

MINUTES SEASIDE PLANNING COMMISSION
March 7, 2017

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: Teri Carpenter, Chris Hoth, Bill Carpenter, David Posalski, Dick Ridout and Ray Romine, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, & Dale McDowell, Public Works 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: February 7, 2017;

Vice Chair Carpenter made a motion to approve the minutes as submitted. Commissioner Posalski 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.) Continuance 16-069ZC- A request by Sierra Partners IV – James Folk for a zone change at 2145 N Wahanna Rd. (T6 R10 15AB TL: 201). The proposal will rezone the upland suburban residential (SR) zoned portions of the subject property (approximately 2.5 acres of the 3.75 acre parcel) to high density residential (R-3). This would allow urban density residential development in conjunction with annexation of the property that is within Seaside's current urban growth boundary.

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 that did not speak at the last meeting. There was no response

Chair Romine stated that anyone who testified at last month's meeting should only come up to the podium if they had something new to add. We have a large audience tonight so let's move ahead with new testimony.

There was no response.

James Folk asked if he could respond to a letter that he just received and the items in the letter are false. Chair Romine stated that he could rebut now or James could wait till the end of discussion. Chair Romine also stated the question for the commission tonight is more in line with, does the property rezone meet the criteria necessary to rezone the property and not necessarily what the owner is going to do with the property. Jennifer Bunch stated that yes that is true but does the decision have anything to do with the letter that was received tonight.

Chair Romine indicated the issue was opened for Commission discussion. Chair Romine stated that there was quite a bit of discussion last month and a lot of that has been addressed. His largest concern was the road width and access. Since the applicant has offered to give up 10 feet for the right-of-way, 5 feet on either side of the existing roadway, that meets most of his concerns. Vice Chair Carpenter stated his concern was the sewer and the statement from the Public Works Department regarding the downstream sewer improvements are not sufficient at this time to accommodate additional flow. What do we need to do to improve that flow if this is approved? Who will pay for that? Chair Romine stated that the project and the conditions of approval as he understands it is that they must meet those conditions at the owner's expense. Vice Chair Carpenter asked if that was correct. Mr. Cupples stated that as far as staff is concerned you could rezone the property and any improvements to the sewer required for the development would be on the applicant. There are a number of options that the developer could do. Having the property rezoned actually gives you the knowledge that this is going to go in as an R3 designation and we may need to add sewer capacity in the future and how are we going to get that capacity. This way we can plan for it. It's a good planning tool. Vice Chair Carpenter asked if they needed more capacity would it be re-routed to the south of this property? There was discussion at the last meeting that being as the sewer line was coming in from the north then the people to the south would not be in a position to hook up to the new sewer lines. Dale McDowell the Public Works Director stated that as it sits right now there are two options. They could put a small pump station in and pump it over to Pine Cove. The downstream which is the one at Venice Park needs an upgrade, not necessarily pipes but pumps and that is an inexpensive fix. Another option is to put a pump station at the development then tunnel under the river and come up at the old CRM building, and then that would have the expense of boring under the river. The other option is going down all the way to Wahanna and 12th Avenue and tying into the sewer system down there. Commissioner Ridout stated one of the things that he is interested in is about the sidewalk ordinance. He reads that as marching orders for them to say developers must put in sidewalks. Mr. Cupples stated this is not a development at this time, it's a zone change. When the property is developed, then they will be required to put in sidewalks and that would only be in front of their property and wouldn't have connectivity to anything. Commissioner Ridout stated so this is different than the other two items on the agenda. There we are looking at how the development will take place and this we are simply looking at the rezoning of the property. Which basically means the testimony that they have had doesn't directly relate but carries on when this development actually gets proposed. Chair Romine stated that we will not achieve higher density, new housing in our UGB, without rezoning property. Without rezoning properties, we will continue to have housing shortages, and you can't have higher densities without increasing traffic. Commissioner Ridout stated some of the testimony that they have received indicated that we should be looking someplace else for housing and we have spent a lot of time looking for housing and the only place we can really go is to the east. Chair Romine stated back to the sewer issue, it seems like it is a relatively easy, but inexpensive resolution with the pump stations. Mr. McDowell stated that was correct. Chair Romine stated then it would really impact or levy against the property owners along 12th Street. Mr. McDowell stated that is correct because it's not there. Commissioner Ridout stated that he didn't know how long ago those properties were put into the UGB, but at that time, they were put on notice that the city was going to go in that direction. This is not something new and not something that has just come up with this development. This was a long staged process. He asked Mr. Cupples how long has this area been in the UGB. Mr. Cupples stated Commissioner Ridout may know better than he does because this UGB predated Mr. Cupples being at the city. At least 20 years and probably at the time the city ordinances were adopted and that was in the 80's. He can't be sure because he wasn't here at that time. Commissioner Ridout stated in that respect, this is appropriate and we are not going to develop a city in an SR zone. We have a need to make more housing available. Commissioner Posalski stated that if you look at the rest of Wahanna Road there are apartments and churches in the area. Chair Romine stated that if we look at the long term we might consider the whole SR area along Wahanna Road as R2. This just happens to be an R3 designation because of the location. Commissioner Ridout stated that he thinks that R3, because of the types of things that can go into the R3 zone, need to be close to the street and be able to carry a lot of traffic. Chair Romine stated that as we develop along Wahanna, each piece will eventually be able to expand the right-of-way to accommodate pedestrians, bicyclist and traffic.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Vice Chair Carpenter made a motion to approve the Zone Change to an R3 and send the commission's recommendation to City Council to approve it. Commissioner Ridout seconded and the motion was carried unanimously.

B.) Continuance 17-002SUB: 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 is seeking a tentative plat approval for a three phase residential subdivision that would ultimately create 45 lots. A 58 lot preliminary plat was previously approved for this site (06-005SUB); and although it was partially constructed, the infrastructure was never completed.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions. Mr. Cupples stated that the planning commission was mentioning an idea regarding sidewalks along Wahanna Road or the pedestrian walkway along Wahanna Rd might need to be included in the first phase of this development. The portion that abuts the corner of Avenue S and Wahanna is actually in the third phase. The condition that was put in the report recognized that if the phasing was different so that Cooper Street was developed in the first phase, they would have the ability to put in a continuous sidewalk from Avenue S and basically bypassing that corner. It's not getting them out of putting in a sidewalk along Wahanna but it is saying that they do have pedestrian access all the way through.

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Jennifer Bunch, Wickiup Consulting, PO Box 1455, Astoria. They just received the list of recommendations and there are some ideas that they believe that they could work with. There was a recommendation of switching the phasing of phase one and phase two. The applicant would like to keep the phasing as is, however he is willing to widen the alley-way to make it a road. It will have a sidewalk on one side. That, in conjunction with the development of phase one, will create a continuous sidewalk through the development. That way there would not be a need for a sidewalk along Avenue S and Wahanna. That would give pedestrians and bicyclist a way through the development. They would dedicate the path of the right-of-way for sidewalk in phase one but it would not happen until phase three. The rest of the conditions are acceptable.

Chair Romine stated essentially having a sidewalk along the perimeter of the project along Avenue S and along Wahanna could be developed, but the developer would like to bypass that until phase three. Instead make a sidewalk all along Cooper (within the subdivision). Vice Chair Carpenter stated there is going to be heavy construction going on there and he would like to see a condition placed on there that says the contractor will place a safe route through the development while this is under construction for pedestrians and bicyclist. Jennifer stated that is acceptable. Commissioner Hoth stated he has a problem with the island lot. Chair Romine stated there is really nothing we can do with that because it is zoned R2, even if it is surrounded by roads. It is unusual but it is their land. Mr. Cupples stated that in Jennifer's submittal they were willing to accept access restrictions on that lot. Jennifer stated that they will add lots 17 and 31 to phase one. Commissioner Ridout stated the city ordinance requires there be sidewalks abutting every side of the property that abuts the street. Mr. Cupples stated that is correct. Commissioner Ridout stated that he doesn't see anything that says this is an exceptional piece of property and they don't need to put in sidewalks. The ordinance says it will have sidewalks. Jennifer asked if they could have sidewalks on one side. Mr. Cupples stated that the ordinance states that they need sidewalks on both sides that abut a city street. Commissioner Ridout stated he is not comfortable with delaying the sidewalks until they get done with their project. Developments don't typically develop quickly and we see sometimes years go by and we don't see anything happen. We need a timeline on when these sidewalks will go in. He would like to see sidewalks go in immediately. Vice Chair Carpenter asked if there was a timeline on the phases. We have the schools opening a new campus on the hill and he asked if they would be able to put those sidewalks in by opening day of the new school which is estimated for 4 to 5 years out. Chair Romine stated that gives them plenty of time to get the sidewalks in. Commissioner Posalski stated that uninterrupted sidewalks along that curve instead of going through the development is safer than going through the development with all the cars pulling in and out of the driveways and then the construction going on for an unknown period of time. Commissioner Ridout stated that he is in favor of the development happening, but it's a matter of sidewalks. They need to go in now, not in years. Vice Chair Carpenter asked Dale McDowell the Public Works Director, can we put a crosswalk at the north end of the development so it will cross over to Cooper, because it has a really nice sidewalk on the other side, but it's on the curve and that could make it dangerous. Mr. McDowell stated that they would definitely entertain that, but with the speed coming around the corner it could be very dangerous. Commissioner Posalski asked about continuing the sidewalk to the north up to Spruce Street because that would be the safest place to cross the street. Mr. McDowell stated that the city could work with the home owners of those two lots to get sidewalks put in. Commissioner Teri Carpenter asked if they could do the phases in a different order do phase one

first and then do phase three and then phase two. That way it would make more sense putting in the sidewalks. Commissioner Posalski asked about the infrastructure and putting in the sidewalks now. Max Ritchie stated that the infrastructure that needs to be fixed is not around the curve it's down in the bottom of this subdivision. Chair Romine stated that some developments only have sidewalks on one side of the street. Mr. Cupples stated that there was a period of time when they were allowed not to have sidewalks on both sides of the street. The planning commission has approved things in the past where sidewalks were only required on one side. He stated that he is pretty sure that in the TSP there is a cross section that deals with minimal standard streets. Commissioner Posalski stated that he thinks that lot 45 (the island lot) needs to have sidewalks all the way around. Vice Chair Carpenter stated that he is in favor of giving them 4 to 5 years, which is just in time for the schools to open. Commissioner Ridout asked how does the city enforce that? Chair Romine stated the city can make them Bond for it but there are several other ways they can do it. Jennifer stated that typically when you are doing a subdivision in phases, you are going to put in the infrastructure for one phase and at the same time you are still working on the infrastructure of the other phases, but you record those lots that are done so that you can start to generate income. Commissioner Ridout stated that right now the infrastructure is there. Jennifer stated yes but there is some fixing to that infrastructure that needs to be done before they can start building. Once they get that done then they can start building and selling lots. Commissioner Ridout asked if all the lots are under one ownership or are they separate. Jennifer stated that nothing was ever recorded so there was never any lots sold. Commissioner Hoth stated that there needs to be a continuation of the sidewalk to the north. Vice Chair Carpenter stated that the city would be required to put in a sidewalk to the north of the subdivision so that it can hook up to Spruce. Mr. Cupples stated that's unless that property is developed before then. Commissioner Ridout stated that they usually finance those through local improvement districts. It would be a small one but still it needs to be done. Chair Romine stated that is outside of the planning commission's scope of things right now. Jennifer stated that the applicant would prefer a fixed date rather than a floating date set by the opening of the school. Commissioner Posalski asked if they had an expected date when that would happen. Jennifer stated not at this time. Max Ritchie stated that he would like 7 years to get the sidewalks built. Commissioner Hoth stated that the letter states that the island property could be developed with a deed restriction or review by the planning commission. If we asked them to come back to the planning commission to review that lot, what would the commission's ability to effect what occurred there be or would they just review it? Mr. Cupples stated that if the commission is concerned about access on to that property and you don't want to put a hard & fast rule on it saying you can't access it here or here, then you are putting access restrictions on that lot as part of your approval. Commissioner Teri Carpenter wanted to speak about the sidewalks and the condition that the developer wants to wait until phase 3 to put in the sidewalks. Jennifer stated that was there original plan. Chair Romine stated that he thinks we've got it down to where the majority want a timeline including the applicant but what is that timeline? Chair Romine stated that he would like it to be 2 years, maybe 3 years. Three years gives them plenty of time to do enough to get things done. There is going to be significant travel on Avenue S and Wahanna with this new development and also the development of the new schools. Commissioner Romine stated it would provide some time once they have the final plat approval and it's available for salable lots, which can't be done until the infrastructure is done. Jennifer asked if the planning commission's request would be to have sidewalks in 3 years after the final plat approval. Jennifer asked for a 5 minute break to speak privately with the applicant and Chair Romine granted a recess. Jennifer came back and stated that they had the opportunity to speak with Bruce Ritchie and he stated that they will not be able to put in sidewalks until phase 3. Vice Chair Carpenter asked no matter when that is? Jennifer stated no matter when that is, it would have to be completed after the recording of phase 3, the commission can either deny or approve the subdivision but that is the position of the applicant.

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. Mary Kemhus, 86183 S Wahanna. She has seen the response on the drainage to the south and the south property owner. Mary has talked with the Public Works Director and she appreciates his prompt response. The issue is that she doesn't think that those culverts should be there at all. She doesn't believe they are legal. Her family has owned that property since the 30's or 40's, long before that development came in and she has never seen it flood as much as it does now. She recognizes that this has been a very wet year but her property has been flooding since they put those culverts in. She knows the drainage systems goes to the west, she understands that, but there are two culverts that drain onto her property which are creating streams and has made that part of the property unusable.

Chair Romine asked if there was anyone who would like to offer testimony in opposition. Sandra Gee, 1700 Cooper Street. Sandra submitted a letter that is in the packet. She wanted to make sure that the commission understands that she really has an issue with the sidewalks. She stated that kids don't walk to school. She knows this because the bus comes off of Wahanna. There has to be a safe place for the kids to get on the bus and right now there is nothing there. The current sidewalk doesn't go all the way to Cooper. On Spruce and Wahanna right now, it's a nightmare with all the kids and school buses. The owner is quoted in the Daily Astorian as saying that "the market will dictate the time between phases, as long as the demand is there, he'll keep building". If he doesn't have to build the sidewalks until phase three is finished, and phase three never happens, then we won't have sidewalks at all. He also stated that if the sidewalks are required in phase one it would be a deal killer, really? She doesn't think that in a multi-million dollar project that putting in sidewalks along that curve will make or break the deal. But it'll give the owner an out of never having to build the sidewalks if they don't sell all the homes in there. The need for affordable housing for local workers is great, but saying my way or no-way is emotional blackmail. Make them build the sidewalk.

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

Chair Romine stated that now is the time for rebuttal. Jennifer stated that Mr. Ritchie wanted to point out that the culverts were put in about ten years ago and they were engineered by Jim Rankin or CKI at that time.

Chair Romine commented that he would like to have staff prepare a final draft of provisions for this discussion at the next work session/public hearing. There are a lot of issues and some may need additional discussion. He doesn't like to continue things to often but there seems to be a lot of concerns with this project. Mr. Cupples stated that there were discussions regarding the phase and he drafted a conceptual redesign of phasing under condition 3, it sounds like the applicant is interested in the potential of doing a modified phase 1. Is the commission comfortable with that modified phase one? If so, it would change how that condition will be addressed. Chair Romine stated that in his opinion he is fine with modification of the phasing as long as there is a direct path through the subdivision to use for pedestrian traffic. There still needs to be work done on the time frame of the Avenue S sidewalk. Commissioner Ridout stated that he has a question regarding the extent of the sidewalk. The last person who spoke said the sidewalk would never cover the area. Chair Romine stated that there is a vacant lot and a house in between this property and the existing sidewalk. Commissioner Ridout stated that he was having a hard time figuring where this property was. Chair Romine stated that there are a few things that need to be resolved and that can be taken care of at the next meeting. Mr. McDowell stated that he did contact CKI and forwarded their response to Ms. Kemhus. Their comment was that the culverts put less water on her property, but that doesn't make any sense since the culvert wasn't there to begin with. Chair Romine stated that there must be some record of a public easement or right-of-way. Mr. Cupples stated that the condition that was put into the information that he provided states that based on Ms. Kemhus testimony at the last meeting, he put in a provision that would require documented assurance from the design engineer that additional run off will not be diverted through the culvert that crosses Avenue S without obtaining a drainage easement from the property owner. The documentation from the engineer will require a review and approval from the Public Works Director. Mr. Cupples stated that he thinks, what Mary testified to at the last meeting was that the culvert was there & then it was expanded. Commissioner Hoth stated the question is whether or not that culvert should be there at all. He thinks that she's not really concerned about additional water flow; she's concerned about the water issue right now. Mary stated that there were no culverts there and now there are two. She's not sure when the culvert was put in but they have no record, remembrance or discussions about approving a culvert draining what water there is onto their property. There were no culverts there initially. Chair Romine stated that there has to be some type of documentation somewhere of work being done in the right of way and he didn't see a cut in the asphalt so it's been there for a long time. Mr. McDowell stated that once the sidewalk is put in that drainage could be piped down to the catch basin on the same side of the street and then the culvert wouldn't be used at all. Chair Romine stated that it is unclear on how to proceed with this because it's unclear on when it was put in or who put it in. Mr. Cupples stated that staff could write up something and then it could be discussed at the next meeting. Commissioner Posalski asked if there was a conclusion on whether there should be a one sided sidewalk or two sided sidewalk along Wahanna Rd. Commissioner Ridout stated that for him the ordinance concludes it for him, they will put them in and he would like a two sided sidewalk. Chair Romine stated that as long as the subdivision meets the sidewalk ordinance throughout.

Commissioner Ridout stated yes, he is not interested in making exceptions unless they come up with a huge reason why they can't put the sidewalks in, and he didn't hear any great reason.

At the end of the Commissioners discussion, Commissioner Hoth made a motion to continue this until the next planned work session date, which will now be a public hearing on March 21st at 7 pm here in the council chambers. Vice Chair Carpenter seconded and the motion was carried unanimously.

C.) 17-015CU is a Conditional Use request by Oregon Conference Adventist Churches to add an assembly area to the existing church at 1450 N Roosevelt (T6 R10 S15CB TL: 11000, 12500, 12600, 12700). The new assembly area (approximately 2,378 sq. ft.) will replace the area inside the existing structure that has historically been used as the sanctuary. The property is zoned medium density residential (R-2) and the expansion, along with the associated improvements, are conditionally permitted in the zone. A highway overlay zone request (**17-014HOZ**) has also been submitted in conjunction with the applicant's conditional use application.

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. William Smith stated that he was available to answer any question if need be.

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 stated that he would like staff for some explanation of the request. Mr. Cupples stated that basically since the 1970's the church has had plans to put in the sanctuary. The site is very large and they have lots of room. If this were done before the Highway Overlay Zone was adopted through the TSP this would have been a much simpler process. Commissioner Ridout stated that specifically there were some things in the staff report about sidewalks along 14th Avenue. Mr. Cupples stated that he and the Public Works Director talked about that since 14th Avenue is an unimproved road now, they'd need link that sidewalk and bring it up so that it ties in together with the other sidewalk. They will basically have a circular sidewalk of the property in conjunction with this request. They will probably line the sidewalk up with property to the North. Mr. Cupples stated that there is plenty of parking. There are three scenarios in the staff report and they meet each of those. Commissioner Teri Carpenter asked that when and if the highway expands will there be any issues. Mr. Cupples stated that ODOT stated that they do not plan to expand in that area. The only thing that they may do is to put in a center turn lane, because of the way that property is, ODOT would have to acquire right-of-way property to expand.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Posalski made a motion to approve the conditional use and highway overlay zone under the guidelines that staff has presented.

Vice Chair Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: Mr. Cupples stated that Rubies on the south end of town plan on expanding their parking. They purchased a large piece of property to the east of them which abuts the Mill Pond Park. They purchased that property in part to allow them to provide drainage for that site. Even though they meet their parking demand, they are wanting to create overflow parking. There is an intervening piece of City of Seaside piece of property in between those two. The property is zoned industrial and a county designation, the county part is taken up by the floodway. Mr. McDowell stated that he has not put it in the parks as of yet, so it's not park land. The part that they want to develop is actually in the industrial zone. Mr. Cupples stated that he wanted to bring this to the planning commission just in case you have concerns about the city granting an easement to cross the city property to get to this parking. He can tell you that they have talked about putting grass pavers in instead of asphalt if they can pull that off. If not, they do have a drainage area they can use. They are still supposed to provide pedestrian connectivity between their parking and their place of business. Chair Romine stated that they may have to light the pathway to the restaurant he's not sure if he would conditionally require that but they probably would want to light that. Commissioner Hoth stated that in honoring former Commissioner Tom Horning, if they do light the parking lot, which would seem appropriate, they'd need to use

appropriate lighting. Commissioner Ridout asked if this was part of the old railroad right-of-way. Mr. Cupples stated that he believes so. It was a piece of county owned property that the city acquired. Commissioner Ridout asked what the city could use it for, it looks like it hasn't been used for anything. Mr. Cupples stated that it will probably be added into the park. Mr. McDowell stated that the original intent of purchasing the lots was that it wouldn't be used for the expansion of a car lot where cars are parked on it long term. It was because Mill Ponds is right there and it could be used as a parking lot this property goes almost all the way to the Old Kent Price building and it's two lots. Mr. Cupples stated that he did some quick measuring and it looks like it's about 100 ft. by 100 ft. The Remer's don't want to provide a parking lot just for the park, they want to use it for their overflow parking and the city want to keep it for city vehicle access.

COMMENTS FROM THE PUBLIC: Nancy Holmes, 1520 Cooper, Seaside. Nancy stated that this came up at the last parks advisory meeting. The parking for the Natural History Park at the Mill Ponds will come off of Alder Mill Lane and that will be the focus. Right now that has a chain across it. There will be a kiosk there and hopefully have bus turn around in there. They are also trying to put in a bathroom and put a ADA accessible walkway all the way around the Mill Pond. This has been going on for a very, very long time. They do not want a parking lot for the park over in this corner by the restaurant. The path would go close to it. As a naturalist, she would like to have all habitat increased and not have the noise from the parking lot disrupt that, grass pavers sound good but lighting sounds horrible. They would like to do some landscaping as a buffer from the parking lot. Nancy stated that it was presented to them as overflow parking in the summer time. If this is for overflow parking in the summer time, it stays light until 9pm so they don't have to worry about lighting. She wasn't visualizing that it would be more than a grass parking lot. This is adjacent to some really wonderful habitat and there is a bog that belongs to the Nature Conservancy.

COMMENTS FROM COMMISSION/STAFF: None

ADJOURNMENT: Adjourned at 9:00 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant