

### Send Completed form to:

**U.S. Army Corps of Engineers**  
**ATTN: CENWP-OD-GP**  
**PO Box 2946**  
**Portland, OR 97208-2946**  
**Phone: 503-808-4373**

OR

**U.S. Army Corps of Engineers**  
**ATTN: CENWP-OD-GE**  
**1600 Executive Parkway**  
**Suite 210**  
**Eugene, OR 97401-2156**  
**Phone: 541-465-6868**

**Counties:**  
**Baker, Clackamas, Clatsop,**  
**Columbia, Gilliam, Grant, Hood**  
**River, Jefferson, Lincoln,**  
**Malheur, Marion, Morrow,**  
**Multnomah, Polk, Sherman,**  
**Tillamook, Umatilla, Union,**  
**Wallowa, Wasco, Washington,**  
**Wheeler, Yamhill**

**Counties:**  
**Benton, Coos, Crook, Curry,**  
**Deschutes, Douglas Jackson,**  
**Josephine, Harney, Klamath,**  
**Lake, Lane, Linn**

### Send Completed form to:

**DSL - West of the Cascades:**  
**Department of State Lands**  
**775 Summer Street NE, Suite 100**  
**Salem, OR 97301-1279**  
**Phone: 503-986-5200**

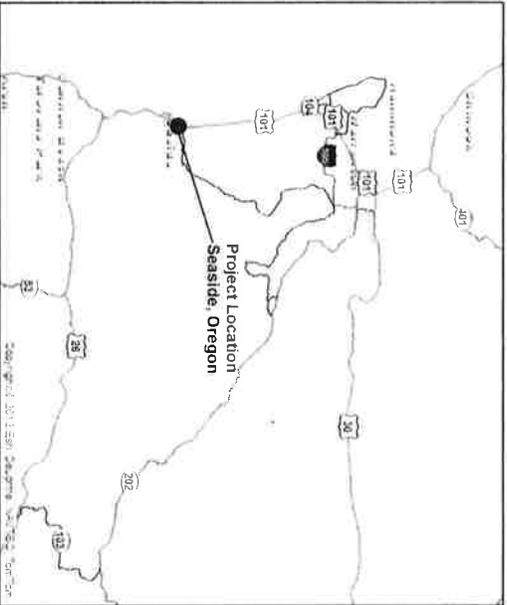
OR

### DSL - East of the Cascades:

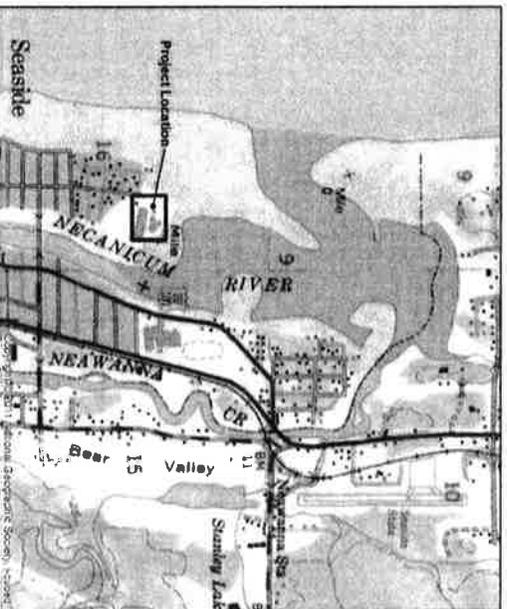
**Department of State Lands**  
**1645 NE Forbes Road, Suite 112**  
**Bend, Oregon 97701**  
**Phone: 541-388-6112**

**Send all Fees to:**  
**Department of State Lands**  
**775 Summer Street NE, Suite 100**  
**Salem, OR 97301-1279**  
**Pay by Credit Card by Calling 503-986-5253**

# Seaside Wastewater Treatment Plant Shoreline Protection Project



Vicinity Map  
Not to Scale



Location Map  
Not to Scale

SHEET NO. TITLE

- | SHEET NO. | TITLE                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------|
| 1         | TITLE SHEET, MAPS, DRAWING INDEX                                                              |
| 2         | PROJECT PLAN OVERVIEW                                                                         |
| 3         | ROCK & WILLOW LIFTS W/LWD DEFLECTOR CROSS SECTION, PLAN VIEW                                  |
| 4         | VEGETATED BOULDER WING DEFLECTOR CROSS SECTION                                                |
| 5         | PLAN VIEW, FRONT VIEW, WILLOW LAYER PLAN VIEW, DETAIL                                         |
| 6         | ROCK & WILLOW LIFTS W/ LOG HABITAT STRUCTURE & VEGETATED BOULDER WING DEFLECTOR CROSS SECTION |
| 7         | ROCK & WILLOW LIFTS, CROSS SECTION                                                            |
| 8         | ROCK & WILLOW LIFTS, CROSS SECTION                                                            |
| 9         | ROCK & WILLOW LIFTS, CROSS SECTION                                                            |
| 10        | REVEGETATION PLAN                                                                             |

SHEET INDEX





Bioengineering Associates Inc.

2500 West 10th Avenue  
 Suite 100  
 Denver, CO 80202  
 Phone: 303.733.8888  
 Fax: 303.733.8889

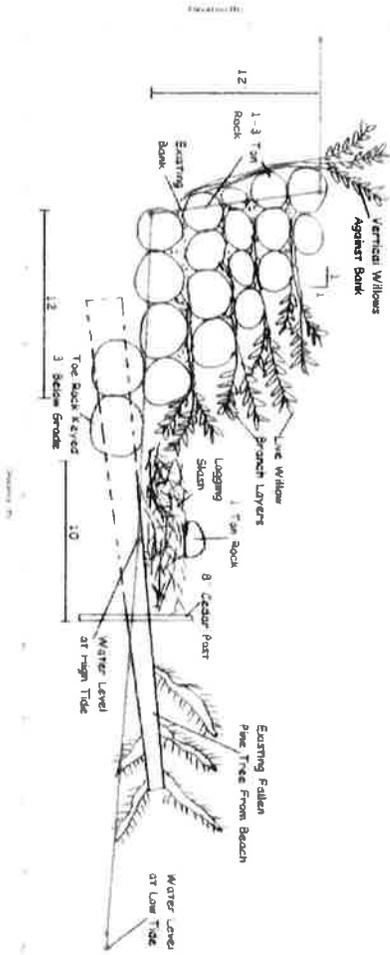
Date: 3/3/2014  
 Drawn By: K-H  
 Checked By: E.E., P.B.

Seaside Wastewater  
 Treatment Plant  
 Shoreline Protection Project

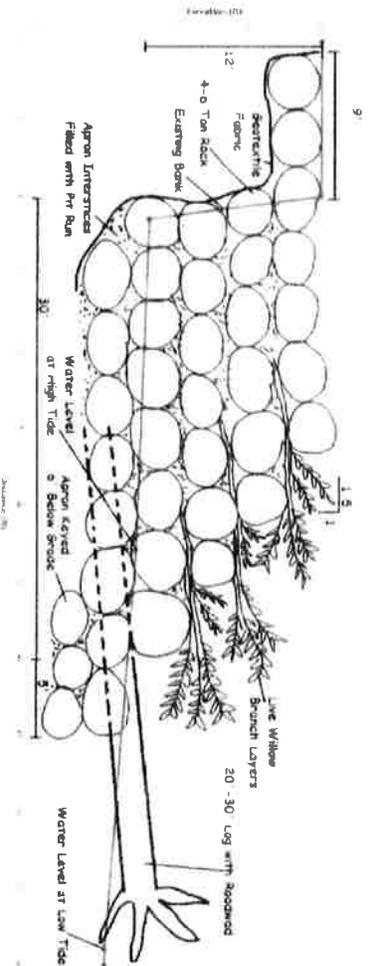
Project Plan Overview



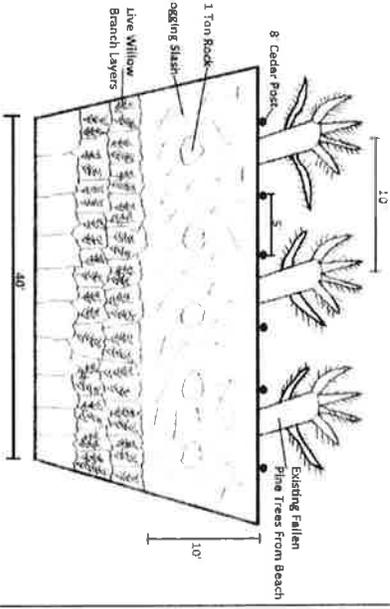
Rock and Willow Lifts with Brush Grid and Log Habitat Structure (200'-240')



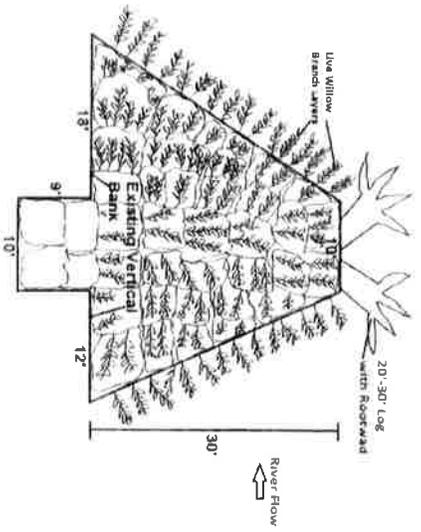
Vegetated Boulder Wing Deflector and Log Habitat Structures (240' - 280')



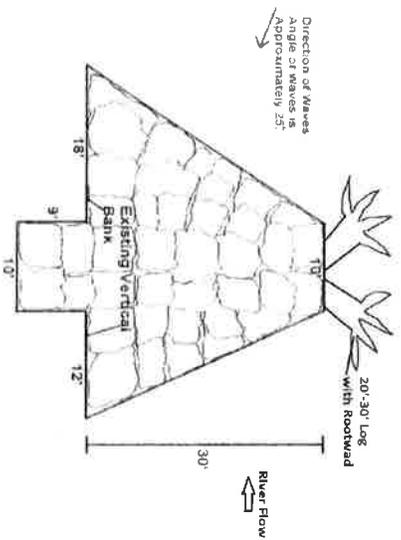
Rock and Willow Lifts with Brush Grid and Log Habitat Structure Plan View



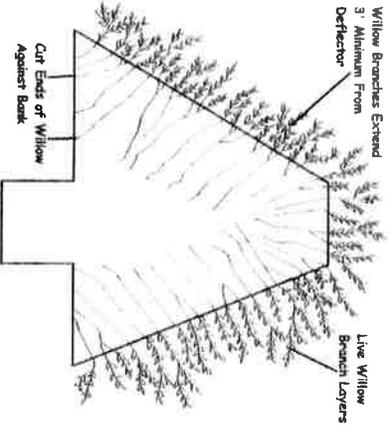
Vegetated Boulder Wing Deflector and Log Habitat Structure Plan View



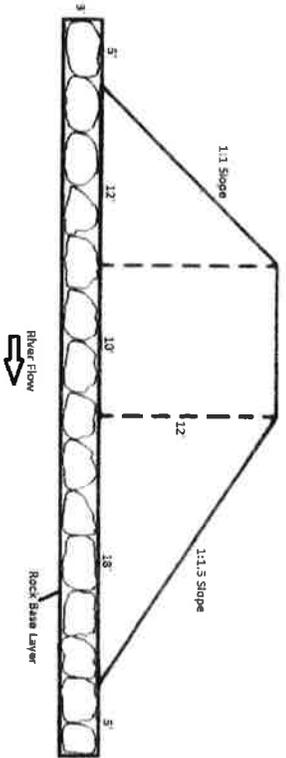
Vegetated Boulder Wing Deflector and Log Habitat Structure Plan View



Vegetated Boulder Wing Deflector Willow Layer Plan View Detail

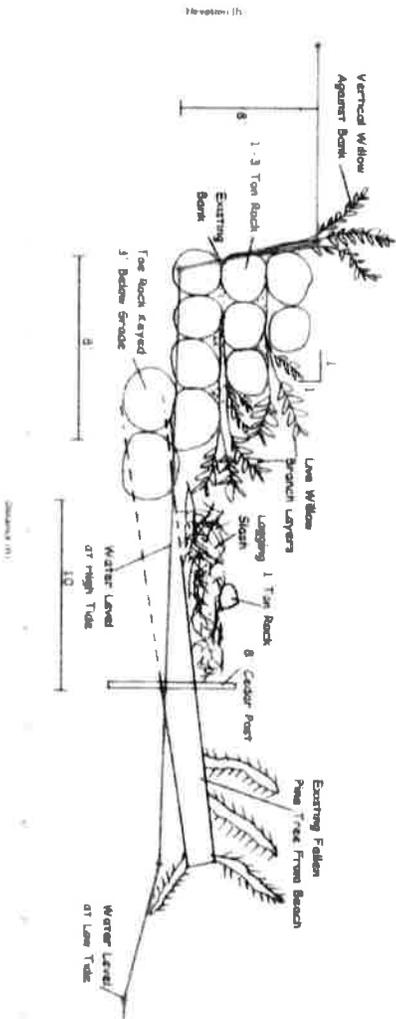


Vegetated Boulder Wing Deflector Front View

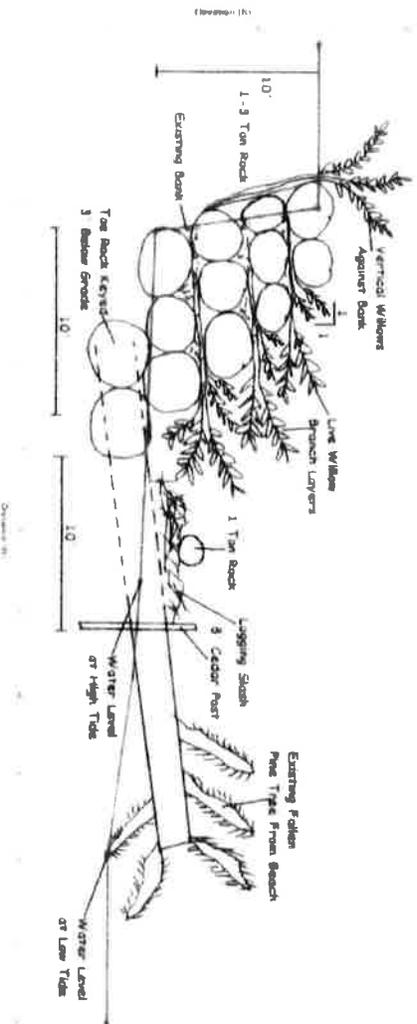




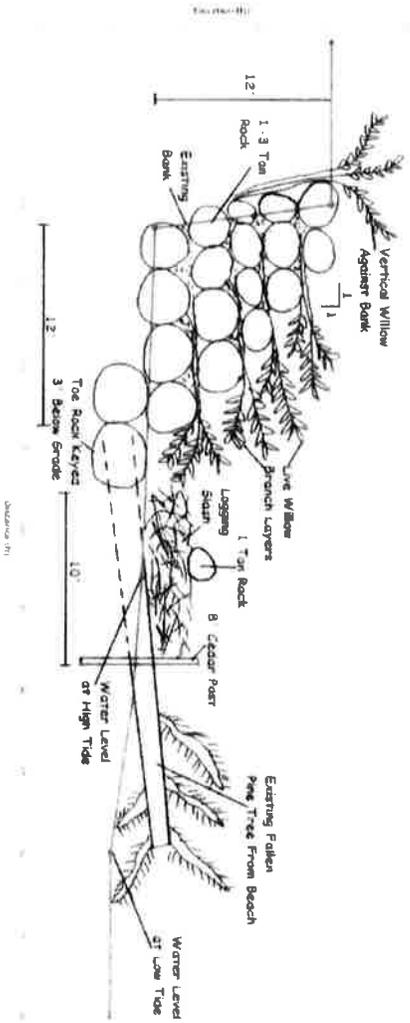
Rock and Willow Lifts with Brush Grid and Log Habitat Structure (360'-440')



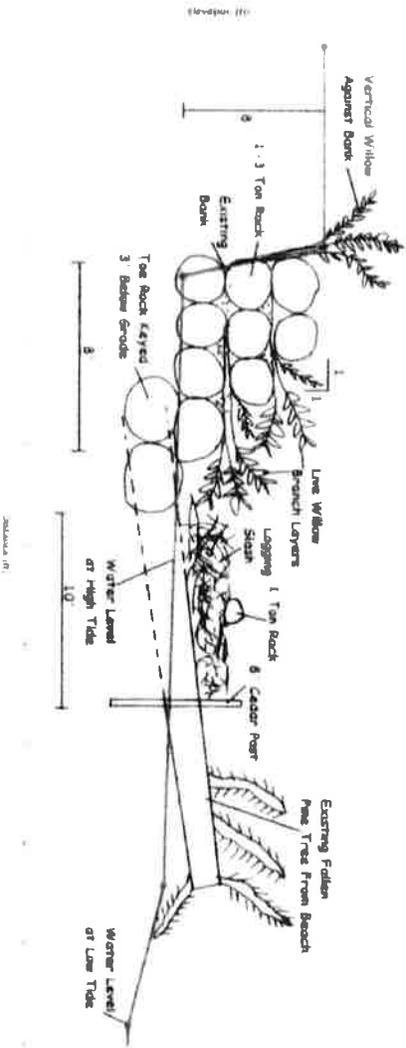
Rock and Willow Lifts with Brush Grid and Log Habitat Structure (440'-490')



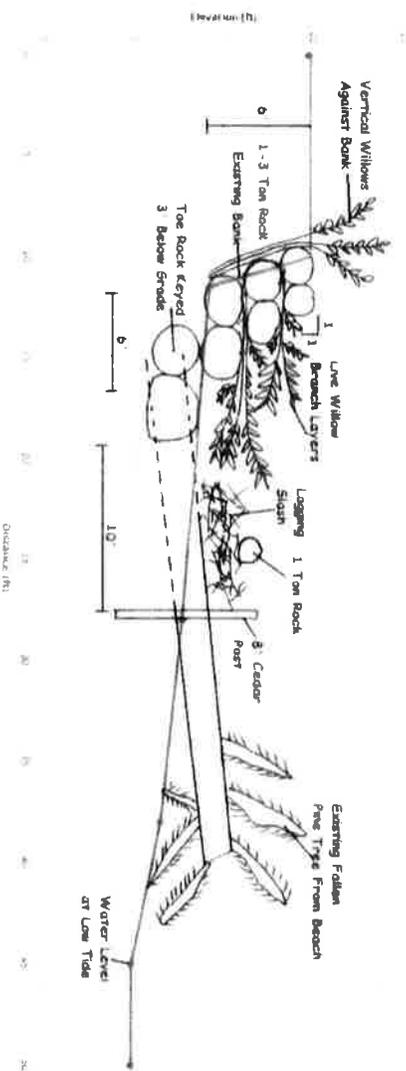
Rock and Willow Lifts with Brush Grid and Log Habitat Structure (490'-525')



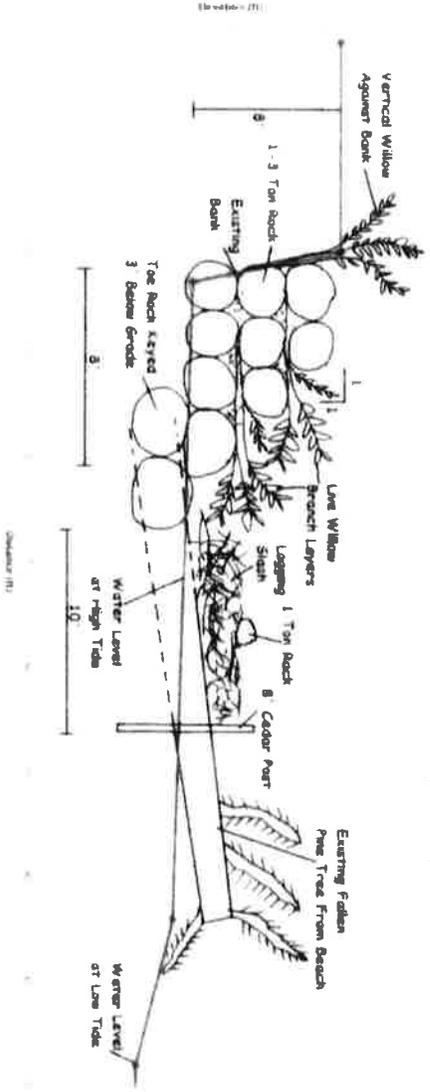
Rock and Willow Lifts with Brush Grid and Log Habitat Structure (525'-540')



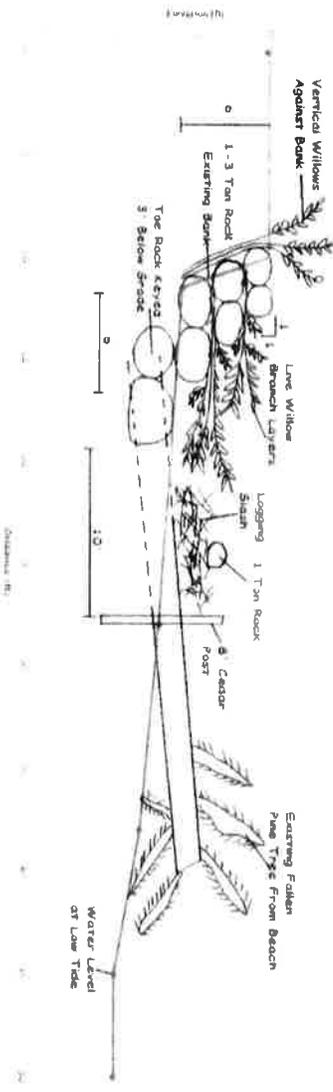
Rock and Willow Lifts with Brush Grid and Log Habitat Structure (540'-590')



Rock and Willow Lifts with Brush Grid and Log Habitat Structure (590'-635')



Rock and Willow Lifts with Brush Grid and Log Habitat Structure (635'-665')



Rock and Willow Lifts with Brush Grid and Log Habitat Structure (655'-870')

