

MINUTES SEASIDE PLANNING COMMISSION
February 1, 2011

CALL TO ORDER: Vice 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: Steve Winters, Virginia Dideum, Ray Romine, Chris Hoth, Bill Carpenter, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Glenn Taylor. Planner, Kevin Cupples, Planning Director, Mark Winstanley, City Manager, Absent: Chair Tom Horning

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE CONTACT: Vice Chair Ray 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. Vice Chair Ray Romine then asked if any of the Commissioners wished to declare a conflict of interest or exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the January 18, 2011 minutes;
Commissioner Carpenter made a motion to approve January 18, 2011 minutes as submitted.
Commissioner Ridout seconded the motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Vice 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.) **Continuance:** 10-044ACP- Comprehensive Plan Amendment Adopting a Transportation System Plan (TSP) for Seaside and making specific amendments to the Comprehensive Plan
AND
10-045ZCA- Zone Code Amendment making specific amendments to the Seaside Zoning Ordinance necessary to implement the provisions of the TSP

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

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

John Dunzer, 2964 Keepsake Dr., 738-6885

- Appreciate that his comments regarding the TSP were included in the minutes.
- Had submitted 60 pages to CH2MHILL
- 3 to 5 minutes is not long enough to go over everything in this plan. This is not a get-up speak and sit-down item. This is very important. There are lots of alternatives here.
- 350 K investment into this, plus we have a 5 million dollar investment loss from the last time, plus we have 42 million dollar implementation loss. We'll never see that money again.
- Seaside bypass feasibility study in 1991 this study is still good. Look at the geotechnical concerns they are pretty much the same.
- We had 42 million dollars to clean up Highway 101 thought that was a great idea, that didn't work out.
- If you adjust the location just to cover Seaside if you take those numbers and multiply them by inflation you get let's say 50 million dollars but it will only cost half of that

because this new plan will not include Gearhart then increase that by inflation to what it would cost today and compare it to the 90 million that is included in the TSP. For just doing Highway 101, nothing else no bike lanes, pedestrian bridges or anything. Then add on the cost that the county already has.

- Have an updated plan for the south portion of Holladay.
- Move 101 to the east.
- We already have a feasibility plan all we need to do is update it.
- No one will talk about putting in a couplet at Ave U.
- South portion of 101 is ridiculous

Peter TerHar – 27 Broadway, Seaside

- Appreciates what the TSP has done as far as the process goes.
- Has concerns about Avenue B because it is a bridge street it needs some attention.
- Ave B needs to be repaved and restriped it is a busy street and needs some improvements.
- Concerns about the free for all coming and going out of the Safeway parking lot. Something needs to be done it's just an accident waiting to happen.

Lesle Palmeri – P.O Box 1088 Seaside

- When will our questions be answered?
- The County Commissioners voted at their last meeting to convene a new committee to discuss the opportunity of an emergency evacuation route. This route would start along Highway 26, go along the hillside, connect up with Lewis and Clark Rd go over the hill, go by the Warrenton Business Park, the Airport and scoot on by Astoria and hook up at John Day. This way the log trucks don't have to go down the middle of Commercial Street in Astoria. She would like for the commission to keep this in mind before they make any final decision about taking peoples property along Highway 101. Lesle doesn't own property along 101 but have heard from many business owners that are going to loose their property or are going to loose the ability to turn left or right out of their property or have a sound wall in front of their properties. Fixing the bridges is a good thing. Speaking of bridges the 12th Avenue bridge is a nice bridge but there were many businesses that were hurt by that and the City of Seaside really did nothing to help. As you are making these decisions keep in mind small businesses are the lifeblood of our community when you make decisions to just sweep away the concerns of people and their livelihood and their buildings. She just doesn't see how you could do that.

Vice Chair Romine stated that depending on the outcome of tonight's meeting. On February 15th there will most likely be a continuance where the commission will have a combined question and answer session, which will have input from O.D.O.T and the staff. Then there will be a debate amongst the commissioners and public input if necessary at the meeting on February 15th.

Fred Jackson – S. Roosevelt – 816-678-4898 Taco Bell / KFC

- Lots of tourists come to town for the character of the town.
- If you change the character of the town people will not want to come here.
- This town has lots of events that happen here, basketball tournaments, Fourth of July and it's all based on the character of the City.
- We have to be able to turn left out of our business's
- We need improvements.
- Safeway is a busy place and we need to be able to turn left out of there.
- There are simple solutions and a median down the middle isn't it.
- He has seen lots of median's go in other cities and has seen them taken out because it destroyed businesses.
- Making Ave F & G align is something you can do but you don't have to.
- Two stops lights in town will solve that problem.
- We need a third lane from Safeway on.
- We need to worry about Tsunamis.
- We need an emergency strategy.
- 90 Million and 5 lanes is not the answer.

Marcus Simantel – 460 12th Ave.

- Submitted written testimony.
- Main concern is 12th Avenue between Necanicum Drive and Franklin roughly 600 feet.

John Hartell – 1205 Alameda, Astoria – owns Bell Buoy

- If a big boulevard goes on Ave S with sidewalks and bike lanes, then a stop light will be needed for that intersection.
- Watches the highway and Ave S and notices that very few people ride the bus. No bicyclist or pedestrians stop at his business. Mainly RV's, log trucks and cars stop.
- Sidewalks will hurt the business if they are put in front of his business.
- 25% of business will be lost if this goes through.
- Do not put bikes and/or pedestrians on Highway 101
- North Roosevelt has an established walkway that starts at 12th Avenue and goes all the way to Coast Hardware.
- Clear the railroad right of way and put the bikes and pedestrian there and hook it up to Avenue U to the Prom and make a big circle.

John Hartell came back up.

- Foot bridge on Avenue S over the Necanicum, how will this impact the Bell Buoy? Please have someone come by and show them exactly where it's going.
- Transit center? This is not where money should be spent.

Gordon Benfield – 960 12th Ave, Seaside

- In the past there was logging and fishing the brought income into the City now with most of that gone the income is tourism.
- It's typical that the homeowner is not asked how this will affect you.
- During the last highway project the Mayor stopped by while Gordon was reroofing and asked him why he was reroofing because as soon as the highway goes through his house is gone. Gordon has lot of major improvement to do on his home and how does he know he's not doing it for nothing.
- You are representing the people.
- It looks like there is a proposal to widen 12th Avenue to 3 lanes.
- What will the width of 12th be? Will he loose his home?

Russ Earl - P.O. BOX 2276, Gearhart

- The plan negatively impacts all businesses along the highway.
- Les Schwab will loose their building. O.D.O.T will not pay fair market value or move them. They will not pay for relocation or lost income and the list goes on and on.

Terry Hartill – 85208 Highway 101- Seaside

- What do we have to do to get this tabled?
- Obviously there has not been an environmental impact study done.

Erin Barker – 2300 Lewis & Clark Rd, Seaside

- The main thing that was great about the previous plan was the stop lights.
- Right now with only two stop lights in town, that's just not enough.
- We need well lit and well marked cross walks.
- The crosswalk at the High School is a good thing and it has made crossing the highway safer.
- When her lease is up the main thing in choosing a new location is the parking and access to the property.
- Need crosswalk and signals in the Avenue E area. If she wanted to go to Quizno's or Safeway she would rather get in her car and drive than attempt to walk because it's such a dangerous intersection.

Mike Jason Merrill – 985 N Wahanna

- There's currently very little parking on Wahanna Rd.
- From the white line to the property line is 19 feet, if you put in a sidewalk where will people park?

David Posalski – 1653 Whispering Pines, Seaside

- Funnel traffic at the interchange at Holladay & 101.

John Riester – Owner of Big Foots. 2600 Mason St, Seaside

- In Lincoln City Motel Six is located in an area that has only three lanes and it seems to work just fine.
- We need to have three lanes here in Seaside from Safeway to Chevron. We also need three lanes on the North end of town from Creekside to connect up to the current three lanes.

Vice Chair Romine closed the public hearing for verbal testimony. The Commission will accept written testimony until February 8, 2011.

Commissioner Carpenter made a motion to continue this agenda item until February 15, 2011 but close the verbal testimony and keep the written testimony open until February 8, 2011.

Commissioner Ridout seconded the motion was carried unanimously.

ORDINANCE ADMINISTRATION:

COMMENTS FROM THE PUBLIC:

COMMENTS FROM COMMISSION/STAFF:

ADJOURNMENT: Adjourned at 8:00 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant