

MINUTES SEASIDE PLANNING COMMISSION
August 1, 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: Chris Hoth, Bill Carpenter, David Posalski, Teri Carpenter, Dick Ridout, Lou Neubecker and Ray Romine, 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. Vice Chair Carpenter stated he wished to declare an exparte contact with the Seaside School District at the public meeting of the Seaside Transportation Advisory Commission held on 7/20/2017 in the Seaside City Hall. As a member of the Commission, he heard testimony from the Seaside School District, and their consultants, regarding the Districts Comprehensive Plan, Zoning Map, and Text Amendment Request. And he took part in the discussion that followed that testimony. If the Seaside School District does not have an objection, he will fulfill his obligations as a member of the Seaside Planning Commission and will not recuse himself from these proceedings. Commissioner Posalski stated he was also at the same meeting.

APPROVAL OF MINUTES: July 11, 2017;

Vice Chair Carpenter made a motion to approve the minutes as submitted. 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.) 17-053VRD is a request by **Barron & Jance Hurlbut** for a **six (6)** bedroom Vacation Rental Dwelling (VRD) permit within the existing seven bedroom dwelling. Although recently approved as a five bedroom VRD, this is intended to correct a clerical error in the applicant's submittal that incorrectly excluded one of the bedrooms. The VRD would still have a maximum occupancy of not more than **ten (10)** people regardless of age. The property is located at **1221 N Franklin (6 10 16DA tl:10400)** 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. Jance Hurlbut, 281 Walnut Street, Costa Mesa, CA. Jance stated they had just put in an offer on the home and she wrote the wrong number of bedrooms and would like to correct that now. It has been rented as a six bedroom and would like it to continue to be used as a six bedroom.

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 Posalski made a motion to approve the change to a six bedroom vacation rental under the guidelines that staff has presented. Vice Chair Carpenter seconded and the motion was carried unanimously.

B.) 17-047CPA&ZCA & 17-048ZMA- A request by Seaside School District #10 to expand the Urban Growth Boundary by approximately 49 acres to provide a suitable site for a consolidated School District Campus above the tsunami inundation zone. The proposal would change the Clatsop County Conservation Forest Land (F-80) designation of the property to City Institutional Campus and adopt new policies and text to support the proposed Comprehensive Plan map changes. The Seaside Zoning Ordinance would also be changed to create a new Institutional Campus (I-C) zoning district and amend the conditional use provision in Article 6 and other sections to recognize the I-C zone and keep it consistent with the Ordinance. The school campus would be rezoned from Low Density Residential (approximately 40 acres of R-1) & County Conservation Forest (49 acres of F-80) to Institutional Campus (I-C); and the newly designated 49 acre portion would be annexed. The property is located at Seaside Heights Elementary School, 2000 Spruce Dr. and lands to the east (T6, R10, S22, TL#900 & portions of TL#2102 & S22CA, TL#108)

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. Sheila Roley, 1801 S Franklin, Seaside OR. Sheila would like to say thank you to Kevin Cupples, Dale McDowell, Geoff Liljenwal, Mark Winstanley and the Citizens of Seaside for all the support for this project.

Doug Dougherty, he is thrilled to be here and has been working on this project for 25 years so he's here to share some history. Doug stated that he, and Mark Winstanley and the hospital have been working on this for at least 15 years. It all started when he was the Principal in Cannon Beach.

Doug submitted this at the planning commission meeting.

1992 – 1994 He started first tsunami evacuation drills in US at CBES.

Co-led town hall meetings in Cannon Beach to inform the community of earthquake and tsunami preparedness

1995 On behalf of the Department of Geology and Mineral Industries (DOGAMI), the Oregon Legislature sets the tsunami inundation zone at 38 feet along the Oregon Coast (SB 379).

Essential facilities (schools, hospitals, police, and fire) cannot be built in TIZ.

There are currently four schools in Oregon within the TIZ. Gearhart Elementary School, Broadway Middle School, and Seaside High School are only 5 to 15 feet above sea level in elevation.

No money from state to assist with relocation.

1995 – 2005 They evaluated multiple locations for school relocation. These are some of the partnerships that assisted us with due diligence over the years. Doug started working with Weyerhaeuser early on and they ended up holding out 1000 acres for the school to evaluate the land.

Architects

David J. Newton Associates

SLX (Gordon, X)

ZGF Architects

HLB Architects

Jay Raskin

David Vonada

DOWA-IBI Group

Geo-technologists (LIDAR, Core Drillings, Inclinometers)

Geotech Solutions

Horning Geosciences

Weyerhaeuser

Bill Marczeski

Paul See

Geodesign

GRI - Wes

DOGAMI (Priest, Witter, Goldfield, Wang, etc)
Other Partners
Neal Maine – wetlands delineation
Doug Ray - wetlands delineation
Jack Dalton – wetlands delineation
Patrick Corcoran – OSU coastal hazards
Providence (partnership) – Dana White, Mike Robinson (Perkins Coie) (Union Health District)
OTAK
Melissa Graeper – Necanicum Watershed Council
Kittleson - transportation
Willamette ESD – Facilities assessment
Lewis & Clark Timber
AKS logging
ESA environmental
Senators Wyden and Merkley
Congresswoman Bonamici
Representative Debbie Boone
OSSPAC
DLCD – Laren Wooley, Matt Spangler, Patrick Wingard)
City of Seaside, Gearhart, Cannon Beach (no land for schools) (water, sewer, TSP)

Also during this time, he commissioned DOGAMI to conduct a study to determine local Cascadia inundation levels over the past 10,000 year. (George Priest, Rob Witter, Chris Goldfinger). This study significantly increased understanding of the height of previous Cascadia tsunami inundations and, in turn, preparedness along the West Coast. Doug's study was in concurrence with Chris Goldfinger's recurrence interval study.

What we learned:

1. Strength 8-9+ magnitude
2. Recurrence interval "Although no one can accurately predict an earthquake, it is highly likely a Cascadia event will occur by 2060" (Yumei Wang, DOGAMI)
3. Because of our unique situation, the new schools need to be at least 80-100 feet in elevation.

We held meetings with community members and the leadership of Cannon Beach, Seaside, and Gearhart to obtain input on relocating the schools.

This feedback informed our 2016 bond:

1. Too expensive at \$2.16 per \$1,000 – reduced the price by 37.5 percent to \$1.35
2. Didn't own the land – Negotiated with Weyerhaeuser to donate the land.
3. Include a lot of neighborhood meetings.

The District and campaign used this information to develop strategies that led to the passage of our new campus bond November 8, 2016.

Thank you for your on-going support. I couldn't be more proud of our community for stepping forward and making a truly historic decision that will improve the lives of children and families for generations to come.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Justine Hill, School District's Business Manager. Justine stated that the expansion of the UGB for the consolidated school campus will provide students access to direct hands on environmental educational tools. The outdoors will become an extended classroom. Our community is extremely fortunate to live in an area where there are so many outdoor learning opportunities. This new school campus location is ideally situated to maximize contact with the outdoors.

In 2011 the deterioration of the Coho Creek culvert under Spruce Loop Drive going up to Seaside Heights Elementary evolved into an amazing project and it really demonstrates how the power of collective forces coming together can work. With the support from the City of Seaside and the determination from the Necanicum Watershed the school district was able to benefit from a nearly fully funded \$428,000 project. The project helped open up access to .9 miles of spawning and rearing habitat for the Oregon Coast Coho Salmon. It provided students educational opportunities and also allows a safe and reliable access to the elementary school and a tsunami assembly area. The school district is committed to environmental stewards.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Gregg Winterowd with Winterbrook Planning 310 SW 4th Ave, Ste# 100, Portland OR 97205. They were pleased to see the letter in support from the DLCD. They are not always supportive. He thinks it had a lot to do with the hard work from the school district and working with the city, county and state. He thinks the condition that they suggested that does not allow the building of hospitals, schools or hotels on the property

because it is not safe to do so inside the Tsunami Inundation zone is a good suggestion. They believe that their application does address all the relevant criteria. This is not a request to develop the property. This is a request to rezone the property to allow the school through the conditional use request. They are now in the process of developing the final plan. There were 7 criteria that the city adapted in 2010.

- Location: Adjacent to City Limits
- Size: Large enough for school campus (50 acres)
- Topography: Average slope 15% or less
- Access: From at least one public street and one emergency street
- Geology: geological conditions suitable for school construction
- Tsunami inundation zone: above 80- foot contour
- Public utilities: Served or capable of being served by public utilities.

There are no other sites that are outside the tsunami zone, outside landslide areas that have access to a public street that are reasonably flat that are next to the city limits that can be served by public services. In fact this is the only site that is served by a major collector street. It also is indirectly served by a minor collector street it also has indirect emergency access through a forest service access road. These things didn't just happen they came out of a very careful site selection process. The site plan that you have is conceptual and will be changed. Once they get approved and they know they have the proper zoning the intent is to finish up the development plan go out to the neighbors and show them what the development plan is and really focus on the impact from the development. They will look for solutions to the impact that traffic will have on the surrounding area over the next several months. Some of the things that they learned from the Transportation Advisory Commission was to look for alternatives to Spruce Drive. They have done that, they have asked an engineering firm to look at this carefully and they have come up with four different alternatives. The alternatives, they think, are not required by state rules or the comp plan or supported or necessary by the traffic impact study, the biggest problem is that they go over streams and wetlands. They also need the US Army Corp of Engineers to agree to this. They need to show there is an alternative to crossing wetlands and there is an alternative to crossing the wetlands that meets the transportation system plan which is Spruce Drive. The other thing is the A3 zone doesn't allow crossing unless there is a bridge and that would be extremely expensive. In regards to the 10 errors in the application, he is sure there are some errors and they will address those. Gregg would like to say that Mr. Dunzer is incorrect with his recitations of the facts and analysis of those facts. There are things in there that they don't agree with based on the research that they have done. They would be happy to put all this is writing. In many cases Mr. Dunzer seems to disagree with policy choices that were made by the district over a 15 year planning period. Those decision have already been made and can't be easily revisited.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Will Farley with Lancaster Engineering, 321 SW 4th Ave #400, Portland, OR. They did the traffic impact study for the school and they looked at 11 intersections six of which are on Highway 101 and five on Wahanna. It was a conservative analysis and they did not take any reduction off the system from the existing schools. They just said that if the school was placed up on the hill then they would add this much to the system. Which leaves to double counting the trips, a minor detail but they want to give a conservative analysis so they could see what impact would come up. Out of the 11 intersections three of them really pop which are 24th Avenue and the Highway, 12th Avenue and the Highway and Wahanna and Spruce. In the cities TSP which they reviewed they saw that there were likely reasonable projects to be constructed within the planning horizon on 24th and 12th on Highway 101. Wahanna and Spruce was not addressed so they looked at possible mitigations to allow it to operate within the cities standard and found a right turn lane would be acceptable to allow delays to be within the cities standards. Everything else worked at the other intersections.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Patrick Nofield 571 Antler, Cannon Beach. He is a school board member and owns Escape Lodging in Cannon Beach. When he got on the school board he asked Brian Taylor what is the expectation of a school board member, and Brian said it's all about serving the best in interest of the kids. It's all about taking care of our students. In addition to creating a safe environment he believes the school also plays a significant role in generating and sustaining our economy. This will help enhance our community. Our schools are the life blood of our community. The investment in our students is also an investment in our future. It will benefit us all.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Jeff Roberts, 2327 Pine Ridge, Gearhart. Mr. Roberts is currently the Principal of Seaside High School. The school is the hub of our community. The immense support for our academic, athletic and music programs is amazing and that is why he has chosen to stay here and raise his family. His goal is to do what is best for the kids. The commission needs to help the school in preparing our students in an appropriate learning

environment. We must work together to provide students the opportunity where the students won't have to navigate leaky roofs and maneuver around garbage cans collecting water, where they won't have to wear three layers of clothing because of an antiquated HVAC system, not knowing if there classroom is going to be a rainforest or a freezer on any given day, and they don't have to worry about spraining an ankle or blowing out a knee on unsafe practice facility, they don't have to preform fantastic music in a cafetorium with hundreds of people watching with standing room only. As a school community they have identified the threat and that threat is an unhealthy learning environment that is incredibly susceptible to a catastrophic seismic event. They have come up with a solution that meets the district and community needs that meet the comprehensive plan and the zoning ordinances. They ask that you approve this application and do what's best for our kids.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Dale Robertson, 679 Hemlock, Cannon Beach. He has served on the school board for 8 years and it was a privilege to do that. On Behalf of Cannon Beach, Gearhart and Seaside will all benefit from this new school and they all share the cost. This new school will benefit not only this generation but at least the next three generation.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Bradley Rzewnicki, 89728 Ocean Dr., Warrenton. He is a graduate of Seaside High School. He has performed in the cafetorium in the band. It's difficult to study in an environment when it pours rain outside and the ceilings inside the school starts crumbling down around you and the new school would promote even greater learning for the students and the staff.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Jason Boyd, 1940 Huckleberry, Seaside. In late 1960 the planning commission decided to acquire and bring into the UGB the property that is now Seaside Heights Elementary School. The school was open in 1975 and he moved to Seaside in 1975. The tsunami was probably fresh in everyone's mind but he doesn't know if that was the real drive to move the new school up on the hill. Where the central school was located is now a housing development. As we open up these other opportunities with our schools we're going to allow economic growth in the community. Our focus is what are we doing for our kids to improve their opportunity to get a great education? What can we do to benefit the residents of our community? How can we make this better, can we turn the old school campus into a park? Please approve this application.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Patrick Wingard with the DLCD, 4301 3rd Ave, Tillamook, OR. He provided a letter for the record. He personally and professionally has a ton of respect for Mr. Cupples and the work that he has been doing on the North Coast. The DLCD understands the purpose of this proposal is to provide a suitable site for the new school campus that is located on relatively flat and stable ground outside the tsunami inundation zone. The department supports this proposal. In its application the school district provided findings that satisfactorily address the UGB amendment locational and need requirements of statewide planning goal 14 for urbanization, ORS 197.298 and its implementing rules chapter 660 division 24. The findings for land need for the new school site are based primarily on the need to reduce risk from tsunami consistent with statewide planning goal 7. Goal 7 provides the primary justification for moving three existing schools and district administrative services to a consolidated school campus site on relatively flat and stable ground outside the tsunami inundation zone. The department strongly supports this goal of the city and the district to reduce life safety risk from tsunami. As an integral part of achieving this goal the city should commit to appropriate limitation on redevelopment of sites vacated through the UGB amendment process so that overall reduction of risk to the community is achieved. The department recommends as part of this plan amendment and has been mentioned a couple of times that the city incorporate a plan policy to limit risk from redevelopment sites subject to tsunami inundation that are vacated through the UGB expansion. The DLCD suggest a policy to be added to chapter 14 of the cities Comp Plan. Tsunami mitigation vacated site redevelopment - when the UGB is expanded for the purpose of reducing exposure to tsunami risk by relocating existing uses development on land vacated by such relocation shall be limited to uses that will reduce overall risk. Again this is proposed language to use. At a minimum this limitation shall include essential facilities and special occupancy structures as defined in the statutes to not be permitted on those sites. Secondly, changes in zoning that would permit increase residential density or that permit the establishment of hotel/motel or time share units shall not be permitted. Lastly, all new development shall incorporate evacuation measures and improvements necessary to provide adequate pedestrian access from the development site to the designated evacuation routes.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Mary Bess Gionia, 1905 Cooper St., Seaside. She has been involved in this project over the past several years. The school site and Spruce Drive access has always been publicized throughout the duration of this project and it should come as no surprise to people. Whenever she attended meetings that the public was

invited to the question of Spruce Street being adequate access for all three school was proposed and the transportation impact study had already been conducted and they were reassured that would not be an issue for residents of that neighborhood. As a parent who has driven her children to school at Seaside Heights for the past 7 years she can tell you that she has only seen one parent use Cooper as an access rather than taking Spruce. This is a positive step for our community.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Matt Brown 786 Summit Ave, in Gearhart. He is currently the Mayor of Gearhart but is speaking tonight behalf of himself and not on behalf of the City of Gearhart. He is in favor of this request. It is critically important that we go forward with this project. One of the things that he has noticed following this project is that he has never seen such cooperation from the community, the DLCD, and DOGAMI at this high of a level before. It really gives him a lot of hope for this community when it comes to emergency preparedness and especially with dealing with the threat of a tsunami. This application really fits into the criteria as outlined for the UGB amendment it follows all of the policy in the Comp Plan. He agrees 100% with the DLCD recommendation that it follows consistently with statewide planning goal 7. He would like the commission to look at other goals such as city goals, county goals, state goals and economic goals. This is really an investment in all three communities. 60 years ago an investment was made by the previous generations to provide new schools for our generation and he feels it's his duty to pay that back and this is continuing with the future of our communities and creating sustainable communities that attract full time residences. The kids that are going to be using these schools will be our future teachers, small business owners, firefighters and policemen.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Melyssa Graeper, Coordinator for the Necanicum Watershed Council, 1115 Broadway, Seaside. Melyssa submitted this statement. **MISSION:** The Necanicum Watershed Council is a non-profit organization of community volunteers who work to ensure that our watershed is a healthy and functioning ecosystem. Through community outreach and education, landowner partnerships, and on-the-ground habitat development projects, we work to further understanding about the Necanicum Watershed and to make sure it has a sustainable future.

In 2012, the watershed council secured more than \$515,000 of state and federal conservation funds to restore fish passage into the upper Coho Creek watershed AND make sure the crossing at Spruce Drive is safe AND sufficient for logging, construction, and school traffic. Additionally, we have worked with the City on numerous projects, including trying to address the Coho Creek crossing at Wahanna Road. The Council has enjoyed working closely with the school district since before the first attempt at the bond measure and we are pleased to see the District has a strong commitment to protecting the streams and wetlands on school property for their environmental, aesthetic and educational value. To demonstrate this, the District has worked to minimize impacts to the surrounding watershed as much as possible in the new campus design, which includes the district's decision to provide a 100' (or more) buffer around streams that area will continue to be zoned Forest Conservation and will be off-limits to school campus development.

It is our understanding that City staff has suggested providing a new private street from Wahanna Road to connect with Spruce Loop. This new street would need to cross Coho and/or China Creek and a large wetland that is protected by the City's A-3 (freshwater wetlands) zone. The City's zoning ordinance states *"the purpose of the Freshwater Wetlands Zone is to assure conservation of important wetland biological habitats and conserve examples of different natural ecosystem types in the Seaside area to assure a diversity of species and ecological relations."*

Furthermore, it is our understanding that this street is not required by the City's Transportation System Plan and the district's transportation engineer has determined that the new campus site can be adequately served without the new street.

We are confused as to why this new road is being suggested, well after plans have begun for the new campus design, and don't remember this road being discussed during the numerous planning events we attended.

The Council is also concerned that the permits from the US Army Corps of Engineers and the Oregon Department of State Lands would be difficult if not impossible to obtain, since there are clearly alternatives with much less environmental impact.

The Council would oppose such permits for construction of unnecessary streets 1) because adequate streets exist, and 2) because of the adverse impacts that would result from road construction across the stream and wetland – and that the permitting agencies would weight this opposition carefully.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Tom Briggs, 1455 S Franklin, Seaside. He is a member of the Seaside Improvement Commission. He is also a member of the Seaside School District Architectural review board. He is in favor of this application.

This is the first application, the school will submit a second application that will be more specific. This should be approved.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Steve Phillips, 1845 Broadway, Seaside. He currently serves as Chairman on the School Board. His job is to provide information to the experts so they have an opportunity to do their job. Over the past four years they have created a budget to get this school going. In June they were told that they may have to create another access to this property. All of a sudden the goal post for this has been moved and they are very concerned about that. He wants to assure the commission that the Seaside School District will do everything in its power to evaluate and lessen the impact of traffic along Spruce Street and the arterial streets. They can stagger start times. There are certain things that they can do that will help. If you have had a chance to travel and look at other schools, for example the state basketball tournament was at a brand new High School in Forest Grove. This new school was right in the middle of a residential neighborhood. Spruce Street is three times the size of the street going into this new school in Forest Grove. There are some positives that will happen if you approve this. They are looking at putting a large water storage tank on the outside of this property that will provide both water pressure and have water that will help fight fires. They are also looking that at if any time in the future the area develops, they will have a through street going up to that development. The last thing is that if we do have a tsunami, there will be an emergency refuge at a higher elevation. There are a lot of positives to this and he encourages the commission to approve this.

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. Alan Erikson, 1659 S Franklin, Seaside. Two schools, Seaside Heights and Gearhart Elementary to be on the existing Heights Property and 2 schools, New Broadway Middle School and Seaside High to be built on the 49 acres. That means a total of 4 schools. His understanding now is that only "one" access road is being planned from Wahanna to Spruce. As a school bus driver for the Seaside School District, he can tell you that Spruce is not now adequate for the current traffic. He has seen the traffic lined up on Spruce to Wahanna. You will need 6 to 8 school busses for the Heights and 4 to 5 for Gearhart and an additional 8 to 10 school busses for the Middle and High School. Add the additional cars for teachers, students and staff there is no room on Spruce for all this to happen without a major traffic mess. He suggests the Seaside School District needs to address this major problem and "add" another access to the new schools before they proceed to approve expanding the UGB. We are moving the Seaside High School to be out of the inundation zone but the property to the east, the School Bus Barn, maintenance and food services is not being included to be moved to the new campus site. When the big wave hits all the school buses "one million dollars worth" will wash away. This doesn't seem to make any logical sense. The Bus Barn property can be sold and the money from the sale would cover the cost of moving it to a tsunami safe zone. If this is not included in the plan, he asks Why Not?

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

Chair Romine stated now is the time for rebuttal. Will Farley with Lancaster Engineering, 321 SW 4th Ave #400, Portland, OR. Mr. Farley stated they studied Spruce Street and Spruce is classified as a major collector in the cities TSP. Doing some research and similar cities, a major collector street should be able to carry 5,000 to 10,000 vehicles per day. The analysis that was done showed about 3,000 vehicles per day. Which shows Spruce should have the adequate capacity to handle all four schools. When you look at a street analysis the weak point is always at the intersection so Wahanna at Spruce is where all the delays would be accrued and they showed with a right turn lane that the delays would be reasonable at a level of about a 45 second delay. This is within 15 minutes of school starting or leaving. It is only within that area that they analyzed they didn't do the full hour, because that is not typical of a traffic analysis. Commissioner Posalski asked if what Mr. Farley was saying, is that if there is a 45 second delay is that for one car going around the corner or is that for all the cars that are coming out at one particular time. Mr. Farley stated that it is an average delay over the peak time in 15 minutes. Usually turning left from Spruce onto Wahanna. Commissioner Posalski asked if that took into account the lineup of cars out of schools. Mr. Farley stated no it only looked at the intersection. Vice Chair Bill Carpenter asked if Mr. Farley had driven himself on Avenue S, around the curve and dropped down the hill and see the danger of that intersection. Mr. Farley stated that he did and did not see the danger he did drive the road and looked from Spruce to the crest south of Spruce on Wahanna and with the crash analysis there hasn't been any crashes at the existing stop. Vice Chair Carpenter stated that he read the crash analysis however when you take the volume of traffic that is going to be coming out of Spruce and keeping in mind that there are going to be people coming out of Cooper to avoid the delay that there is going to be the potential for crashes either at Copper or Spruce and it is because of the way Avenue S turns onto Wahanna. Mr. Farley stated that it is a public street where you

would be willing to do an additional site analysis based on the speed of going 30 MPH. If you can see 335 feet you would be able to enter the roadway without delaying any traffic. There is additional analysis where you can look at stopping site distance for safety. He doesn't have that figure on the top of his head, but it is far less to be able to safely stop if there is an obstruction in the road.

Chair Romine asked if there was anyone else that would like to speak for the rebuttal. Gregg Winterowd stated there are certainly traffic issues associated with this development. The issues that you are talking about, streets that haven't been paved to city standards and those sorts of things are not usually brought up with the zone change. All they are asking for at this time is to have a city zone that allows, potentially, through a conditional use process for them to submit an application like every other property. If we don't build here, then where? They have looked at every potential site that has street access and there are no other sites that have access to a major collector street in the community that has this acreage. He understands there will be an increase in traffic and the traffic analysis shows this, but if we try to solve all these details at the rezone as if they had a development proposal it could take a very long time to get through the basic question is this a good site for the school.

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Hoth asked Mr. Cupples that if and when this gets approved and the zoning is changed to the IC zone will this development be an outright permitted use? Or will it come back before the planning commission as a conditional use. Mr. Cupples stated that the amendment that has been proposed it would be a conditionally permitted use. There would be provisions under Article 6 that would need to be addressed that would be specific to that zone and yes it would be a planning commission review.

Vice Chair Carpenter stated that there is something that he would like to prevent and that is in conflict with what Melyssa had to say and what a lot of the people are talking positively about this had to say.

Vice Chair Carpenter submitted the following:

The following Conditions of Approval are offered in the best interest of the neighbors of the new Seaside School Campus, in the best interest of the children attending the Seaside Heights Elementary School during the construction of the new Campus, and in the best interest of the students that will attend the new Campus.

It is recommended that the following **Conditions of Approval** should be added to the School Districts request for a change in the Urban Growth Boundary and the Annexation of the new Campus Site into the City of Seaside:

1. **A restriction on heavy truck traffic:** Any heavy truck traffic for the preparation of the Campus site, the construction of the buildings and infrastructure for the new Campus, and the final furnishing of the new Campus prior to start of the first school year shall not be allowed on Spruce Drive, Cooper Street, or Avenue S.

This will provide safety for the neighbors of the new school Campus during its construction and will lessen the wear and tear on the existing City Streets. The Seaside School District has hired a firm which will be responsible for the Construction of the new Campus, and that firm will have the ability to direct all prime contractors, sub-contractors, and suppliers to follow this requirement.

2. **A second entry into the new Campus:** The Seaside School District must agree to fund and construct a new entry street into the new Campus, and have it ready for use before the start of the first school year at the new Campus. The new street cannot include Spruce Drive, Cooper Street, or the emergency access to the Main Line logging road.

This will lessen the stress on Spruce Drive and will provide an alternate way into the Campus. At previous efforts to change the Urban Growth Boundary, the Planning Commission was encouraged to insure that at least two entries were provided for each area of expansion of the Urban Growth Boundary. And this would be a requirement if a private developer planed a project on the land in question.

3. **A directive from the School District to prevent School Buses from using Avenue S when traveling from the Campus to US-101 South Bound.** [i.e.: School Busses would not be permitted to turn left from Avenue S onto US-101.] It is acceptable for US-101 North Bound School Busses to use Avenue S for inbound traffic to the new Campus. [i.e.: Right turns would be permissible from US-101 onto Avenue S.]

This action will reduce the chance of an accident at the intersection of US-101 and Avenue S.

Assistance from the Seaside School District

While the following are not Conditions of Approval, it is requested that the School District will work with the City of Seaside to implement the following:

- **The addition of a 4-way stop** at the intersection of Spruce Drive and Wahanna Road.
- **The addition of a 4-way stop** at the intersection of Cooper Street and Wahanna Road.

- **The addition of a 4-way stop** at the intersection of the new entry street and Wahanna Road [if the new street intersects with Wahanna Road].

This will assist in slowing the speed of cars as traffic transitions from Avenue S onto Wahanna Road, and will provide a safer right turn opportunity for the school busses entering onto Wahanna Road.

- **A change in the speed limit to 20 mph** for Spruce Drive.
- **Insure that a speed limit of 20 mph** will apply to the new entry street.

It is also requests that the School District provide **Sidewalks along Roosevelt at the School Bus Barn property, and the School District property just south of the Bus Barn property.**

If the School District is going to keep the School Bus Barn, the Food Service Storage, and the School Maintenance Facilities at the current site on Roosevelt, then it should provide a safer way for the public to reach the Food Bank and other businesses to the north of the Bus Barn. If the School District is going to sell the property, then as a condition of sale, the new owner should be required to provide the sidewalks. Part of the responsibility of the Planning Commission is to make recommendations and suggestions to the City Council concerning streets and the future growth of the city, and how that growth will reflect on the citizens of Seaside.

Commissioner Teri Carpenter stated that her sense of tonight’s meeting is the rezoning only and even if the rezone is passed it may not come to life anyway due to all the needed criteria. They are just asking to go forward with the zone change then they will submit a development plan later.

Vice Chair Carpenter stated that it is up to the City Council to make the rezoning approval it is the planning commission that makes a recommendation to go to the City Council.

Commissioner Ridout stated that the key to this thing is that this land is developable with or without the school. He was surprised after the timber was cut how flat the land really is. It looks like a workable site and he doesn’t see a problem with us going forward with this. Chair Romine stated that the recommendation from staff is to get as much public comments as possible and continue this until September. Commissioner Ridout stated that he doesn’t know what that will do with time lines and such. He doesn’t see any testimony that could come up and change his mind on how he is going to vote. That doesn’t mean it couldn’t but he doesn’t see it happening, Commission Neubecker stated that he agrees with Commissioner Ridout. Vice Chair Carpenter stated that he thinks that the commission should put some conditions of approval on this. Commissioner Teri Carpenter stated that when they come back before the commission with the development of the school then the commission can put all the conditions on that. Vice Chair Carpenter stated that there are three things before the commission tonight and they are 1.) Expansion of the UGB, 2.) Zone Change and 3.) Comprehensive Plan and Zone Code Amendment.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Ridout made a motion to forward this to the City Council as submitted. Commissioner Neubecker seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Mr. Cupples stated that he did speak with Kelly Hossaini and asked her to work with Gregg and put together a document that would at least respond to the items that were brought up so that there is some sort of response document. It may not meet everything but it should address a lot of issues. Usually Mr. Cupples likes the planning commission to have a full packet to give to the city council that’s all buttoned up ready to go. Mr. Cupples is expecting them to have that ready to go.

ADJOURNMENT: Adjourned at 8:50 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant