

MINUTES SEASIDE PLANNING COMMISSION
January 2, 2018

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: Chair Ray Romine, Vice Chair Bill Carpenter, Lou Neubecker, Teri Carpenter, David Posalski, Chris Hoth, 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: December 5, 2017;

Vice Chair Bill Carpenter made a motion to approve the minutes as written. Commissioner Neubecker 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.) Continued from the Prior Meeting:

17-054SUB: A subdivision request by Nordoff Pacific Capitol, LLC. The subject property is located at the northwest corner of Wahanna Road and Avenue S (T6, R10, S22C, TL# 800 & 801) and it is zoned Medium Density Residential (R2) and Aquatic Natural (A1). The applicant altered the proposed plat and is now seeking a tentative plat approval for a two phase residential subdivision that would ultimately create 59 lots.

Mr. Cupples stated that applicant was asked to revise the draft plan for the subdivision indicating where the two phases would be separated. What is missing on this one is the easement that was shown on the original that allowed room for the pedestrian easement along Wahanna Rd and Avenue S. We want to make sure that the applicant includes that information on the site plan. They also took out the outlying lot 33 and it is not included in the subdivision. One of the other items that we talked about was the drainage being relocated so that it would tie into the current drainpipe.

Chair Romine asked if there was a representative here tonight? Mr. Cupples stated that he knew that Mr. Brien wouldn't be here tonight but had not heard back from Mr. Ritchie.

Chair Romine asked if there was anyone that would like to speak in favor of the request. There was no response.

Chair Romine asked if there was anyone who would like to speak in opposition? Ken Thysell, 1739 Huckleberry, Seaside. He doesn't see anything regarding the traffic and traffic will be a huge problem.

There will be 40 or 50 new homes going in this subdivision plus the new high school and they are going to have tons of traffic on that road. He doesn't know who is responsible for this, whether it is the planning commission or city council, but it needs to be addressed.

Chair Romine asked if there was anyone who would like to speak in opposition? Sandy Gee, 1700 Cooper, Seaside. She agrees with Mr. Thysell and she did bring up the traffic at the previous meetings. She even spoke with ODOT regarding Avenue S and the Highway, and Broadway and the Highway. Avenue S and the Highway is ODOT responsibility, it is not the City of Seaside's. ODOT told her that Avenue S and Highway 101 is fine, they do not see a problem with it. Ms. Gee thinks that ODOT probably won't do anything until the school is up and running and the school buses try to turn to go south on the highway.

Mr. Thysell stated that ODOT did an outstanding job out by the Relief Picture so why can't they do something at Avenue S and the Highway.

Chair Romine asked if there was anyone else who would like to speak in opposition? Mary Kemhus, 86183 S Wahanna, Seaside. She wanted to know what they are going to do with the drainage. She heard that they were going to run it down to the creek but there is nothing in writing. Mr. Cupples stated that when it comes times to do the memo on this property he will make sure that is incorporated into it. She really wants this resolved in phase one and to see it in writing.

Chair Romine asked if there was anyone else who would like to speak in opposition? Kemy Kay Kemhus, 1920 Huckleberry, Seaside. On behalf of all the people of Stillwater Heights and other people that she has talked with today, they all have real concerns with the traffic. There is already a problem getting out of Cooper onto Wahanna and there will be a lot more traffic coming in. They want to see the traffic taken care of first and then see the plan.

Chair Romine asked if there was anyone who would like to speak in opposition? Maria Pincetich 86723 S Wahanna, Seaside. She would like to make a comment regarding the traffic study. She has gone through a lot of the documentation for the school and was able to attend the school meeting. She sat down with the traffic engineer and reviewed their numbers. They acknowledge that the research that they did does have some flaws in it. Specifically the date that they did the research and that they did it with a camera and it was done during the week before Christmas break. That would lead to an under counting. They also made no accommodation for people that chose not to have their kids go on the bus. Her point is that even with the documentation and research that was done, it may be worthy to look at those numbers again. Which obviously impact the school and Avenue S with this development.

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

Chair Romine stated there is no rebuttal at this point being as there is no representative available at this meeting.

Mr. Cupples asked if there is anything that the planning commission would like to direct staff to pass on to the applicant concerning more information or additional details.

Chair Romine stated that traffic as it relates to planning and zoning specifically with this subdivision, how much or is there anything that the commission can really have a say in. Mr. Cupples stated that they would have some say but as far as saying that a stop light needs to be put in at Avenue S and the Highway, you wouldn't find any traffic analysis or any traffic engineer that would say that this level of development would generate a need for it. That wasn't analyzed. If there was something that needed to be done on their property, like addition of a dual turn lane at the entrance, that is something that the commission could look at but this is not that size of subdivision.

Commissioner Hoth stated that being as there is not a representative here tonight, he would like make a motion to continue this to the February 6th, 2018 meeting. Vice Chair Bill Carpenter seconded and the motion was carried unanimously.

OTHER BUSINESS:

A. Review of revised site plan for the Adventure Park, 2520 S Roosevelt, Shane Dean

Mr. Cupples stated that the planning commission previously reviewed the adventure park and there were some proposed changes to that plan and the way the conditions of approval are written it basically says any significant deviation from the plan would go to the planning commission. Mr. Cupples didn't see any major issues. Previously, the parking spaces 1-8 were where the building was being proposed. Rather than create 2 separate structures which was the tower structure and an office building. They now have one building.

Commissioner Ridout asked if this applicant is here. Mr. Cupples stated he expected Mr. Dean to be here tonight. Commissioner Ridout stated that he doesn't remember what the previous plan was and would like to compare the plans. Chair Romine asked if it was ok if we asked the applicant to come to the work session. Mr. Cupples stated that is fine.

B. Election of Officers

Chair Romine made a motion to elect Chris Hoth as Planning Commission Chair. Vice Chair Bill Carpenter seconded and the motion was carried unanimously.

Vice Chair Bill Carpenter made a motion to elect David Posalski as Vice Chair. Commissioner Neubecker seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: Mr. Cupples stated that he is waiting for Dan Van Thiel to get back to him regarding the school going before the commission at the next work session.

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Newly appointed Chairman Chris Hoth stated that the commission has worked on the TSP and there is a need for more work to be done, but his question is who instigates it? Former Vice Chair Carpenter stated that it has to start in the Transportation Advisory Committee. Currently they are updating the current TSP and Avenue S and the Highway is one of the things that is being discussed. With that in the TSP, it allows the committee to go to ODOT and request them to look at it. Then it will go into a STIP which is the mechanism in which the Oregon Transportation Commission approves projects and that is done through the NW Act which he is a voting member of. They have brought this up before and also the intersection at Broadway and Highway 101 and the line has been drawn by ODOT just south of the Broadway intersection. They did get the expansion of 101 from Avenue D to the Chevron Station and that is scheduled for 2020. Former Vice Chair Bill Carpenter asked Mr. Cupples who is in charge of Wahanna. Mr. Cupples stated that part is the city and part is the county.

Commissioner Bill Carpenter stated that they need more citizen involvement and the TSP meetings are the 3rd Thursday of every month at 6pm in the council chambers. Someone in the audience asked what information they would need to bring to the meeting. Commissioner Bill Carpenter stated that they would need to read the TSP and right now the committee is on section three. You can find the TSP on the Cities website.

Commissioner Bill Carpenter stated that they make recommendation to the City Council. Commissioner Bill Carpenter stated that with the Urban Renewal Fund, as the area improves, money is put into the fund and then when the funds are available, the improvement commission suggest projects to the Public Works Dept. That is how Holladay Drive was improved, with funds from the Urban Renewal. They have plans for the Avenue U Bridge that are on the shelf waiting for the federal government to release money. The improvement committee is comprised of the city councilors and an equal number of citizens. They decide how the money is going to be spent.

Commissioner Teri Carpenter stated that in order for change to happen the citizens need to stay involved.

ADJOURNMENT: Adjourned at 7:40 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant