

- CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Council Mayor Barber.
- ROLL CALL** Present: Mayor Jay Barber; Council President Randy Frank; Councilors Tita Montero, Steve Wright, Tom Horning, Dana Phillips and Seth Morrissey.
- Absent: None.
- Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney; Jon Rahl, Assistant City Manager; Dale McDowell, Public Works Director; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; Bruce Holt, Seaside Police Lieutenant; Joey Daniels, Seaside Fire Chief; Kevin Cupples, Seaside Planning Director; and RJ Marx, Daily Astorian/Seaside Signal.
- AGENDA** Mayor Barber stated he would entertain a motion to approve the agenda.
- Councilor Frank so moved with a second from Councilor Phillips; carried unanimously. (Phillips/Morrissey)
- COMMENTS – PUBLIC** Mayor Barber stated he would open the floor at this time for any comments from the public, on any item that is not on the agenda. If you'd like to speak, please come forward, identify yourself, give us your address and limit your conversation your comments to four minutes.
- There were no public comments.
- CONFLICT** Mayor Barber asked whether any Councilor wished to declare a conflict of interest.
- No one declared a conflict of interest.
- CONSENT AGENDA** Mayor Barber asked for a motion to approve the consent agenda.
- Consent Agenda: Payment of the Bills - \$1,579,561.29, and Approval of Minutes April 8, 2019.
- Councilor Phillips so moved with a second from Councilor Horning; carried unanimously. (Phillips/Horning)

**REPORTS AND PRESENTATIONS:**

- Mayor Barber stated we will now go to reports. Mayor Barber further stated he might make a comment that as we do these reports the report is to the Council and there will be opportunities for the Council to clarify and ask questions but there will not be comments from the public. In the case of anyone of these issues as we implement any of the recommendations that are coming out of these reports there will be public hearings and the community and public will have ample opportunity to make any comments or suggestions or concerns regarding any of them as we go forward.
- REPORT – CLATSOP COUNTY HOUSING STRATEGIES** Mayor Barber stated the Council would turn to Seth to introduce the start and invite the representatives to speak.
- Councilor Morrissey introduced Brendan and Matt from Johnson Economics and they have been working on the housing study since last summer. They have done a lot of work and a lot of meetings at the county level and back and forth. They are here to present this to the City Council.
- Brendan Buckley, Johnson Economics LLC Senior Project Manager, stated he worked alongside Matt Hastie who also worked on this project and was with the Project Manager with the Angelo Planning Group. We partnered together to undertake this comprehensive housing study across Clatsop County, but also for the incorporated cities of Clatsop County. What we'd like to do tonight is talk to you folks about some of the broader findings but get into also the implications or your city itself. As Councilor Morrissey alluded to, we have been meeting with a technical advisory group on the county level with a lot of people involved from each community, and also from various housing stakeholders and expertise to talk to us about these issues for some time. I will outline a little bit about what the project entailed. The idea was to assess the current housing inventory, come up with projections of needed housing going forward. Look at, also the inventory remaining buildable residential land across the county. And also identify sort of the major challenges and gaps and opportunities from getting more housing and more affordable housing built across the county and for this project affordable housing is defined as housing that's affordable for all the resident's needs, all members of the workforce across the income spectrum. It's the full range of housing.

So when we talk about affordable housing, that's what I mean this evening. There is a slide in here about subsidized affordable housing, but I'll point that out. Finally coming out of that work, we have arrived at a set of potential strategies and recommendations for the communities to consider in trying to address some of the housing issues that we identified. There's a lot to the documents and hopefully you've, had them and perhaps had chance to look at them. There's a lot of content and we can't really go through all of it in a presentation, but this will be an overview. With the idea of getting through some of the numbers and data as quickly as we can and getting down to talking about some of the implementation steps. In terms of population growth, Seaside has been one of the communities in Clatsop County and that's been growing a little more quickly. According to the PSU population forecast, it's forecast to grow at the second fastest rate behind Warrenton going forward with an annual growth rate of nearly 1%. What we found looking at past trends is that Seaside has grown since 2000 by about 760 people and 400 households. At the same time it's grown by about 700 housing units. So as we'll be talking about and the number of housing units because it involves and includes vacation homes and second homes is generally larger than the number of households themselves. In terms of housing characteristics. Seaside has a lower number of households with children and a slightly higher percentage of the population above 65 years. That's common across Clatsop County, Warrenton is sort of the outlier with more families with children and a lower share of the population that's over 65 years. In terms of owning and renting, Seaside has a 40% ownership rate among permanent residence. This doesn't include all the second vacation homes and so on. But uh, in terms of the year round residents and ownership rate of 40% in a rental rate of 60%, that's just about flip to the percentage you see statewide. There's some variation in that we saw across the county, but for the most part that's the trend we saw across the county. Where do residents work? There's a lot of cross commuting and the county. Seaside is actually one part in one area where more of the residents do stay and work in the city. Its estimated Astoria is like that as well. Some of the other communities, most of the residents, actually commute out of their home towns to work every day. This says that 36% of working residents in Seaside stay within the city to work and 64% commute outside of the city. In terms of housing supply versus need. This is county wide, but this is a major trend coming out of the report. What it shows is the top line here is the number of housing units or housing supplied and the bottom line is the number of households. We know from talking to folks that there was a real feeling of how there is a shortage of certain types of units, and a difficulty in finding certain housing types at affordable levels for certain households. We've heard that across the board and we know that that is certainly true. And so one important step is to identify that the issue is not necessarily just the sheer number of units because you have an average at 1.4 housing units for each household. So there certainly is enough number of housing just in numbers, but there's not enough, once people go looking for the housing they actually need. And we'll talk about why that is. We do find that county wide there is still a decent supply of buildable residential lands.

Councilor Montero stated to help me understand you're using the word residents, you're using the word housing units, you're using the phrase resident household and you're using the phrase household. Can you please explain how do you define a household? How did you come to that? Because that is something that you're doing major comparisons.

Mr. Buckley stated thank you for asking. Basically when I say household and resident households, I mean the same thing. So that is permanent people who Seaside is there year round home or most of the year home. Actual households living in Seaside, so that doesn't include any extra home such as second homes and so on that may be vacant. It might be rented out for short term purposes, but not for a long-term renters. That's what I mean by households. It's a census definition that essentially means what you would think of by household and was a certain amount of people living together.

Councilor Montero asked did you come to this through the American Community Survey and information.

Mr. Buckley stated sometimes yes and sometimes no. If you get down into the report, most tables should specify where they're from. We do use the ACS quite a bit and we are also aware that it has a more of a margin of error than the 10 year decennial census. So there's some areas where we rely on the main census but yes. Mr. Buckley further stated if there is a supply of housing, what is it being used for? This is our estimate of on the top here ownership units and this does not include units occupied by rental households. So this is just ownership units and the green part of the bar, which hopefully you can see indicates the estimated shared that is actually owner occupied as in one of these households. The orange portion is the other share of households that we consider to be home ownership households that don't have a permanent year round resident household living there. You'll see in some of these communities and particularly the beachside communities of Cannon Beach, Gearhart and Seaside, you have a large share of homes that are used for other purposes. And for I guess as a shorthand, I'm just going to refer to them as vacation homes but really there we know that there are different types of vacation homes and second homes. On the bottom is a comparison that we tried to do at the best data we can get the number of short term rentals that have come on to the major rental platforms like Airbnb, a VRBO, a Vacasa, these types of platforms since 2010, compared to the number of new units that had been built in that time. And what you see is that in some of the communities, including Seaside and Gearhart, that market was combined in this data. But you'll see that the growth in this short term rental market and usage has exceeded the number of new units built in the community in that time. That creates a real pinch on your housing supply.

What's the breakdown of your housing stock here in Seaside you're about 55% single family detached, another 4% is mobile homes and so that leaves roughly 40% of your housing stock is some sort of attached housing and that can mean anything from a duplex to a town home all the way up to an apartment complex. The breakdown on the bottom is, if these types of units tend to be either owner occupied or rental occupied, that's pretty straight forward. The detached types of mobile homes tend to be more likely owner occupied and some of the attached housing types are likely to be rental units. As I mentioned this is a quick look at the subsidized affordable housing supply in Clatsop County. So these are actual affordable units that are owned and operated by the housing authority or another agency that are actually rent restricted. That's what we mean by subsidized in this case. Clatsop County overall we estimate the supply is about 2% of a rental units. It's similar to what we found in Columbia and Tillamook County. And among the individual cities in Clatsop County, they're all at about 2% or 3%. So in terms of parity, these are all fairly equal. Whenever we do a housing study, we find that any community wherever it is can always use more affordable housing and that's certainly the case in Seaside and Clatsop County as well as it's just a very, there's always a very deep need there. Housing affordability. In the last 12 months we looked at some home sales and the median price for Seaside is now close to \$300,000. It is higher than sort of the other eastern parts of the county. But other than that, it's comparable to Warrenton and Astoria and lower than Cannon Beach and Gearhart. The terms, we also looked at the price of new units which we define as built in the last 10 years or since 2008. We found that sales of those newer units, there were none that were sold for under \$200,000. So that gives you a sense of where new supply will come on the market and the fact that it is unlikely to serve households that were for which an affordable unit would be less than \$200,000. That's an important part that existing supply plays is when if new housing sells to the folks who have means and sort of a new homeowners or as move up housing and some of the older units filter down as we say will come available to other people in the community, perhaps at a slightly lower price. Getting down to our population forecasts for the 20 year period we looked at, this is the same graph I showed you before, but on the right, this is a projection of new households. This is not housing units. This is households in the different communities. And we projected just over 500 new households in Seaside over the 20 year period. That trails only Warrenton who had a close to 900 new households projected. Cannon Beach and Gearhart had a much lower number projected. A big part of that is because they have a very low PSU projects a very low growth rate for those communities because a lot of that has to do with their current land constraints. So PSU in their forecast is kind of a factored in that they don't know how much those communities will be able to expand any more or hold anyone else. So it's not because of demand, it's because of land supply. This is just to show the growth numbers over 20 years for Seaside over a thousand new people, over 500 new households. These are rounded to the nearest 10. But a need for 780 or you know, approaching 800 new housing units. And that's because we're, again, factoring in that buffer there. A vacancy for the vacation home market. If you don't plan for that it's likely that you will be projecting low if you only project for resident households and you won't have that extra supply to serve the second home market. That does not include the group housing population, which is a calculated low at 60 that vacation property sort of the inventory in 20 years from now. And it's estimated that being over 1700 units and being about 31% of the inventory. This factors in an estimate or assumption of that a market rate, but you can see we'll reach 5%, which is kind of a healthy level for all of the units that aren't vacation properties 5% is considered kind of unhealthy level for people to be able to find homes to either buy or rent without the vacancy being so high that it comes burdensome to property owners. Mr. Buckley further stated that ends our projections of need and I'm happy to answer any questions about that. Next is a look at the land inventory.

Mayor Barber stated why don't we just pause for a second if you don't mind on the need issue and give the Council time to ask a couple questions. Mayor Barber further stated I can just say that none of this is surprising to me and your study is confirming in some ways our worst fears. I think the big issue is what you're going to be recommending as solutions to that.

Councilor Morrissey stated I think my biggest takeaway, I've actually seen this presentation before, but my biggest takeaway is the fact that we do have plenty of housing, it's just not being used efficiently. So that's kind of what we're going to get into with the solution.

Councilor Montero stated she had a couple of questions. Is there any possibility that on the new supply versus the new vacation rental market on the graph where you lump together Seaside and Gearhart that you can split those out? I noticed Seaside and Gearhart were split out everywhere else.

Mr. Buckley stated that's because of the source of data for the short term rental numbers. It didn't break it out and I tried but I couldn't do it accurately.

Councilor Wright stated it goes by zip code.

Mr. Buckley stated it is by zip code and they also supplied maps but the maps don't end up being very accurate always because people can be cagey about how they list their vacation rentals.

Councilor Montero stated and even if you use zip codes, you're still going out into east county for that 97138.

Mr. Buckley stated yes and now that you mentioned it, I did identify that because the zip code was so large that I switched to the maps.

Councilor Montero stated and then I'm wondering on your projected population growth, one of the things that I've seen a lot of is how many people who work in Portland and cannot find housing in Portland and so they are building or finding places to live in east Clatsop County along Highway 26 and they live there and they commute into Hillsboro. They commute 90 minutes each way into Portland. And I'm wondering how PSU takes that into account as the Portland market gets more expensive people will be further away and most likely coming into our rural areas to take some of the financial burden off. They're going to put it into the gasoline instead of their house.

Mr. Buckley stated I will say that the PSU methodology is sort of the least satisfying for the unincorporated county area because.

Mayor Barber stated are we speaking of Portland State University?

Mr. Buckley stated yes this is Portland State University. They do these official population forecasts that are now used across the state for everybody. And we get a lot of questions about it and a lot of people wonder about those forecasts, but also there's still sort of the best that anybody's doing. So it's kind of a mixed bag. But what they do on the county level unfortunately is they assume that because of Oregon's planning rules incorporated cities is where the growth is going to occur and they don't account for a lot of growth in unincorporated areas. Their forecast does not address the issue that you're talking about very well.

Councilor Montero stated from that perspective, there is the possibility and maybe the probability that the growth in our unincorporated county is actually going to be higher than you could extrapolate from the PSU Data.

Mr. Buckley stated yes and what we told the county through this process is we started working with an assumption that it was just going to stay sort of stable. They were okay with that. There are many issues with developing much more in the county. I mean we did try to account for the large rural residential parcels where people are going to have a well you know support themselves. But in most of the county there's not the infrastructure there to really add a ton of population. We can talk more about that afterwards, if you like. It started with the county set of issues.

Councilor Morrisey stated the county level is the reason that population is projected to go down. Is that because the Urban Growth Boundaries are expanding from the cities taking it?

Mr. Buckley stated yes that's part of it. They kind of assume there's no growth and then if the city's growing then part of that means that they're moving the Urban Growth Boundary out and taking some of that county population. I'll get through this next part quickly because I know you guys want to get into some of the takeaways. The residential buildable lands inventory you know, when we looked at the land, we looked at the environmental constraints it might have on it and try to figure out what is vacant and what is developable, what meets the definition meeting partially vacant when we tally it up. So we did that for each of the communities and also countywide. The finding is that so when I alluded to it earlier the county wide there was a finding that there is quite a bit of housing capacity where you can see that it's located in certain places. So Astoria Warrenton and the unincorporated areas. That gets to what you were referring to. We found to have quite a bit of capacity, the beachside communities to have much less, and Seaside importantly was the one community where our forecast that needed housing over 20 years actually exceeds our estimate of remaining residential buildable land. And the numbers, there are we estimated residential land has the remaining capacity of just over 600 housing units and a need for a 780 new housing units. This is finding the BLI and then we'll get into that sort of wrapped into the more broad findings.

Matt Hastie, Angelo Planning Group Project Manager, stated I'm going to kind of cover most of the rest of this and Brendan and I can tag team the strategy piece. In terms of the overall findings related to kind of the comparison of supply and demand as you saw on that last slide, overall there's enough land within the county and most of the city to accommodate projected need, but it's not always in the right place to serve the demand for specific types of housing. So that's kind of one of those first pieces up there. Because of the impacts of the second home market and short term rental market, you end up with punches on the existing supply and also to some degree on the future supply. In terms of kind of looking at the income distribution, you've got some opportunities at affordable price points. But in some places again not quite enough land zoned for higher density housing or for those types of housing to accommodate that need as well as probably some opportunity we think to develop what we call the missing middle housing. So things like duplexes, cottage cluster housing, I'll talk about these in a little bit in more detail. That might be more affordable or can be more affordable based on the cost of building on the coast and the cost of land to folks who are full time residents in Clatsop County. Also just a need or a demand really in all the communities in Clatsop County for a certain amount of apartments or multifamily housing, particularly to serve those folks at the lowest income levels who really can't afford a down payment on a home and can't afford homes at the prices that they're selling for in these communities.

The locations of that land are really going to be need to be outside of the most desirable locations for vacation homes or second homes. Another thing and Brendan talked about this is to control the commercial use of residential land. So really short term rentals that is essentially a commercial use as a commercial use of a residential property. And you probably really outta be thinking about it that way. We're not talking about necessarily a second home that somebody not renting out and just visiting it once a month or something like that. But where they're really making a commercial use of the property, that's a good way to think about that in terms of how you deal with it. And a number of the communities in Clatsop County are already kind of thinking about it that way in terms of regulating short term rental housing. And so that's something that we talked about here. Talked about this a little bit just the need to use land officially. So we identified in Seaside that there is a potential gap or shortage of land to meet those future housing needs. One of the things that you all have the potential to look at moving forward is some kind of expansion of your Urban Growth Boundary. But at the same time you do that the state requires any jurisdiction that's looking at an urban growth boundary to also first or at the same time look at ways to use land efficiently. And some of the things we'll talk about in terms of strategies related to your development code, kind of get to that point before you can expand an urban growth boundary. You have to show that you've considered different ways to use your land efficiently. It doesn't mean you implement them all. It doesn't mean you do them all but at least have to look at them and say, we considered this and we've done the things that seem to make sense for our community and that seem to be beneficial. So something to look at and again I kind of talked about encouraging those missing middle types of housing or multifamily housing. This is going to be more affordable to the folks who were having a hard time affording to live here. And kind of right along those lines focusing on housing that is affordable and would be used by the people who are working in this community and other communities along the coast. One of the things for Seaside is actually in comparison to some of the other communities in Clatsop County, you have a greater percentage of people who are living and working in this community. Compared to particularly I think Cannon Beach and to some degree some of the other communities here, and in Astoria kind of having more of that. And there's always going to be a certain amount of community between different communities and a kind of larger employment shed. But that's just an important thing to be thinking about. So I'm going to say just a little bit more, I'll go through these fairly quickly. Some different words now to the point of talking about what are some of these strategies to undertake to meet housing needs. Alternate to kind of repeat this stuff I just talked about too much and I'll run through these reasonably quickly and then we'll take as much time as you want to take for questions after that. We kind of separated these strategies into four different categories. Land supply policy and code, strategies, incentives for development and reducing barriers. Funding tools and how you then use those funding tools and then finally your regional collaboration and capacity building. This was a regional project or a county wide project that also involved all the cities. So that was something we kind of, you looked at specifically there. In terms of some of those land supplies strategies, in this case steady and potentially UGB amendment is something you're going to want to look at in terms of maintaining that supply of land to meet your 20 year residential land needs. You're going to want to look at that at the same time they're looking at these efficiency majors. We did this for five cities and the county as a whole. So I think in every city there's the opportunity to dig a little deeper into the building, the land inventories just because we had so much reason. What we would spend normally in a community, we did our best. We've taken, like for instance, I closer look at things and worked in and we looked at Warrenton and did some refinements to that inventory because they were able to get some grant funds to the fund a follow-up study to this. That's something to look at. Infrastructure issues, definitely an issue in some of those county unincorporated areas that unincorporated communities that maybe have some local sewer and water, but it's unclear how much capacity they have. To the extent you have areas where you have difficulty in potential expansion, areas that may be difficult to serve in the future or even areas within your UGB that may be difficult to serve in the future with water and sewer facilities. That's something you're going to want to look at. And then finally it's actually listed number one, but I'll mention it last to the extent you have land that's zoned for higher density housing, multifamily housing, some of these missing middle types. You want to make sure that you don't develop it all at lower densities because it will disappear quickly and you will lose that capacity for some of those types of housing that are lower cost or actually more affordable for people with less money. We looked specifically with each community's comprehensive plan in terms of your housing policies as well as your development codes. We didn't do a really in depth what I would say cold audit, but we did take a quick look and reviewed a number of things and in each case we identified where there were some gaps either in the comprehensive plan policies or where we saw some opportunities to make some targeted changes to your development code. So that's what I'm going to talk about on the next few slides. I think for the most part for Seaside, your comp plan policies were in pretty good shape in our opinion. There were a couple of them that you see here where we identified the opportunity to beef up the comp plan language. The last couple of rows in this table provide one a little more policy language about regularly updating your buildable lands inventory and monitoring that. We kind of looked at all comp plans for some supportive language about allowing for manufactured homes and manufactured home parks in the types of zones where they need to be allowed per the state guidelines. And that was one where we thought you could potentially add some policy language to your comp plan there, but for the most part you had a pretty good set of policies kind of in our estimation and didn't need for a lot of policies in your comp plan. We also looked at developing codes and this is again, kind of go through this moderately quickly.

We looked at what types of housing are allowed in different zones in your city, in your case, some of the potential I'll say tweaks that we suggested we're one allowing accessory dwelling units in all your residential zones. It didn't appear that they are and that's something that you should be looking at.

Councilor Wright stated excuse me did allow that.

Mr. Hastie stated that is good we can check that one off the list. It's always good when you can say hey we did do that. The other is potentially allowing triplexes in your R2 Zone that is missing the middle types in terms of kind of the density and the state of housing. That seems like an appropriate to allow in those zones. We would recommend either not allowing single family detached home in that homes in that R3 Zone or if you do apply some minimum density, it's kind of getting that land to be used efficiently. Don't let it get consumed by lower density forms of housing. You might already do this, it wasn't clear to us in your code, but make sure that you allow manufactured homes, individual ones on single family or any lot where you allow a single family detached house, you need to allow a manufactured home that's not a park but just an individual one. So maybe that you do, but it wasn't clear to us. Then we looked at some of your minimum lot sizes and again, if you get to the point of looking at it, it can be an amendment, you're going to need to look at these efficiency, majors, there's potentially some room for some, some tweaks to some of your minimum lot sizes, potentially reducing the minimum lot size, for single family detached homes in all your zones. I think in the lower density zone it's 10,000 square feet. That's not an unreasonable size, but as a minimum size it seems high to us and potentially reducing minimum lot sizes for duplexes in the R2 Zone. The size per unit for those we think could go a little lower and that would be again, a way to use that land more efficiently and just make it somewhat easier to develop that form of housing. Also we would look at considering a minimum density and the R3 Zone, I talked about that a moment ago and also reduce minimum lot sizes for attach. So basically for town homes, in that R3 Zone as well. I think yours is like 3000 square feet per unit. I think that could come down a little bit. It would still be a reasonable average density for that. I assume you've got some specific standards we typically look at in terms of size, number, et cetera. So we look at those, but I'm assuming they are a good shape. How did you cluster housing? Has everybody know what I mean when I say cottage cluster housing. I should have put a picture up here that would have been helpful. But it's essentially a kind of a set of detached housing units. So like essentially small homes, they tend to be grouped around kind of a common open space area or courtyard. And they often have some shared facilities. So in addition to that kind of shared open space, if they're grouped around, they may have some shared parking facilities. Sometimes they actually have an additional building that's kind of used for get together or somebody who's got a guest over, they get to sleep in that unit and a lot codes you can do them as part of maybe a plan development provisions, but they're not necessarily easy and particularly in terms of how the ownership works with the land and the buildings. A lot of codes don't make it very easy to do these things. And so again, they're smaller units there potentially more again, are less costly to build because you need less land. The units are smaller so they're a good thing to look at. If you are going to allow them, you typically are going to want to come up with some specific standards. There's some good model code standards out there for those, but those are uses that we would recommend allowing in probably at least the R2 and R3 Zones they are generally detached. If they're attached, then typically you think of them as like courtyard apartments, courtyard apartments are sort of like the, the multifamily version of them or the apartment version they look almost the same. It does not have space between the individual buildings.

Councilor Wright asked what the square footage when you say small.

Mr. Hastie stated typically like a lot of codes will have a maximum square footage of maybe 1200 or 1400 square feet for them. Especially if the square footage is lower in terms of that sort of calculating the overall density and comparing that to the comp plan, I've seen plans and codes that basically count them as like half a unit in terms of the density.

Councilor Phillips stated you're not talking about the tiny house type.

Mr. Hastie stated you know, tiny houses. If you had a tiny house on a foundation, it could be within a cottage cluster development. This can be on wheels or they can be on foundations. There's some brief definitions of those that relate specifically to size. So, not exactly, but there's a little bit of overlap in there. People use that to describe different things.

Councilor Montero stated it seems to me that some of our, what used to be motels in town could be looked at as cottage housing.

Mr. Hastie stated then kind of courtyard apartments.

Councilor Morrisey stated before we move on, what's the minimum density or square footage you'd recommend for a cottage?

Mr. Hastie stated I don't know that I would recommend the minimum density.

Councilor Morrisey stated excuse me I mean the minimum square footage.

Mr. Hastie stated I'm probably more recommended a maximum square footage instead of the minimum square footage. I don't know what I'd bring, you know, again, codes that have kind of a minimum square footage size for a dwelling. We'll sometimes go as low as let's say 400 square feet.

If you felt like you really need to have a minimum, maybe I'd start there. That's a fairly small and I would really want to look at the maximum. I think that's kind of the more important definition for cottage clusters. Just a couple more and then I'll be done on the code side of things. Off street parking, one of my favorite topics, particularly at public hearings to talk about, especially if I'm suggesting lowering requirements, which is kind of what we're talking about here. Your code is, I reviewed, and it looks like you required two off street parking spaces for all housing types. I think there's probably some room to go down for certain housing types, multifamily, some of the cottage clusters. I think some types of housing you could reduce that to something more like one and a half for instance. That's a pretty typical requirement and a lot of, even smarter restrictions too, especially for apartments is kind of a high one for every unit that have parking. I think there's some room to do that. I'm sure if you do that you'll get some feedback from people, but I think it's worth bringing up. Short term rentals, you know, we identified some specific ways to think about regulating those in here. One tracking them to just get a handle on how many there are and considering limitations on how many there are in different parts of the city or in specific locations as something like Lincoln City is doing for example. Limiting the number of days a year. So if they can rent them, the city Portland is a maximum of 30. That's what they do. Again the geography of them. So something to think about again, particularly when we're talking about essentially a commercial use of building in a residential zone. There's like three more slides that talks about other types of strategies not related to your development code necessarily. So one is, as Brendan said, there's always an indication to be a need for housing for people with low incomes, low or moderate incomes. And it's very difficult if not impossible, to build that housing at a cost that you can then charge a rent or sell the housing at a price that those folks can afford. So they almost always take some kind of public intervention or subsidy to do that. You have to have a source of funding. If the city wants to directly help pay for those things, then you need to either compete with other general fund monies or find some other sources of funding. The other way to do it is of course to support or partner with other folks who are doing this. But if the city wants to dedicate its own money to this, here are some funding sources to think about, use of urban renewal money that can be used to either help pay for infrastructure improvements that reduce the cost of building the housing because they would have to put in the infrastructure improvement. Construction excise tax. The state allows the local cities and counties to adopt construction excise taxes essentially up to I think 1% and it's essentially assessed at the time of construction or occupancy of a home. You can assess it for a residential and nonresidential properties. There are some specific requirements in terms of how you use that money. It's fairly easy to administer once you have it. It takes some work to actually adopt it. There is an effect on the cost of all housing at about that 1%. So it sort of passes, it passes some cost on to developers of all housing, but then you can use that money to help pay for the cost of housing more affordable than people with lower incomes have. And then there is an affordable housing bond. That's a pretty big lift. You know, may not be something you guys are interested in. There's not a lot of human communities outside of the Metro region in Portland doing this. I put it up, there is something to think about. Streamlining processes reducing the time it takes for somebody to get through a land use permitting or development for being the debt is reduce the cost of building the housing because it's less time that the money's tied up. That's something that we'll get to it's required for jurisdictions over a certain size for certain types of affordable housing for people with lower incomes and requires that go from 120 days to 100 days for land use permitting processes. SDC's are a component of housing costs there are the potential to defer payment which reduces the upfront cost of building the housing. You still get the SDC.

Mayor Barber stated we just did that.

Mr. Hastie stated so, and I know a couple of other communities on the coast doing that. So now the run we can check at least in terms of something you're already doing. The other thing to think about there is just your methodology and how you assess SDCs for different size or different types of housing and that's something for instance Newport recently updated their SDC methodology and essentially for smaller units are assessing a lower SDC base and kind of the impact of those units on water, sewer, other services. Then taxes and abatements, there's a number of programs authorized by the state, to essentially accept exempt certain types of development from local taxes. It has an impact on tax revenues and you have to if the city's taxes aren't 50% or more of the combined tax rate that you got to get the other taxing jurisdictions to buy in, which usually means the school district. So there is that it can make it pretty big difference for affordable housing developments that can take advantage of this in the places where it's allowed. If you have some money to use to help subsidize or pay for development, certain housing, what might we do with it? One, you can support other entities out there, whether their land for us or nonprofit housing developers, et cetera. By providing some financial support for their efforts to reduce the cost of housing. They're building and the housing preservation fund is really just a, it's a funding tool. It's a place to put money from various funding mechanisms and then use it to pay for different programs. I won't go into much more detail on that to the extent you have publicly owned lands and can use them for housing projects that clearly reduces the cost of the project and can make those projects then pencil out in terms of being affordable to folks with lower incomes, a community land trust. Should I give you a quick explanation of that? Community land trust is essentially an organization that owns the land. They sell the houses sometimes they do rent. In Oregon they're mostly doing core sale or ownership housing. They require that the price of the housing not increase beyond a certain point. So the owners get a certain amount of equity, but not so much that the housing then becomes unaffordable to people at the same income range. They basically are controlling the increase in equity in the housing to keep it affordable for a long period of time.

So there's an organization called Proud Ground that works in different parts of the state. I don't know that they're operating here. They are operating in Lincoln County for instance. Habitat for Humanity uses a model sort of like this. I don't know exactly, you know, how their model compares with program, but those are a couple of examples of organizations that do this. Regional housing coordination. So again, you know, there is a lot of commuting and people working in certain parts of the county and living in others. And so it's really a regional housing issue or a problem. And I think that's why, your jurisdictions came together and part of the fund, the study was to think about, okay, what are some things we can do regionally? So wanting, I think that we talk about in our report is dedicating some, getting a staff person at sort of work for the county, but the work is done countywide to help identify some of these opportunities for funding to help people find buildable residential parcels if they're looking for them to build certain types of housing. That could entail some revenue sharing among the cities to fund a position like that. So that's one thought. Just having the cities continue to get together and look at some of these strategies and are there ones they can be, you all can implement regionally because another way to think about this one. And then finally I'll just mention, kind of back to that buildable lands inventory piece. We identified as having a gap or a shortage of land. Cannon Beach has sort of a slight surplus. You're pretty constrained on your supply of land out there you might be able to use for housing. I think they are even more constrained in terms of the ownership of surrounding properties, steep slopes, et cetera. So thinking about Cannon Beach and Seaside in combination then unfortunately the statewide land use program isn't really set up to do that very well? But if there were an opportunity to do that in cooperation with the state, if you're pursuing it UGB amendment, think about it as a way to meet housing needs in both communities. You know, if we're thinking about regional solutions, that's just an idea to toss out there.

Mayor Barber stated clearly what I heard from the report is under policy and code strategies, we have a lot of work to do. We already have addressed the accessory dwelling unit's issue, which is good. I think we're very open to looking at the cluster housing issue. Off street parking is going to be a difficult issue to negotiate we have particularly in some portions of our community off street parking is at a maximum and overload right now. But short term rental rules really is the issue that we have to work with. And I know our Planning Commission is working on that. We need to have a workshop, right Kevin. But that really ultimately was the issue. All of our neighboring communities have specific limit enforcement issues and other things. That's my reading. I want to hear from the rest. Seth has been working on this from early on as our representative? Any comments you want to make.

Councilor Morrisey stated it exciting that we've already done some of these. I think there's definitely a lot with the short term vacation rentals that we can work on. And then obviously the code stuff. I just also wanted to thank Matt and Brendan you mentioned that we did push you pretty hard to do individual city solutions and I know when we hired you it was kind of just a countywide study. So I appreciate you guys going above and beyond. Anyone in the county knows the available land is North County and I think that's important, at least for me and hopefully the Council that we have people that live and work in Seaside. So thank you for looking at solutions for us specifically, I appreciate it.

Mr. Buckley stated absolutely. I think if there's some of these things that are priorities for you, we have information or resources we'd be happy to provide. We've done some cottage cluster for instance development, and code amendments for folks and we'd be happy to provide and it is kind of handy.

Mayor Barber stated he would like to hear from each one of the Councilors all your comments.

Councilor Wright stated I already wrote Kevin's name by policy and codes. So we're taking a bunch of notes. We did have a workshop and did discuss some things that we never followed through on. So that's probably better about off street parking rules and some of the housing above retail in town and we should revisit that it's easy thing to do. We did do a small change to open that up a little bit, just effective at our last meeting. Everybody looks at SDC fees and you know saying well we should not charge them but the problem is we've still got to pay for that somewhere and if the builder doesn't pay for it that means the city pays for it. So we just keep that in mind that it may be something that we want to invest in so we've got to consider. There's a lot to look at here and I'm sure we'll be referring to it for a long time to come. So thank you very much. You've given us a lot to work with.

Councilor Montero stated she agreed with Councilor Wright there is a lot to look at. Two things that you talked about and Mark, maybe you can refresh my memory. Didn't we get started on down the road for UGB a couple of years ago then we paused because of the change with PSU et cetera.

Mark Winstanley, City Manager, stated Kevin might know probably better than I do. You did have a developer who was interested in expanding first of all your city limits in order to provide a new subdivision and that certainly met with some significant resistance in that area. We did pause on the basis that there was going to be new information coming out at a later date. And Kevin, you maybe can help me with what that was again.

Kevin Cupples, Planning Director stated there's a new formula now that the state has adopted as far as how you look at housing. And I appreciate Brendan's comments. The difficult part of the new way that you look at you're available housing allowance. The State's new procedure doesn't really allow you to look at the high percentage of second homes that you have the way they used to.

So we're kind of at an added challenge with using that to formula from the state because it's supposed to be an easier way to get your numbers and stick to your numbers. But that added percentage, they don't let you just tack on 35% to your housing and say, well that's part of your need. They limit how you can utilize that. They tried to do us a favor by, I guess making process a little less prone to appeal. But in doing so for coastal communities with the highest second home rate, that didn't really do us any favors. We need to go back through that and work through that and see what will they allow us to do and then also figure that in with what we've got potential once the school site is vacated, what has that done to our buildable lands.

Councilor Montero stated that was one of the things I was just thinking about that. So we're getting very close to the spot when we're going to pick up the UGB progress again.

Mr. Cupples stated I think so.

Councilor Montero stated the other thing that came to mind for me was right before we did UGB didn't the Weyerhaeuser that probably wrong. Didn't we do a buildable lands and it was paid for.

Mr. Cupples stated right and the way that study was done, now we'll have to take, Brendan and I have talked about that too. We can take some of that and run it back through, but we'll have to change the way it addressed the population growth figures to the new states provisions for doing that work.

Councilor Montero stated and then of course the other thing that crossed my mind is you were doing your studies from what's happened in the past, what's already there and we have now we're going to have land opening up because of the school. That's another factor that will possibly add to the buildable lands.

Mr. Buckley stated because he is curious how big that property is.

Mayor Barber stated 80 acres.

Mr. Buckley stated just to clarify, we did get the past BLI from Kevin and we worked with Kevin to integrate that into this. We updated it.

Mr. Hastie stated as Brendan said, we updated that and there were maybe some of the assumptions in terms of calculating capacity that might be a little different than that, but we did start with it in terms of the supply but then updating it based on what's been developed since that time. And you know, you look at the constraint areas separately.

Councilor Horning stated when I was on the Planning Commission and working on an Urban Growth Boundary expansion things were on their way it looked until we were stopped by the state in recalculating their methodologies. I think we can pick up these things really fairly easily. Although Kevin's comments about the changes. I think we've got a platform to launch from. I am kind of fond of Cottage Cluster development. So I've always thought those were kind of Seaside and if we could do more of that.

Councilor Phillips stated she appreciated this whole comprehensive study. It's a real eye opener. I guess it's one of those things that hindsight versus how we are looking in the future. Wish the city fathers would have done things differently, but it's some of the things that we're going to be able to do versus some of the things that we will not be able to do and to get the out of that not my neighborhood attitude and what the manufactured home in my neighborhood. It's going to be an interesting process that we will really have to look at.

Councilor Frank stated once again, I also did receive that report and even though some of the things we knew about it does shine some light on what's available, where it is and it's nice to just refer back to a report that identifies that. One thing that surprise me is that on page five that your strategies report, you said that looking at the 20 year need 70% of the demand is going to be single family home. And so that was a surprise to me. And of course we're losing those to short term rentals. You've defined that in different areas and that's an area to work on and will continue to refine as far as how we treat short term rentals. I know your strategy 10 said to really limit them in residential zones. And one thing I had not considered until probably last year when someone brought it up, but this is a commercial venture in a residential zone. So that's you know people that investing and making money at the expense of their neighbors. And I do feel for people that have come before us and we are working towards. This is just going to take some time to address that, but it's nice to have it identified and say yes, we're doing this and why. So that's where the report really helped.

Mayor Barber stated we hope we have your phone numbers because we're going to ask you for input. The assistance of the Council will start to work with the Planning Commission in terms of workshops. I would like to see the Council set forward a timeline of the recommendations. We don't want this to go on for three years we want to do it expeditiously. I'll ask our City Manager to work with us in helping to put together a timeline and to do it expeditiously as possible.

Mr. Buckley stated and I will know one quick thing on that. You probably are aware of the legislative bill. They funded a bunch of housing studies around the state. This biennium it was a pretty short burn but Warrenton was one of the one that got funded this biennium. The legislature is looking at appropriating more money to do that in more communities around the state.

And I would just kind of keep my eye on that. And this round they had four different categories of grants. One was this kind of study housing needs analyses and the buildable lands and code updates which will dig into your code a little more detailed. And for instance we could as part of this study, since we're doing sort of multiple things from multiple places. Code updates is another category and then the last one was called the housing strategy implementation plans. So those were the different categories of grants within that program that cities could apply for. I don't know exactly what it's going to look like this time around and I haven't paid attention to whether or not that bill got passed but I think there was pretty strong support for it.

Mayor Barber recessed the meeting for five minutes at 8:10 PM.

Mayor Barber reconvened the meeting at 8:15 PM.

**PRESENTATION –  
PARKS MASTER  
PLAN SIGNAGE**

Mayor Barber asked Dale McDowell to come up to talk about the Parks Master Plan Park Signage.

Dale McDowell, Public Works Director, stated this is a project that the Parks Advisory Committee has been working on. The Parks Master Plan was approved not too long ago and in that we had some ideas for some signage. So what we've done now is we've got some drafts I need for you to take a look at. Each park is different. We tried to standardize it as much as we can, but some of our parks allow all motorized boating like Quatat Park and Kayaking at Broadway Park. Cartwright Park there is motorized boating. For the most part we chose a closing time of 10:00 PM, with the exception of Broadway Park because we have games and that lasts beyond 10:00 PM. So we kind of played with these signs to fit each separate park. One of the big issues that was brought up was flying drones or flying kites or anything else. Broadway Park, we have an active Osprey Nest and in downtown Downey Park you can't fly drones up and down Broadway. We just tried to groom these the best we could. These signs will be made in house, with our sign machine these signs as the master plan itself is a living document. So if we think something needs to be changed, we could recreate the signs. We just want to give you some ideas of where we're at. Mr. McDowell went presented the signs for each park. The presentation will be in the City Council packet for April 22, 2019, and on the City of Seaside Website at [www.cityofseaside.us](http://www.cityofseaside.us).

Councilor Montero stated you have an emergency phone number for 911 and is there a possibility that there's another phone number that people might need to call for some reason. For instance it's not a 911 if somebody is bothering me.

Mr. McDowell stated we could do the non-emergency line for police. We didn't want to put something like public works in there because our office closes at five and the parks are still open at 10:00 PM and my phone will be ringing off the hook. So yes we can add that.

Councilor Montero stated and then the other thing is good to say the City Noise Ordinances is enforced but I'm a visitor. I don't know what your noise ordinance is, where do I go find it? Can you be, can you explain a little bit more like no (I could not tell what was said) after a certain hour.

Council President Frank stated I think the way he has it on their though, just makes people aware that there is a comment about it.

Mr. McDowell stated and we're also trying to keep the signs to an 18 by 24 because otherwise as you know we have a lot of wind so we get wind sails. Those palm size will actually be fairly large. One thing Councilor Wright reminded me tonight because our first draft into the Park Advisory Commission, we went round and round for your enjoyment and others please follow our park rules.

Council President Frank stated a quick question for you. Is there a statewide logo? I have heard rumblings about something you'd like to bring it in, pack it out, type of little. Would that be too much more to add to the signs?

Mr. McDowell stated no if they're bringing it in, normally they're going to put it in our garbage cans, which is kind of nice. We'd accept that rather than just throwing it around. One of our biggest nemesis out there in our parks are people stapling, picnic table clothes onto the tables because all those staples need to come out because kids started getting hurt as they start rusting. It's just little things like that but do I put that on the sign too, even though like I don't want to have the whole park full of signs if we don't have to, right.

Councilor Montero stated do you think it's too much to say along the lines of what Randy was talking about, please help us keep our parks clean.

Mr. McDowell stated we can change that instead of no littering. We can change that and use that line.

Councilor Montero stated we have a couple of dog parks are you going to have the signs at the dog park.

Mr. McDowell stated there is a sign for the dog park already.

Mayor Barber stated one of the issues at the Mill Ponds Park continues to be illegal camping and so much in the park, but through the park.

Mr. McDowell stated that is correct and recently there were six camps recently taken care of with the Seaside Police Department.

Councilor Montero stated what the sign is going to look like is this brown rectangle.

Mr. McDowell stated correct.

Councilor Montero asked if we needed to have the city seal or anything on it. I'm just wondering how much people are going to notice a brown sign.

Mr. McDowell stated it'll be one or more per park because like Cartwright Park would take more than one because some people just come to the picnic shelter. They don't come over to the play area or even over to the restroom area. So we'll be looking at and getting advice from the Parks Advisory Commission as well and have a field trip and see where we want to put the signs.

Mayor Barber stated it's a big step forward and I know the Parks Commission has been working with you on this. Mayor Barber asked Tom if he supported this.

Councilor Horning stated whole heartedly.

**UPDATE – SEASIDE  
CIVIC AND CONVENTION  
CENTER EXPANSION/  
RENOVATION**

Mayor Barber stated Russ will give an update on the Convention Center expansion and renovation.

Russ Vandenberg, Convention Center & Visitors Bureau General Manager presented a current dashboard of the summary of the financials first and then I'll talk about it. I'll start with a project, a construction update and then I'll follow up with the financial report. We are currently in a 15 month project and we are entering month number 11. We are currently expecting completion as of August 1, 2019. That is a substantial completion. We do anticipate a few minor miscellaneous things that will still need to be done. We are under contract with O'Brian until August 30th for final completion. So currently we have since my last report, last month I talked to you about the new roof being installed that has been completed and that is all the composition shingles on the slanted roof lines of the center have been newly installed. We have also completed all the storefront and glazing on the east side of the building. That was a big delay that had been holding us up on opening up the newly expanded Necanicum and Riverside Rooms so that storefront glazing has now been installed. Phase one, basically it's a six phase project. Phase one of the project is complete with the exception of the satellite kitchen that will be done sometime around the end of July. Phase two, which was the east side expansion, the Necanicum and Riverside rooms has been completed and is now occupied. Phase three, the northwest entrance, that's a new entrance facing, Edgewood right across from the convention parking area has been completed and we will be occupying that space as of this weekend with the bridge tournament that's coming in. We're really excited about that being opened up now. They can start work on the final phase of the project and that's the main lobby entry renovation expansion and that will start taking place this week. With that new east side expanded new entrance and also our brand new restrooms and the upgraded entry points it was very nicely done. We're very excited about that area. So we are currently under construction with two other phases and that's phase number four and five. Number four being the Administrative Seamist areas. And number five being the Mezzanine area. Phase number four being the administrative areas will be completed June 13, 2019, and phase five the Mezzanine area will be completed July 2, 2019 and then phase six the one they started this week is scheduled to be done around July 15, 2019. That is a construction update, there's been a lot of finish work being done on the North West side of the facility. A lot of the metal paneling is going in as well as the glazing and the storefront. It's good to see some of the final touch being placed on the center. As a financial update as mentioned earlier, this is a \$15 million project. We are currently, as of this week, today we have allocated \$9.7 million dollars allocated towards the \$15 million project. We anticipate at the end of the conclusion of the project, we will anticipate having about \$251,000 remaining in contingency. We do anticipate a couple of more change orders that will be coming up, but that has been allocated within the anticipated remaining budget. There are a few other areas that we're looking at currently as what we call value adding work orders, change orders and that's still in consideration and being discussed with our project team. In a nutshell we are about 73% complete as far as the overall project and things are on schedule as far as our completion estimated date and we're certainly within the budget. I will be happy to answer any questions that you might have.

Mayor Barber stated a lot of concrete work.

Mr. Vandenberg stated there's been a lot of pouring on the west side. Again that's to open up that new entry point over there as well as the courtyard on First Avenue and Edgewood is being developed now at this point and some of the concrete and the electrical has been put in.

**COMMENTS - STUDENT REPRESENTATIVE**

Mayor Barber asked Briana to please come and give us a report. I want to know on your way. Did you get a hit tonight?

Briana Boyd, Student Representative, stated I did. Oh, maybe I didn't get a hit but I got on base two out of three times and I think I hit it, but it ended up like getting out. Happy Earth Day to everyone. To start off I will go through the week and then I have some other announcements. So there was no school today. It was an in-service day and there was no school last Friday because we had parent teacher conferences. And then also today there was a boys' varsity invitational for golf, at Gearhart Golf Course versus Astoria. There was a baseball game at Valley Catholic for varsity and there is a varsity girls' softball game versus Tillamook. And there's also a jv game going on right now and it should be finishing soon. There is a rotary exchange meet and greet tomorrow at 8:10 AM in the SHS Cafeteria and the library. Anybody who's interested in it, we'll be talking or get to listen. Then there's also Jostens that will be at the school around lunchtime to deliver graduation stuff. And then also that day there's a girls' varsity golf tournament versus Astoria. And then a JV baseball game at Valley Catholic. On Wednesday there's Cinderella's closet, which is anybody who can't afford a prom dress or even just doesn't want to get a prom dress or pay for one, they can get a free one that they can use and then they'll return it. So that'll be available between 10:30 AM and 12:30 PM at the Astoria Red Building. And I believe that they go there on a bus, but I'm not sure. And then also that day there's a varsity match for golf versus banks at Gearhart Golf Course. And then baseball jv double header at Napa and a girls' varsity and girls' jv softball games versus Banks in Seaside. And then on Thursday there's a track and field jv meet at Tillamook. And on Friday there is a boys' jv invitational golf at Astoria. There is a jv game and varsity game for baseball at Tillamook. Softball plays Tillamook again on Friday here in Seaside. Valley Catholic is out because they didn't have enough players for their teams for softball. So we're only playing Banks, Astoria and Tillamook. Then on Saturday Gauge Merkel I believe plays a trombone and he will be going on Saturday to the state. That'll be really exciting. Also on Saturday and there's a Track and Field varsity meet at Gladstone and two softball games for jv versus Rainier and Warrenton at Broadway Field. The band and the choir are both going to state this year. So I believe that will be three years in a row for the choir and 14 or 15 years in a row for the band. On April 29th through May 3rd we are having a spring week. So I think I talked about this before, but we will be having a spring karaoke. I have about 75 songs so far, so working on more, but that'll be going on during lunchtime. So anybody can go and sing karaoke if they want to. There will be snacks either before school or during lunch that are just kind of like themed for that day because we have five different dress up themes are for each day, one for each day. And then there will be, I believe on, we changed it to Thursday, I believe there will be a talent show. So I think we have 10 talents right now that might decrease because we have to watch them first and make sure that they're okay and they're good to go for letting them perform. There is also Prom on that Saturday and on Thursday the day we have the talent show, we should be announcing the new ASB candidates. So there'll be announcing the new President and the new president will be choosing the days for the interviews for the new class or the new ASB. And then on that third or on the second we should find out.

**PUBLIC HEARING**

This was the duly advertised time and place to hold a public hearing regarding an Ordinance of the City Council of the City of Seaside, Oregon, Pursuant to ORS 223.112-223.132, Setting a Public Hearing, Extending the Term of the Assessment District for Economic Improvement, Known as the "Downtown Maintenance District"; Repealing Ordinance No. 2018-08, and all Ordinances in Conflict, and Declaring an Emergency.

**ORDINANCE #2019-01**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, OREGON, PURSUANT TO ORS 223.112-223.132, SETTING A PUBLIC HEARING, EXTENDING THE TERM OF THE ASSESSMENT DISTRICT FOR ECONOMIC IMPROVEMENT, KNOWN AS THE "DOWNTOWN MAINTENANCE DISTRICT"; REPEALING ORDINANCE NO. 2017-05, AND ALL ORDINANCES IN CONFLICT.

Mayor Barber stated at this time we're going to have a public hearing on Ordinance 2019-01 and I'm going to ask Mark to give us a little background on the ordinance.

Mr. Winstanley stated Ordinance 2019-01 was an annual event for this Council. Each year we renew the assessment for the Downtown Maintenance District. The good news is we have not increased the rate for the last six years and we've had a number of discussions with the council over the years that they were hoping that we could do the best we could to kind of hold that assessment at the same level as long as we possibly could. But during these last six years the two contracts that this assessment pays for have both increased so we've had to dip into the reserves that the fund had in order to handle those increases. And we're no longer in a position where we can continue to, if you will, hold that assessment flat. We're recommending to you that you increase the assessments by 6% this year. We did send out notices to all the property owners. So they're all aware that you're having this public hearing tonight and they've been invited to come and speak if they would like to come and speak.

Mayor Barber stated at this time I will open the floor for any public comment opening a public hearing. Would anyone like to speak regarding Ordinance 2019-01. Please identify yourself and your address.

Jim Fettig, 1760 Huckleberry Drive, Seaside, stated he was here on behalf of the Seaside Elks located on A Street.

Our membership has asked me to represent them and he was asking the City Council to remove us from the boundaries within this program. We are recognized as a charitable organization as it's 503C8 a not for profit organization. We are the only business within these boundaries that is not for profit. All of them are for profit within the organization and without really trying to bore the City Council I would like to let you know how embedded the elk's lodge is in this community. Every year we go hoop shoot contest. We go to Gearhart, Broadway and the Heights school and do a free throw contest for all these young kids that can come to us. And if they win they go down to Tillamook and then to Portland from Portland, they could go to the nationals in Chicago. We provide medals for each one of these participants along with the trophies. Last year we spent \$600 of our charitable contributions for this program. We've spent \$4,000 on scholarship money to the high schools. Holiday helpers is our big program, and for thanksgiving, we get 250 baskets for needy families. This is Turkeys, Hams and all the things that go it. Christmas we did an additional 50 baskets for these people. We did \$610 for Headstart. We donated \$554 for cancer research. We donated our facility to the Seaside Police Department once a year and they do it for their scholarship program. The scholarship program last year raised \$6,817. We do free breakfast for veterans on Veterans Day. In addition, on 4th of July, the Volleyball Tournament and the Hood to Coast, we take cars off the streets. We do a minimal donation, which goes into our charitable programs. We host the State Elks Convention, which brings in approximately 800 elks from this entire state. They stay in hotels, shop in our stores, and they eat in our restaurants. The elk's lodge has been here since 1948 our current building was built in 1954 and as you're well aware, it's an aging building. We had recently spent \$15,000 because we have leaky roofs. We had to repair our kitchen. We had a major gas leak, which the gas company came down and absolutely ruined some of our equipment plus the repairs of that for another \$8,000. The assessment of \$2,500 may seem a small amount to the City Council but is a great deal of money to us and our charitable programs. Thank you for allowing me to speak to you today and I hope you will look favorably upon our request to be eliminated from the Downtown Maintenance Program.

Mayor Barber stated as you are aware, you have made this request in the past and the request was denied and so we're hearing your request again. We'll take that under consideration and we appreciate it very much. There are a couple of other not for profits on the list. Two local churches are on there. Mayor Barber asked if there was anyone else that would like to speak to the proposed ordinance. Hearing none, we'll close the public hearing at this time.

Mayor Barber asked for Council comments.

Councilor Horning stated that's going to be hard to not be sympathetic. I think I can be persuaded to support the request.

Mayor Barber stated if the Council wants to consider that. I think we should not do that at this moment. Maybe put those on a future agenda for us to consider whether or not we want it to do that. Any advice.

Dan Van Thiel, City Attorney, stated Mark and I were just talking and if you, if you decide to pull the Elks out of it that is \$2,500 bucks that will be spread back to the other business owners probably a minimal way, but over the individuals in the district.

Councilor Montero stated there are two other churches.

Councilor Morrissey stated I am sympathetic to their request as well, but as you mentioned Mayor there is other non-profits and if we were going to do it wouldn't make sense to just remove it for them.

Mayor Barber stated let's put it all on the future agenda to consider. With that in mind, I think we appreciate your coming and making your request.

Councilor Frank stated because now we're talking about just the increase to take care of the contract, which is what we should do and that would be a different.

Mayor Barber stated with no other comments he would entertain a motion to read by title only.

Council President Frank moved to read Ordinance 2019-01 by title only with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

Mayor Barber stated a motion for second reading.

Councilor Frank moved for a second reading of the same ordinance with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

#### **UNFINISHED BUSINESS:**

##### **VACANCY – CITY TREE BOARD**

Mayor Barber stated there was one vacancy on the City Tree Board with an application received from Bill Barnes. Most of you know Bill a twenty year veteran of our police department and a detective now. Very community involved and is a soccer coach. Council interviewed him tonight. I hope you have at least one person that is going to make a motion to appoint here tonight.

Councilor Wright moved to appoint Bill Barnes to the City Tree Board with a term expiration I think June 30, 2021, with a second from Councilor Morrissey; carried unanimously. (Wright/Morrissey)

Term expiration for Bill Barnes would be June 30, 2021.

## **NEW BUSINESS:**

### **LIQUOR LICENSE APPLICATION**

Mayor Barber stated there is a liquor license application from McBani's Restaurant at 409 Broadway and the owner Randy McBoul was at the meeting to speak to the Council. Randy McBoul, 409 Broadway, stated he was the owner of McBani's and they applied for the liquor license to go with the food.

Mayor Barber stated when will you be open again.

Mr. McBoul stated hopefully the next couple of weeks.

Mayor Barber stated it was a great addition to have more ethnic food in our community. Mayor Barber stated he would entertain a motion.

Councilor Morrissey moved to approve the liquor license application for McBani's with a second from Councilor Montero; carried unanimously. (Morrissey/Montero)

### **LIQUOR LICENSE APPLICATION**

Mayor Barber stated there is a liquor license application from Angelina's Pizza and Café, 1815 S. Roosevelt and the owner Elizabeth Hall was at the meeting to speak to the Council. Mayor Barber stated you already have a liquor license for Angelina's and what were your plans.

Elizabeth Hall, 1815 S. Roosevelt, stated we have had a lot of request from our guest to serve alcohol and specialty drinks and things like that. It's also due to the expansion and creating twenty jobs and trying to be a responsible employer and provide a living wage, benefits, and all those things gets pretty expensive and she kind of needs the additional revenue stream to stay afloat really. We don't plan on staying open later and want to keep the family atmosphere.

Councilor Morrissey asked how late she was open.

Ms. Hall stated we are open until 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday.

Mayor Barber stated it is a great addition to our community to have you there. We are aware in our due diligence that the police department does when we look at applications there have been previous issues or conduct with alcohol.

Ms. Hall stated not at the restaurant and we have had a liquor license for a long time.

Mayor Barber stated I am looking at your serving history since you have had your beer and wine license and it has been spotless. I typically don't speak at this point but I am going to and I am very much in favor of extending the opportunity for you to continue to serve and expand your service.

Councilor Phillips stated she agreed with the Mayor. Beth you have above and beyond and I have watched you struggle and you have overcome a lot and you are being a mentor to your employees to allow to move forward in the right path in their lives. I don't usually go against Detective Barnes but I know because I have been in your restaurant a lot and watched you.

Councilor Wright stated I have mixed feelings about it because I trust Detective Barnes word. I realize what you are trying to do and understand that and I applaud you for it there is no doubt about that but I also have to look at what we as a City Council need to pay attention to and that is protecting the city from any issues. I realize you can continue on and the state will do what it wants to but I am conflicted about it and I think I lean towards not allowing it. \

Mayor Barber stated he would entertain a motion.

Councilor Phillips moved to approve the liquor license for Angelina's with a second from Councilor Horning; carried. (Phillips/Horning)

Councilor Montero stated this is not the first time Angelina's has come before us for a liquor license and if there is anything people know about me is I don't like proliferation of liquor licenses and I do want to support what our police department tells us but I do not recall having had a bad report in the previous liquor license when Angelina's came before us.

Mayor Barber stated I don't consider our decision to approve this as a repudiation of our police department. The police department did their due diligence and did what they were required to do and it is our decision, our judgment to decide how to go forward.

And as Steve says it is ultimately the decision of OLCC.

Councilor Morrisey stated technically they already have a liquor license this is just for a full on.

Mr. Winstanley stated we would ask you to do this on a roll call.

Ms. Hall stated she wanted to make sure Council received the letter she wrote.

Mayor Barber stated Council did receive the letter.

Mayor Barber asked for a roll call vote:

MORRISEY	YES
HORNING	YES
FRANK	YES
BARBER	YES
MONTERO	YES
WRIGHT	NO
PHILLIPS	YES

**FINAL – COMMUNITY CENTER MAIN HALL**

Mayor Barber stated we have a final on the Bob Chisholm Community Center Main Hall Refresh Project.

Kristian Kabanek, 770 16<sup>th</sup> Avenue, Seaside, stated she was addressing the Council today as the chair person for the Bob Chisholm Community Center Commission. The main reason I'm wanting to speak today was first and foremost offer a big thank you to all of you for supporting this project. Especially Mayor Barber, City Manager, Mark Winstanley, Public Works Director, Dale McDowell, City Engineer, Jeff Liljenwal. I hope I'm saying that right. And for all of your support and involvement in this exciting hand, the truly transformative project. As commissioners we know that this remodel project had its share of challenges, namely the important and needed asbestos abatement. But we are so thrilled with the final outcome and see the Bob Chisholm Community Center and this project as a gift and a legacy that we will be able to leave for generations of families and members of the community you call and we'll call Seaside home. I and the other commissioners see ourselves as stewards of the community center and its expanding resources. And then we have just wrapped up this project. Our sites are already set up future needs for this aging facility without, we're excited about sharing our ideas for phase two and three with you, once the phase one dust settles and the appropriate time comes. For now we're planning a thank you dinner for all of our project donors including all of you hosted by our commission members because without all of your support, everyone in this community who has donated financially and energetically supported us in any way. We couldn't have done it without that support, without the allocation of the budget funds. We could not have proceeded with this project. We are looking at early fall for this thank you event and we'll send out invitations as we arrive in a further date. Until then, if you haven't already, make sure you City Councilors and staff but also community members stop in and see the finished product. We think that with all of these transformative changes, the community will be so excited to host all kinds of events in the space. It really is beautiful. They did such a good job on it. We got to do all the fun stuff, like picking the floors and the lights and all of that. But the true, it really wouldn't have been possible without the support of the people in this room. So a huge thank you. Unless you have any questions for me a huge thanks to our City Councilors and City Staff and supporters. This really is your project and your legacy to the Seaside community.

Mayor Barber stated thank you it's exciting to see the improvements it's like a different place.

Ms. Kabanek stated it really is and it's kind of, and there's going to be some really cool events and I'm really excited to see more of the community utilizing that space. And I think more families will be in there. More young people will be in their hosting weddings and receptions and all kinds of really cool events.

Mayor Barber stated I did notice that the convention center copied your light fixtures. Thank you so much. Mayor Barber stated he would entertain a motion to pay the retainage.

Councilor Morrisey so moved with a second from Councilor Phillips; carried unanimously. (Morrisey/Phillips)

**RESOLUTION #3938**

**A RESOLUTION OF THE CITY OF SEASIDE, OREGON, INCREASING SEWER SERVICE USER RATES**

Mayor Barber stated we have two resolutions, water and sewer rates and I'll turn to the city managers to give us a little feedback.

Mr. Winstanley stated Resolution #3938 is a resolution that will increase your rates by 5%. Now the Councils had the opportunity over the last couple of years to listen to me and the Budget Committee meetings warn I guess the Council that this was coming.

The sewer department is required to fund itself and handle all of its expenses through its rates. And you've noticed over the last couple of years that the ending fund balance the reserves, if you will, of the sewer department have been declining. We tried to kind of hold this off as long as we could, but we're no longer in a position to be able to keep the rates at the same level that they currently are at. So we are recommending to the City Council that you increase your rates by 5%. This will resolve in an increase on a monthly basis about a \$1.75 each month for property owner. Now we bill every two months. So you'll be looking at about a \$3.5 increase in the sewer rate itself. Now that's the bad news. In a minute I'll do the water resolution and I'll give you a little bit of good news.

Mayor Barber stated I'll open the floor to any public comments regarding resolution #3938. Anyone like to speak to that. Hearing none, I will close the public comments.

Mayor Barber asked if there were any Council comments.

Councilor Morrisey stated it's unfortunate that these funds have to be self-funding and we can't just move the money from the general fund but that's how it is.

Mayor Barber stated I'll entertain a motion to read by title only.

Council President Frank moved we read Resolution #3938 by title only with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

Mayor Barber stated a motion to adopt.

Council President Frank so moved with a second from Councilor Montero; carried unanimously. (Frank/Montero)

Mr. Winstanley stated the rate payers will not see this on their bill until August.

#### **RESOLUTION #3939**

#### **A RESOLUTION OF THE CITY OF SEASIDE, OREGON, DECREASING WATER ACCESS/DEMAND CHARGES**

Mr. Winstanley stated Resolution #3939 was concerning water rates and would decrease the rates. The water department has been able to gradually increase their reserves and believe their adequate. At this point staff is recommending to you that you actually reduce water rates by about 2%. The monthly rate will go from \$20.20 down to \$19.80 for the average residential customers.

Mayor Barber stated this is a historical moment and I have never heard of the city manager decreasing a rate. Mayor Barber opened the floor for any public comments. There were none and the Mayor closed the public comments.

Mayor Barber asked for Council comments.

Councilor Morrisey stated can we also get Mark on the record saying that he will revisit it another 2% decrease in the next six months, I think you said.

Mr. Winstanley stated no Councilor I did not say that I believe Councilor you're doing your own politics now. I have talked to some of the of the Councilors I think it's possible that we could look at another rate decrease next year but a lot depends on the impact of the 2% decrease.

Councilor Montero stated she had a question. People who purchase water from us who are not in the city, that means their rate goes down too.

Mr. Winstanley stated that's correct. And this would be across the board for the rate payers.

Mayor Barber stated there still paying double.

Mr. Winstanley stated to give ourselves a little bit of credit our rates are currently about the lowest rates in Clatsop County. So for us to do a water rate decrease at this point, I imagine we're not making a lot of other jurisdictions very happy.

Mayor Barber stated and that's true for sewer and water both. I'll entertain a motion to read by title only.

Councilor Morrisey moved to read Resolution 3839 by title only with a second from Council President Frank; carried unanimously. (Morrisey/Frank)

Mayor Barber stated he would entertain a motion to adopt.

Councilor Morrisey moved to adopt with a second from Councilor Montero; carried unanimously. (Morrisey/Montero)

**VACANCY –  
COMMUNITY CENTER  
COMMISSION**

Mayor Barber stated about the time we got our committees and commissions filled there was a resignation and we have a vacancy on the Community Center Commission and that would be open for accepting applications.

**COMMENTS –  
CITY STAFF  
AND OTHERS**

Mayor Barber stated thank you for hanging in there with us tonight. We'll move rapidly from this point with comments from the city staff, Chief Daniels, any comments.

Joey Daniels, Seaside Fire Chief, stated we can actually use our garage doors on the west side now, all new.

Dale McDowell, Public Works Director, stated we are just very busy at public works about to get busier tomorrow morning we'll be anxious to see some of the results of some of the projects we have.

Mayor Barber stated we'll look forward to hearing from you. Mayor Barber called on Brian from the Chamber.

Brian Owen, Seaside Chamber of Commerce Director, stated a ramp up for our vacation season. Spring break looked good for a lot of our businesses going forward. Our event season is in full swing. Volleyball registration opened two weeks and we are ahead of last year's pace. Also we put up the information or the ask for 4th of July fireworks funding. So if you agree, if you're seeing any of that type of advertising, please share it on social media, talk with your friends and family. We will have a mobile app that our general public, can easily donate \$5, \$10, \$20 towards the event. Hopefully we will get to captures the day trippers that will be here for the event and be able to keep this and event going.

Mayor Barber stated it was good to see Skylar from parks and rec did you have any comments.

Skylar Archibald, Seaside Empire Parks and Recreation Director, stated we had a busy weekend with our first ever Pickle ball Tournament hosted at Broadway Middle School and that was really successful. And we also want to say that there is a service project with the community gardens for the community. Next week we have a candidate forum for the two positions that we have on our board of directors and that's next Thursday April 22, 2019 and encourage the Council to come and ask some of those tough questions. Hearing that the water rates are going down that might be time to do some work on the pool but maybe it might be cheaper next year so we will just wait.

Mr. Vandenberg stated I mentioned earlier, the Bridge people are coming in this weekend. This isn't the large tournament. This is a regional tournament that brings about 300 players into town and it's kind of an advantage of having a larger Necanicum Room because now we can put them all into one room, one space where before this group required the entire use of the Necanicum and 10% of the Pacific Room which was not an ideal condition for them, but they come in there, they stuck with us. And again, it's a huge advantage to put them under one roof, one room. They're very happy about that.

Mayor Barber asked if the Lieutenant Holt had any comments from the police department tonight.

Bruce Holt, Seaside Police Lieutenant, stated just one I reported on a couple of weeks ago. The chief was annoying us with his Turkey calling practicing. He took that out of the office to the home of his lovely bride and drove her crazy. No report and we're convinced at this point that if he gets one, it was a suicidal Turkey that walked across stumbled and broke his own neck right in front of Chief Ham. Let the record show.

**COMMENTS –  
COUNCIL**

Mayor Barber asked if the Lieutenant Holt had any comments from the police department tonight.

Bruce Holt, Seaside Police Lieutenant, stated just one I reported on a couple of weeks ago. The chief was annoying us with his Turkey calling practicing. He took that out of the office to the home of his lovely bride and drove her crazy. No report and we're convinced at this point that if he gets one, it was a suicidal Turkey that walked across stumbled and broke his own neck right in front of Chief Ham. Let the record show.

Mayor Barber stated comments from the Council.

Councilor Wright stated well on a more serious note are the Seaside Police going to participate in the memorial for the Cowlitz County Deputy.

Lieutenant Holt stated there would be one car attending and leaving early Wednesday. There will be a procession, child center, at the University of Portland.

Councilor Wright stated you can support them like they supported us. Councilor Wright further stated the housing glad we have the report now. There's no excuse it's time to get the word out. Mr. Cupples must have had to leave. History and Hops is on Thursday night we're going to talk about the women that made this expedition of Lewis and Clark a success. You better get there early. I think it's going to be full.

Councilor Morrissey stated I just echo what Steve said. Happy to have this report and I'm excited to start implementing.

Councilor Montero stated echo that I'm excited to going on it and looking forward to a workshop real soon.

Council President Frank stated but I will say if, if there's another community of 6,000 people that can remodel there anything like the Bob Chisholm Community Center or the Seaside Convention Center, and relocate schools up on the hill. So to the city and all the department heads and all of our volunteers and people work these things hats off to you.

Mayor Barber stated my comments in closing have to do with the housing report. We've anticipated this, waited for this. It's on our desk now to do something about it and these are going to be tuff decisions parking, eliminate vacation rentals, all of those issues are going to be controversial and tough, but that's why we get paid all the big bucks. Mayor Barber further stated to end the meeting I want to quote a former head of HUD, Roger Altman. He said this "Housing works like a trampoline when it is pushed down long enough and far enough it will eventually snap upward very powerfully". True.

**ADJOURNMENT**

The regular meeting adjourned at 9:20 PM.

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Kim Jordan, City Recorder

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JAY BARBER, MAYOR