

MINUTES SEASIDE PLANNING COMMISSION
October 7, 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, Steve Wright, Chris Hoth, Bill Carpenter, Robert Perkel, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director
Absent: Tom Horning

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 Carpenter stated that he does not feel that he has a conflict of interest concerning the 14-049RU item on the agenda, it should be noted in the record that he attended the Improvement Commission on 10/1/14 where this project was discussed. The topic was also discussed at several City Council Meetings over the past year, and at one of the Council meetings a presentation was made by an engineering firm that may have been Bioengineering Associates. This project has also been discussed in the Astorian and Seaside newspapers.

APPROVAL OF MINUTES: August 19, 2014 and September 2, 2014;
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.

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).

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. Bill Roady, 34075 West Campbell Loop, Seaside. This has been a vacation rental and managed by Seaside Vacation Rentals. Mr. Roady and his wife are new owners of the home and will continue to use Seaside Vacation Rentals as the management company.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Brooke English, 1530 Lea Way, Seaside. Brooke stated this property used to have an occupancy of 12 and will now have an occupancy of 10. There also have been no complaints from the neighbors.

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

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 Perkel asked how does Grant Culver fit into this? Bill Rody stated Mr. Culvert is the previous owner. Mr. Rody stated his understanding is that there is a 60 day grace period to get the vacation rental transferred to the new owners.

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. Commissioner Hoth stated that it is very nice to have the owner and the rental company present.

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).

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. Neal Wallace, Public Works Director, 1387 Avenue U, Seaside.
Chair Romine stated he went for a walk around the area where this will be placed and he did not go to close to the edge because it looks like it is dangerous. Mr. Wallace stated that is a dangerous spot with the undercut banks and in some places there is a 12 to 15 foot drop. The city has done some emergency repair in that area in January. This piece of work is not under the emergency authorization. The engineering company Bioengineering is working with a few other firms to do the permitting through the Army Core of Engineers and the Division of State Lands. The applications are in and we are hoping to get the permits by the end of this year. The Mayor, the City Manager, and Mr. Wallace took a trip to Salem a few months ago to present to the regional solutions team the work and request for funding. The technical team called in and the regional solutions team seemed pleased and impressed with the presentation in which the lengths that the city has gone through in not just to armor the bank but to create some habitat along the estuary. The city does not have a final agreement yet, but it appears they will fund our \$800,000 project and Betsy Johnson has actually found an additional \$100,000. So this project has been well documented and well travelled and hopefully will have the planning commission's approval.

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 stated in the report it states that the organic material has been ruled out. This one is a mixture of organic and rock. What will happen to the organic part of this? Mr. Wallace stated in some cases when you are using large wood, the wood will deteriorate after time, but what has happened with these types of structures that are sand and silt will accumulate and most of the material that is being planted will grow. In a few years you probably will not even see the rock part of it. It will also create habitat for juvenile fish with the shade and create protection. The engineer has given a design life of the structure between 50 and 100 years.
Commissioner Hoth also stated it goes out for a little bit and then stops, will this cause erosion with the swirling of the water in the estuary? Mr. Wallace stated they have looked at the eastern end of that, which is where a lot of the trouble started, when the main channel of the Necanicum slid a little to the east and then made a little shepherds hook and that is where the eroding started. It cannot go anymore east than it already has. There is some armament on the east bank and you would be sending the river

right back up the channel that it came down. They feel that they have gone far enough so erosion shouldn't happen.

Commissioner Hoth asked who are all the folks that the city is dealing with dealing with? And have they seen all the plans? Mr. Wallace stated that they don't have approval yet but the team they have working on it are very good. Bioengineering are designing it and then Terra-Science is another firm out of Portland who do a lot of work with the Core of Engineers and have more local ties with the local Core of Engineers. DEQ and D.S.L looked at this and said that it looks good.

Commissioner Hoth asked about the West end of this and what's going to happen with it. Mr. Wallace stated the emergency piece that was done, was built in sections, one part out a bit the next part in a little bit next part out a little bit the next part in a little bit. That is really to take the wave energy out of the water that may come by. When you build a straight smooth vertical wall, it may protect the bank very well but then what you end up doing is just bouncing that wave energy somewhere else instead of dissipating that energy. The last thing we want to do is put up a nice smooth wall that will send wave energy over to Little Beach. We will be adding to the emergency repair by adding vegetation. In 1949 there was a revetment that was built by the Core of Engineers when we had a similar problem. During the 80's when the new plant was built they enlarged the footprint of the plant so part of that revetment is under the infrastructure. A good portion of that spit of land out there does have that revetment that the core did years ago.

Commissioner Wright asked if this method has been used in other places. Mr. Wallace stated that yes and so far it seems to be holding up. They did a project very similar to this on the Mad River in Northern California where they had a 20 foot exposed undercut sand bank and they built this type of revetment with the same woody material. After a few years all the stuff that they put in grew nicely. They would put in a layer of rock, a layer of soil then a layer of branches and then another layer of rock. The branches just stuck out and over time they grew and now it looks very nice.

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.

ORDINANCE ADMINISTRATION:

COMMENTS FROM THE PUBLIC:

COMMENTS FROM COMMISSION/STAFF: Commissioner Steve Wright is new on the commission and introduced himself. He is recently retired after 35 years in the grain business. He was the C.F.O. and bought a home here in Seaside two years ago on Franklin and it backs up to the Necanicum. So anything to do with the river is of interest. He and his wife decided that this is where they wanted to retire. He has never thought of doing anything with the local government but has known Mayor Larson for about 20 years and when the Mayor approached him he thought he would try it out. He rides motorcycles and is a volunteer at the Lewis and Clark Park as a trail monitor also he is in training to be a Trolley Conductors in Astoria. The Planning Commission is the only one that has a set schedule.

ADJOURNMENT: Adjourned at 7:30 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant