

**CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Mayor Barber.

**ROLL CALL** Present: Mayor Jay Barber; Council President Tita Montero; Councilors Randy Frank, Seth Morrissey, Tom Horning, Steve Wright, and Dana Phillips.

Absent: None

Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney, Dale McDowell, Public Works Director; Kevin Cupples, Planning Director; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; Dave Ham, Seaside Police Chief; Joey Daniels, Seaside Fire Chief; Jon Rahl, Convention Center & Visitors Bureau Assistant Manager; and RJ Marx, Daily Astorian/Seaside Signal.

**AGENDA** Mayor Barber stated he would entertain a motion for approval of the agenda.

Councilor Frank so moved with a second from Councilor Morrissey; carried unanimously. (Frank/Morrissey)

**RECOGNITION –  
SEASIDE FIREFIGHTER**

Joey Daniels, Seaside Fire Chief, introduced and recognized new employee Genesee Dennis, Seaside Fire Fighter. Genesee brings a lot of experience and training to the department. Chief Daniels stated he would like to introduce those who fought the fires. Starting with the Milli Sisters Fire David Rankin, and Roy Dague went and spent six days fighting the fire. The Chetco Brookings Fire was Chief Daniels, David Rankin, and Katie Bulletset who went and spent fourteen days fighting the fire. The Eagle Creek Hood River Fire first crew was Genesee Dennis, Roy Dague, Alex Fernandez, and Doug Roberts. The second crew sent out of Clatsop County was Chris Dugan and our rig who was coming back tonight at 8:00 PM. Chief Daniels recognized all the fire fighters for all the hard work they did and for representing the agency very well.

Mayor Barber stated most of the meetings he ends with a quote. Right now was an appropriate time for a quote. The quote was from Ed Croker: "When a man or woman becomes a firefighter his or her greatest act of bravery has been accomplished. What is done after that is all in getting the job done". Mayor Barber thanked the fire fighters for their service to the State, the community, and to Seaside.

**PROCLAMATION** Councilor Wright read the Proclamation for Constitution Week.

**COMMENTS – PUBLIC**

John Dunzer, 2964 Keepsake Drive, Seaside, stated he wanted to talk about the last Council meeting he attended and it had to do with people talking about the Urban Renewal District. The statement was made several times about the taxes and people were told the property taxes were not being increased at all which was true. There is obviously a link between what we are doing on this Urban Renewal and increasing taxes. When you do the Urban Renewal the money that goes into the kiddy pot that says Urban Renewal comes out of the City of Seaside, Seaside Schools, for some twenty-five years for approximately twenty-five percent of the increase evaluation of the City. The three percent is built into the property tax growth to fund primarily raises for the employees for the union. That is one reason the three percent kicker is in there and you guys are siphoning that off for the Urban Renewal. This is the money that funds the raises for the teachers and for the money that provide public safety. To be competitive the raises are needed but it was just taken away from the employees that need the raises.

David Goodwin, 2366 S. Edgewood, Seaside, stated he was attending with a group of neighbors and their concern is the traffic situation on South Edgewood. There was an increased problem with speeding and right now a major problem with the dirt and gravel. The neighbors feel as the pavement was completed there is now a racetrack that goes from Avenue 'U' to the Cove. As neighbors we have tried to slow people down and there was a young lady hit on the road a couple of weeks ago. The police department did patrol the area and ticketed some speeders. Mr. Goodwin further stated it was constant and a heavily traveled road and the neighbors were concerned for their safety.

Christine Goodwin, 2366 S. Edgewood, Seaside, stated she would like to discuss the same issue her husband had just talked about and add into that discussion that what they are looking for was traffic calming devices and one in particular such as speed bumps and the most effective would be a radar speed sign. Ms. Goodwin presented Council with a speed sign in particular that would be good for that location and send out a message. This would free up the law enforcement in the City. Ms. Goodwin asked Council to really think about the recommendation and make sure the City of Seaside was not sued especially if someone was hit like a couple of weeks ago.

Sue Evans, 2370 S. Edgewood, Seaside, stated she was here to recognize a couple of City employees and that was Mark Winstanley and Dale McDowell. Ms. Evans further stated the street was scraped and would be re-paved and it was not totally picked up. There was a picture shown to the City Council. Ms. Evans read a letter she sent to Mark and Dale: Dear Dale and Mark, Thank you for the quick action you took to ensure the milled asphalt was removed from S. Edgewood. Last Wednesday the street was milled and a large quantity of broken asphalt was left behind. For four days, as cars ran over it, it was crushed into smaller and smaller pieces and particulates which blew all over our houses, yards and cars covering them in a stinky, fine, black dust. But what was worse is we ingested and inhaled it. And as we all know silica dust exposure is extremely unhealthy. This morning just after 8:00 am I spoke with Dale and then Mark about our concern of being bombarded by these black dust clouds. Not more than a couple of hours later the Seaside Fire Department was wetting down the street and the Seaside sweeper made several passes picking up most of the broken asphalt, leaving us in a much more comfortable and healthy environment. Thank you Dale and Mark for listening and understanding. Thank you for taking such quick action. Sincerely, Your South Edgewood neighbors.

Charlene Chappelle, 1215 Avenue 'B', Seaside, stated there was a rat infestation at Avenue 'A', Avenue 'B', Avenue 'D', and Avenue 'E'. Ms. Chappelle further stated she can catch up to ten rats a day along with some of the other neighbors. They are in the back yard, under the house, and in the attic and it was just a matter of time before she became unhealthy. Ms. Chappelle further stated she wanted the City Council to know there is a problem and offer a suggestion that the people living along the Wahanna River might be a part of the cause as they are defecating, peeing, and doing things. The problem is kind of two point and that is the rat infestation and home less people living in the area. If there is anything the City has that can help as a community. There are also vacation rentals down there.

Dave White, 2380 S. Edgewood, Seaside, stated he lived in Beaverton and they were planning to move here full time in one year. Mr. White further stated they did not know when they bought a house on Edgewood it was Daytona Raceway and it has always been speeding and people pass on the road. Mr. White complained about this a couple of years ago and Lieutenant Holt came and met with us and then brought a speed sign to put out which seemed to help. Mr. White further stated the City was doing a great job resurfacing Edgewood and it was now inviting people to go faster. There were patrols out today with people pulled over and that is appreciated.

Dylan Meyer, 1227 Avenue 'D', Seaside, and Cori Biamont at 761 South King Street, Seaside, asked the City Council to consider participating in the Great American Shakeout which was a nationwide Earthquake and Tsunami Evacuation Drill on October 19, 2017, at 10:19 am. The school would like the community to get involved and help out.

**CONFLICT** Mayor Barber asked whether any Councilor wished to declare a conflict of interest.

**CONSENT AGENDA** Mayor Barber stated he would entertain a motion for approval of the consent agenda.

Consent Agenda: Payment of the Bills - \$420,797.63; and Approval of Minutes August 28, 2017.

Councilor Frank moved to approve the consent agenda and pay the bills with a second from Council President Montero; carried unanimously. (Frank/Montero)

### **UNFINISHED BUSINESS:**

#### **VACANCY – BUDGET COMMITTEE**

Mayor Barber stated there was one vacancy on the Budget Committee with two applications received from John Dunzer, and George Stacey. Mayor Barber further stated Council would hold the appointment to the Budget Committee open until the first meeting in October, 2017.

### **NEW BUSINESS:**

#### **PUBLIC HEARING**

Public Hearing – Seaside School District #10's Land Use Decision to Amend the City of Seaside Comprehensive Plan, Zoning Ordinance, and Zoning Map Prior to Annexation. This is not a Site Development Request, but it will make the Amendments Necessary for the School to apply for a Conditional Use Permit in the Future for Developing a Consolidated School Campus.

#### **Request Summary:**

The Seaside School District is requesting a 49 acre expansion of the Urban Growth Boundary to provide a suitable site for a consolidated school district campus above the tsunami inundation zone.

The proposal would change the Clatsop County Conservation Forest Land (F-80) designation of the property to City Institutional Campus and adopt new policies and text to support the proposed Comprehensive Plan map changes. The Seaside Zoning Ordinance would also be changed to create a new Institutional Campus (I-C) zoning district and amend the conditional use provision in Article 6 and other sections to recognize the I-C zone and keep it consistent with the Ordinance. The school campus would be rezoned from Low Density Residential (approximately 40 acres of R-1) & County Conservation Forest (49 acres of F-80) to Institutional Campus (I-C); and the newly designated 49 acre portion would be annexed. Although a conceptual plan for the site is included in their submittal, this is not a request to approve a development plan for the site. This request would make amendments to the Comprehensive Plan, Zoning Ordinance, & Zoning Map that are necessary for the School District to prepare a conditional use request for an institutional development plan for the consolidated school campus. Based on the District's proposed amendments, the conditional use within the newly created I-C zone would be subject to review by the Seaside Planning Commission.

Planning Commission Public Hearing Testimony Summary:

The Planning Commission conducted an initial public hearing to obtain input concerning the District's proposed amendments on August 1, 2017. Although the majority of the testimony was in favor of the District's submitted amendment package, there were a number of oral & written concerns expressed by the public that are part of the record of the request. These are reflected in the Planning Commission's minutes & they can be accessed online. Included in the public testimony, the Department of Land Conservation and Development (DLCD) submitted a letter in support of the proposed amendments & zone change. As part of that letter, DLCD asked the City to include an additional policy in the Comprehensive Plan that would address future use of the vacated school sites.

Planning Commission Recommendation:

After closing the public hearing and discussing the proposed text amendments & zone change, the Planning Commission recommended the City Council approve the District's proposal based on their submittal. This was based on the understanding that a future site development plan would require conditional use permit review by the Commission in accordance with the newly created Institutional Campus (I-C) zone.

School District's Response to Testimony & Expressed Concerns:

The District's consultant has prepared a Memorandum (Dated September 5, 2017) responding to the concerns expressed during the public hearing and the Commission's discussion. That document is attached for Council review.

City Council Public Hearing:

Notice of the City Council's public hearing was mailed to the surrounding property owners and published in the Daily Astorian. Additional written testimony has been submitted prior to the hearing and it is attached for Council consideration. In accordance with the Comprehensive Plan and Zoning Ordinance, after the City Council concludes their public hearing, the Council will make a final decision on the proposed amendment to the plan and the zoning ordinance.

Decision Criteria, Findings & Decision:

The applicant's consultant has provided a lengthy justification document that addresses the criteria applicable to the request. These materials can be used as supporting findings and justification statements that may be adopted by the City Council to support their final decision. The proposed changes to the Zoning Map and UGB boundary are shown on page 2 of the District's submitted request. The specific changes to the Comprehensive Plan and Zoning Ordinance are identified in Appendix A. These are attached for Council review. Although Appendix B-I are not attached (due to the volume of information in the entire submittal package); they would be included as the basis for the Council's final decision. They are available for review on the City's Website, City Hall, & at Community Development.

Final Recommended City Council Action:

The following recommendation is based on the assumption that the public hearing did not reveal any well substantiated reason to consider modifying the District's proposed Comprehensive Plan & Zoning Ordinance Text Amendments & Zone Change. Approve the District's proposed amendment package (Comprehensive Plan & Zone Code Amendment 17-047CPA&ZCA and Zone Map Amendment 17-048ZMA) based on the Commission's recommendation and the District's submittal. In addition to the amendments identified by the District, the Council should incorporate the additional policy suggested by the Department of Land Conservation and Development (DLCD) that address the sites that will be vacated by the School District (attached). Once the City Council has made a final decision concerning the land use actions, the adopted amendments will be incorporated into amending ordinances that are necessary to make the formal changes to the Comprehensive Plan, Zoning Ordinance, & Zoning Map. The amending ordinances would be prepared by staff for Council review after they have made their final land use decision.

Attachments:

Seaside School District Comprehensive Plan & Ordinance Text, Amendment and Appendix A Consultants Memorandum 9/5/17, Dunzer Comments 9/1/17, Carpenter Email Comments 9/5/17, DLCD Letter 7/7/17.

Mayor Barber opened the public hearing. Mayor Barber stated Sheila Roley would speak first.

Applicant's Presentation:

Sheila Roley, 1801 South Franklin, stated she was the Seaside School District #10 Superintendent. Ms. Roley further stated this is an exciting phase to continue moving forward and we wouldn't be where we are without a lot of support from the City of Seaside.

Ms. Roley recognized City employees and acknowledged the community and the voters in which sixty-seven percent of the voters voted yes for new schools in the community for a safe location for our kids. Ms. Roley further stated the school district was here tonight for the next step and that is to request a change in the Urban Growth Boundary and this is not our comprehensive building plan which will come later down the road. The school district was asking for a zoning change and looked forward for the Councils time and action on that.

Doug Dougherty, 2987 Pineridge Drive, Gearhart, stated he would speak about the history of the school district. There was evacuation drills ran in Cannon Beach which started it all. The tsunami inundation zone was set and the state made it so that schools, fire, police, and hospitals should not be in the zones and were not allowed to build new facilities in those zones. There were three schools in the inundation zone and there were large groups with presentations. Mr. Dougherty went over the engineers and architect firms and specialists to investigate pieces of properties that potentially a school could be placed. DOGAMI helped in so many ways and there were issues that had to be researched. There were many other partners throughout the years and Mr. Dougherty discussed the partners. The easiest way to interpret the research through DOGAMI was to say it this way "While no one can accurately predict an earthquake its highly likely a Cascadia Event will occur by the year 2060" and that is primarily from research off the coastline. The information was used to put together a campaign and a couple of things that happened when the bond did not pass the first time he went out and started listening to groups of community members and finding out why the bond wasn't voted for. It was too expensive for one and that was when the land was negotiated and Weyerhaeuser ended up giving the property. Mr. Dougherty further stated with this project he could not thank Council and the City enough for this project and truly appreciate that support and he also could not be more proud of the community for taking this project on and truly taking a step forward and making it a historic decision that was going to impact generations to come.

Greg Winterowd, 310 SW 4<sup>th</sup> Avenue Ste. 400, Portland, stated he was with Winterowd Planning and was the one that put together the thick application for review. Mr. Winterowd further stated as said several times we are asking essentially for a zone change for a new institutional campus zone that will allow the Planning Commission to review the institutional development plans/provisional use permit when we have real plans to show the Council. Plans that were on the front page of the application are highly conceptual and will change and this was basically showing why there was forty-nine acres needed. A important thing to know is that we are devising plans now and intend to share the devised plans with the staff and the neighbors on Spruce Drive and Alder Drive so that they know what the plans were with construction management and the second was with traffic and what can be done to minimize the impacts with traffic and there will be impacts. Mr. Winterowd further stated they were happy to see the letter from the Department of Land Conservation and Development (DLCDD) of supporting the applications. The letter from DLCDD stated: We appreciate having the opportunity to work with you on this proposal. The City of Seaside is a highly valued partner in Oregon's Coastal Management Program and a leader in pre-disaster planning for the Cascadia subduction zone earthquake and tsunami. The department encourages a comprehensive risk-based approach to reducing exposure and vulnerability to all natural hazards that potentially affect communities. We understand that the purpose of this proposal is to provide a suitable site for a new school campus that is located on relatively flat and stable ground outside the tsunami inundation zone. We laud city officials, the school district and its constituents, the local business community, and many stakeholders for rallying to pass the 2016 bond measure to help make this development plan a reality. We support this proposal. In its application, the school district provides findings that satisfactorily address the UGB amendment location and need requirements of Statewide Planning Goal 14 (Urbanization), ORS 197.298, and its implementing rule (OAR Chapter 660, Division 24 - Urban Growth Boundaries). The findings for land need for the new school site are based primarily on the need to reduce the risk from tsunami, consistent with Statewide Planning Goal 7. As stated in the application: "Goal 7 provides the primary justification for moving three existing school and District administrative services to a consolidated school campus site on relatively flat and stable ground outside the tsunami inundation zone." The department strongly supports this goal of the city and the district to reduce life safety risk from tsunami as an integral part of achieving this goal, the city should commit to appropriate limitations on redevelopment of sites vacated through UGB expansion so that overall reduction of risk to the community is achieved. The department recommends that, as a part of this plan amendment, the city incorporate a plan policy to limit risk from redevelopment of sites subject to tsunami inundation that are vacated through UGB expansion. We suggest the following policy be added to Chapter 14 of the city's comprehensive plan.

**Tsunami Mitigation -Vacated Site Redevelopment:**

When the UGB is expanded for the purpose of reducing exposure to tsunami risk by relocating existing uses, development on lands vacated by such relocation shall be limited to uses that will reduce overall risk. At a minimum, these limitations shall include: Essential facilities and special occupancy structures as defined in ORS 455.445 shall not be permitted; Changes in zoning that permit increased residential density or that permit the establishment of hotel, motel or time-share units shall not be permitted; and all new development shall incorporate evacuation measures and improvements necessary to provide adequate pedestrian access from the development site to designated evacuation routes. Please enter this letter into the record of the proceedings. If you have questions or need clarification on anything contained in this letter, please do not hesitate to contact me at (503) 812-5448 or via email at [patrick.wingard@state.or.us](mailto:patrick.wingard@state.or.us). Thank you very much for your time and consideration and for the opportunity to comment on this proposal.

Mr. Winterowd stated the school district was fine with the Tsunami Mitigation part except for the item that states "Changes in zoning that permit increased residential density or that permit the establishment of hotel, motel or time-share units shall not be permitted" and he understood but it could limit the districts ability to sell property around the high school and that was a concern there. The next issue that was dealt with was impacts on natural resources and we needed to avoid the two streams that were located north and south of the property. What was in the plan was to be 100 feet back from the creeks and propose no development whatsoever on the aquatic zone that protects the wetlands on that site. An issue that came up with the Planning Commission was discussed at some length was the possibility of adding alternative access through the wetlands up to the side from Wahanna and it was felt that Spruce Drive would have a lot of additional traffic and the alternative access was looked at carefully the traffic will increase and we think it is within the limits for what the street was designed for. The alternatives, four of them actually needed to cross the wetlands and in addition to being extremely expensive it was not allowed in the zone. The other problem is that you have to get state approval and the Spruce Drive is adequate with Cooper Street being an alternative. There was a slide show given to the Planning Commission and that can be given to the City Council if they would like to look at it. Mr. Winterowd further stated there were fifteen pages of response in the packet to the comments from Mr. Dunzer, Commissioner Carpenter, and Mr. Erickson. There was a lot of working going into the design of the choice of the site and now was not the time to second guess twenty-five years of work that involved the whole community and would be inconsistent with the criteria in the comprehensive plan.

Councilor Frank stated the road above the property was mentioned as a second entrance does that mean the gates would be open at all times and not locked and available for emergency.

Mr. Winterowd stated his understanding was that it would be available for emergency first responders and they would access that gate with keys. The access would not be used for the general public.

Will Farley, 321 SW 4<sup>th</sup> Avenue Ste 400, Portland, stated he worked for Lancaster Engineering and did the traffic study for the Urban Growth Amendment to look at the planning horizon of 2036 which went with the TSP. There were eleven intersections looked at throughout the City and six were on Highway 101 and five of which were on Wahanna. There were eleven with the annexation and zone change and we looked at three of those having issues in the planning horizon. Two were at Highway 101 and Twenty-Fourth Avenue and at Highway 101 and 12<sup>th</sup> Avenue and both were addressed in the Cities TSP and they had mitigations set up that would fix any problems the schools impact put on them. The third issue was Wahanna Road and Spruce Street which the school was basically funding all their traffic towards and looked at the mitigation and needed a right turn lane on the west bound direction on Spruce Street and the right turn lane would separate the left and looked at an average delay of forty-three seconds. Other parts of the traffic study safety looked pretty good at all the intersections and no significant concerns were raised at looking at crash data and then traffic signal warrants were not needed at any of the other signalized intersections.

Justine Hill, 1801 S. Franklin, Seaside, stated she was the Seaside School District Business Manager and it was her twenty-third year with the school district. The expansion of the UGB for the consolidated school campus will provide to direct students hands on environmental tools. The outdoors will become a standard classroom and on campus they will be able to access a wetlands area totally approximately 9.2 acres, two water ways to Neawanna Creek, and multiple forested areas with wildlife and plant life. Ms. Hill recognized those who partnered with the school district throughout the years.

Mayor Barber stated the process for the remainder of the Public Hearing was to open the floor for testimony for persons here who want to speak in favor of this action and after that there will be an opportunity for people who want to testify in opposition and then finally after that there will be an opportunity for the applicant to respond to some of those comments. Mayor Barber further stated in this portion if you can limit your comments to four minutes and try not to repeat everything that has already been said and Council wants to hear what you have to say. Please give your name and address for the record.

Testimony in Favor:

Jeff Roberts, 1901 N. Holladay, Seaside, stated he currently has the privilege of serving the community as he is the Seaside High School Principal. Oftentimes he has the opportunity to speak with students and parents and over the course of his career is asked why he chose his career and the decisions he makes is always going to be based what is best for kids. Since moving here seven years ago and have become accustomed to the community supporting the school events. Mr. Roberts further stated tonight the Council has the opportunity to speak loudly and clearly on what is best for our current students and for generations to come. Having a safe and sound educational environment is critical to the success and future of our community and work everyday to make sure students are prepared for a variety of situations that life offers us. The Seaside School District has walked to walk by identifying the threat of a major subduction earthquake and subsequent Tsunami and have come up with a solution as stated in the Seaside Comprehensive Plan and Zoning Ordinance. Mr. Roberts further stated November, 2016 the citizens of Seaside School District spoke loudly and clearly and overwhelmingly supported building a new school for our students. Mr. Roberts asked Council to carefully review the applications and the many pages that represents the work of the school district and do what is best for the kids.

Jason Boyd, 1940 Huckleberry, Seaside, thanked the Council on the Proclamation for Constitution Day. The really important factors of the constitution that allows for communities to do things that are really beneficial for themselves and their citizens are part of the 5<sup>th</sup> Amendment in the Bill of Rights which was imminent domain. That little piece allows our government to make those decisions that can push forward a community may not one hundred percent support those decisions but the future and planning and the ability to see ahead by the Council can make that decision and in turn will benefit the community. Mr. Boyd spoke about the construction of Seaside Elementary. Mr. Boyd implored the Council continue to strive and move in that direction and approve the request for the annexation so the Seaside School District can move on also. Mr. Boyd further spoke about the Boys and Girls Basketball and Forest Grove High School.

Brian Taylor, 256 N. Hemlock, Cannon Beach, stated he was a school board member for Seaside and graduated from Seaside High School. Mr. Taylor thanked the Council for all their volunteerism and it was a lot of time and a lot of effort. We are all here for these kids and want this UGB to be pushed forward.

Matt Brown, 786 Summit Avenue, Gearhart, stated he was speaking for himself and not on behalf of Gearhart City Council or the City of Gearhart. Mr. Brown supported the school district and their proposal zone amendment change made the State wide planning goals and especially the goal that had to with Tsunami and emergency preparedness. The school district proposal is good and the project for all three of the communities and will bring more families into the County and will be good for the economy. Mr. Brown further stated he has never seen a project that has this much collaboration between all these different agencies.

Melyssa Graeper, 1115 Broadway, Seaside, (for transparency, we're in a City-owned building), stated she was the Necanicum Watershed Council Coordinator. The Necanicum Watershed Council is a non-profit organization of community volunteers who work to ensure that our watershed is a healthy and functioning ecosystem. Through community outreach and education, landowner partnerships, and on-the-ground habitat development projects, we work to further understanding about the Necanicum Watershed and to make sure it has a sustainable future. In 2012, the watershed council secured more than \$515,000 of state and federal conservation funds to restore fish passage into the upper Coho Creek watershed and make sure the crossing at Spruce Drive is safe and sufficient, not only for access to the existing school, but for logging and construction of the potential new campus. Additionally, we have worked with the City on numerous projects, including trying to address the Coho Creek crossing at Wahanna Road. The Council has enjoyed working closely with the School District since before the first attempt at the bond measure and we are pleased to see the District has a strong commitment to protecting the streams and wetlands on school property for their environmental, aesthetic, and educational value. To demonstrate this, the District has worked to minimize impacts to the surrounding watershed as much as possible in the new campus design, which includes the district's decision to provide 100' (or more) buffer around streams, and that area will continue to be zoned "Forest Conservation" and will be off-limits to school campus development. Make no mistake; we fully support the School District's application to amend the comprehensive plan, zoning ordinance, and zoning map, prior to annexation in the UGB. But, it is our understanding that it has been suggested that the School District construct a new private street from Wahanna Road to connect with Spruce Loop. If this is the case, this new street would need to cross Coho and/or China Creek and a large wetland that is protected by the City's A-3 (freshwater wetlands) zone. The City's zoning ordinance states "the purpose of the Freshwater Wetlands Zone is to assure conservation of important wetland biological habitats and conserve examples of different natural ecosystem types in the Seaside area to assure a diversity of species and ecological relations." Furthermore, it is our understanding that this street is not required by the City's Transportation System Plan, and the School District's transportation engineer has determined that the new campus site can be adequately served without the new street. I recognize specific design elements of the new campus are not part of the discussion tonight, but am concerned that this new road has been suggested at this late stage of the planning process for the District, and don't remember this road being discussed during the numerous planning events we attended. The Council is also concerned that the permits from the US Army Corps of Engineers and the Oregon Department of State Lands to construct such a road would be difficult, if not impossible, to obtain since there are clearly alternatives with much less environmental impact. The Necanicum Watershed Council would oppose such permits for construction of unnecessary streets 1) because adequate streets exist, and 2) because of the adverse impacts that would result from road construction across the stream and wetland - and that the permitting agencies would weigh our opposition carefully.

Neil Branson, 440 Avenue 'T', Seaside, stated he has been association with Seaside School District mostly the high school since 1979 as a Councilor and Coach and was amazed at all the collaboration of groups that have been mentioned. A large factor was the support the school district gets from the community. Mr. Branson further stated if Council approves this it will be a great improvement just with the atmosphere all around them.

Michelle Wunderlich, 1116 Avenue 'B', Seaside, stated she grew up in Seaside and then moved away and moved back after having children and one thing that drew her back was the community and the caring. A lot of kids really worked hard to get this bond passed and they deserve to have a great place to go.

Mark Truax, 88599 Highway 101, Seaside, stated he was representing the school board as Vice Chairman. Mr. Truax thanked the City for all the collaboration of putting this whole thing to do. When the bond passed he didn't think there would be anything else to do and that was wrong. Mr. Truax thanked Matt and Melyssa for their positive testimony. Mr. Truax further stated coming out of the Planning Commission hearing was the discussion of a secondary road off of Spruce Street and we were not aware that was even a possibility and was never included in the construction budget but the district is willing to work with the City anyway possible and we understand the impact on the neighborhood. The project benefits the entire City and each time a situation and problems arise all he can think about is the fall of 2020 when we are all standing there to walk in the doors.

Testimony in Opposition:

Mr. Dunzer presented Council with information regarding the Seaside School District Existing Facility Assessment January 2013 – Willamette ESD. Mr. Dunzer wasn't able to go to the Planning Commission meeting and there were comments he handed in and there were answers but he didn't get a copy. What is the problem and why can't he have the opportunity to discuss the comments. Mr. Dunzer further stated the first page Urban Goal 14 – Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary. Mr. Dunzer discussed the Tsunami bridges that were also needed in the City.

Applicant's Time for Rebuttal:

Mr. Winterowd stated they gave Mr. Dunzer comments a great deal of attention and respect and we put the information into the public record and responded to the information and available and mentioned in the staff report which was public record. Mr. Winterowd gave some examples of comments that Mr. Dunzer made that he had used and corrected.

Mayor Barber closed the public hearing.

Council Deliberation and Decision:

Mayor Barber stated he would open comments to the Council.

Council President Montero stated she did not have a comment but had two questions. The first question: Was parking allowed on both sides of Spruce Street.

Mark Winstanley, City Manager, stated yes it was.

Council President Montero stated whatever Council does tonight does the County have to review and make a decision also.

Kevin Cupples, Planning Director, stated that was correct.

Councilor Morrisey thanked the school district for the presentation which covered a lot of issues the Council has had. One of the main issues was the access and it looks like it has been thoroughly reviewed with possible secondary options and doesn't seem like there is a lot of options but he was still concerned about the traffic that will overflow Spruce Drive and hopefully we can continue to work through that issue. Councilor Morrisey further stated another issue he wanted to address was the construction equipment that would go in and out of there and hopefully as we work through this process we can potentially get that equipment down the road somewhere possibly on the top so there were no large trucks going up and down that street for a year or so. Those were some issues he had and hopefully we can continue to work through those.

Councilor Horning stated he apologized for not speaking up about a conflict of interest as he was hired five years ago to sub-contract with the geotechnical work for the school district and was contacted about future work but would not be doing any so he could participate in the discussions. Councilor Horning further stated he had a couple of issues and number one he would like to agree with the Necanicum Watershed Council and the wetlands were more important than developing a road. Mr. Horning thanked Mr. Truax for the school district being willing to work with the city regarding access and traffic control. The methodologies that were used by the consultants to do traffic impact study that uses professional judgment. There could be a need for a traffic Sign in the future and it would be nice to know the school district would help fund that. Councilor Horning further stated with regard to the comprehensive plan text amendments and comments about a rural property and he thinks that is the North Coast Land Conservancy to Circle Creek property and we can make a change to keep it consistent. Lastly what about delaying the decision so Council can review Mr. Dunzer comments he submitted and he did not have a chance to look it over. Mr. Dunzer had some comments about the stability of the schools. Councilor Horning further stated he was ready to make a decision but felt a little uncomfortable not having a chance to read the input.

Councilor Phillips stated she disagreed with holding this up. This is just a preliminary way for the school district to move forward.

Councilor Phillips further stated all the things Councilor Horning has concerns about or that Mr. Dunzer has concerns about will go before the Planning Commission before coming back to the City Council again. Councilor Phillips has lived in Seaside since 1979 and along with her husband has been supportive from the very beginning and she was so excited and thrilled with moving forward. Councilor Phillips further stated everyone was putting their heads together to work together and this is baby steps but we need to move forward.

Councilor Frank stated he agreed with most of the comments but understand there is some immediacy here to amend the comprehensive plan and zoning ordinance and map and this is a step forward and there will be issues to address as a Council and those can come at a later time.

Councilor Wright stated when he moved to Seaside he liked how everyone was moving forward to the future to make it a better place to live. Councilor Wright was not involved with the first bond but was involved after that time. There was a mandate of 2 people to 1 vote for the schools and also fits into the Council goals. The Planning Commission will have a lot in front of them in the future.

Mayor Barber stated he was very much in support of this and this was the first step in moving towards moving in a positive direction and there were a lot of questions to be answered yet. This was not annexing the property there was water, sewer, and traffic in the future but until Council moves forward those things cannot be addressed.

Councilor Wright made a motion to amend the City of Seaside Comprehensive Plan, Zoning Ordinance, and Zoning Map, based on the Planning Commission recommendation, to allow for a future school district application for development of the new consolidated campus with a second from Councilor Morrissey; carried unanimously. (Wright/Morrissey)

Mr. Cupples stated for clarification there was discussion about the inclusion of the amendment based on the letter from DLCD and was that including that entire item.

Councilor Wright stated that was not including that item at this time.

Mayor Barber asked for a roll call vote:

YEAS: HORNING, FRANK, BARBER, MONTERO, WRIGHT, PHILLIPS, MORRISEY  
NAYS: NONE  
ABSENT: NONE  
ABSTAIN: NONE

**RECESSED:** Mayor Barber recessed at 8:33 PM.

**RECONVENED:** Mayor Barber reconvened at 8:36 PM.

**SEASIDE FIRE DEPT.  
SCBA GRANT PURCHASE**

Chief Daniels stated on May 19, 2017 Seaside Fire & Rescue was awarded \$144,381.00 from the Department of Homeland Security under the Assistance to Firefighter Grant we applied for in October of 2016. This grant requires at least a 5% match from the City of Seaside. This grant was for 24 self-contained breathing apparatus (SCBA), 48 SCBA air bottles, and 32 SCBA masks. We will be purchasing the rest of the SCBA equipment needed with the recent voter approved operation levy in July 2018. Seaside Fire & Rescue recently did a thorough evaluation for the purchase of our new SCBA's. The evaluation committee narrowed it down to two different SCBA's companies Scott and MSA, and has recommended the purchase of the MSA. The sole source MSA dealer for the entire State of Oregon is SeaWestern Inc. The total purchase price is \$151,959.92. The following is a breakdown of costs. Assistance to Firefighter Grant - \$144,381.00; City of Seaside - \$7578.92 (required at least 5% matching \$7219).

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

**SEASIDE FIRE DEPT.  
DONATION SCBA  
USED EQUIPMENT**

Chief Daniels stated in May 2017 the voters generously passed our continuing operation levy and Seaside Fire & Rescue was also awarded an Assistance to Firefighter Grant. This will allow Seaside Fire & Rescue to replace all of our SCBA's and related equipment. Gearhart Volunteer Fire Department has requested some of our outgoing equipment to help them get buy for another year; this will allow them more time to come up with a plan to replace their aging SCBA's. I strongly recommend that we give Gearhart Fire whatever outgoing SCBA equipment we can to help them out. Gearhart Fire continues to be a valuable mutual aid partner to help us whenever needed.

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

**UPDATE –  
CITY OF SEASIDE  
SIGNAGE**

Jon Rahl, Convention Center & Visitors Bureau Assistant Manager, stated this project was first brought to Council January, 2017. Mr. Rahl presented Council with a Power Point Presentation titled Seaside Signage. Existing Signage: The "Welcome to Seaside" signs on 101 are a great opportunity to entice folks who hadn't planned on stopping to turn off into town. New signs with our new logo would get people's attention, and could really help potential visitors understand all the great things to do in Seaside. They also provide visitors yet another iconic image to pose next to and share on social media. New Design - Icon Toppers: Town Entry/Exit Sign - Idea for a different sign on each end of town: what if the main sign was the same, but they had different icons that attached on top! This would be eye-catching because of the bold, graphic, and colorful nature of the icons and retains the fun nature of our brand, in an elevated and original way. Lighting - Letters will be raised from background with lighting behind, so they are back lit and glow at night. Sign to be engineered so that the icons will be removable and can be switched out seasonally or replaced. Lighting Examples: Town Entry/Exit Sign Examples – There were some examples of signs with lighting behind metal letters, so Council could see the result we are aiming for. Comparison: Town Entry/Exit Sign - The new design greatly increases the visibility of our city's name. It is larger (spanning the whole width between the lamp posts), the letters are bolder, thicker and larger, and stand out in contrast to the background due to the bright brand colors and the moving parts. It also sits higher off the concrete base to make it more visible from the road. Examples of the new signs were presented and the comparison to the existing signs. Drawings From Security Signs: Town Entry/Exit Sign Examples – Exterior and Monument Display day view and night view. Possible South Sign Location Change: We are interested in moving the sign at the South end of town across the street where it will be more visible to traffic in both directions. Below, and on the following page you will see mock-ups of how that might look. There was a picture presented of an example of the possible South sign location change.

Council President Montero asked if the icons will or will not be lit.

Mr. Rahl stated there would be some lighting that comes up front but the primary light with is the lettering.

Council President Montero stated she was a little concerned about the lettering with the low contrast between the colors and the background and the word Seaside and the night shot you pretty much can't see the **T** and suggest the contrast or the color was looked at.

Mr. Rahl stated if you look at the original rendering one of the things the advisory committee did was recommend the letter look the problem with that is it did not add much contrast and would be more costly and what you are seeing is a darker wood that the designers believe adds much greater contrast and should be sufficient.

Councilor Morrisey stated he agreed with Council President Montero so hopefully it is just the rendering.

Mr. Rahl stated he would make that recommendation. Basically the lettering increases the size by about twenty percent which gives us a bigger presence.

Mayor Barber asked when the signs would be in place.

Mr. Rahl stated he wanted to be in front of Council tonight because the next step is to take the engineering plan and put it out to a Request for Proposals (RFP) application and installation and hopefully be done by the end of the year.

**MOU –  
CLATSOP COUNTY  
HOUSING STUDY**

Mr. Winstanley, City Manager, stated the City of Seaside received a proposal from Clatsop County for a Memorandum of Understanding (MOU) for the Clatsop County Housing Study. The cost of hiring a consultant is approximately \$100,000.00 in which Clatsop County agrees to pay fifty percent of the cost and Cannon Beach, Seaside, Gearhart, Warrenton, and Astoria will contribute one-tenth of the cost, up to a total per city of \$10,000.00. The MOU is attached for Council to review.

Mayor Barber stated he would entertain a motion to approve the MOU.

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

**AGREEMENT –  
UPDATE SYSTEM  
DEVELOPMENT FEES**

Mr. Winstanley stated the City of Seaside had system development fees for water, sewer, and parks and received a proposal from FCS Group Solutions-Oriented Consulting to review the City's water, wastewater, and parks system development charges (SDC's).

FCS Group last reviewed and updated the City of Seaside SDC's in 2008 and a task plan and associated budget for the update has been provided to Council.

Mayor Barber stated he would entertain a motion for approval.

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

**COMMENTS –  
CITY STAFF  
AND OTHERS**

Dale McDowell, Public Works Director, -thanked Chief Daniels for his help with South Edgewood.

Mr. Rahl stated the Visitors Bureau traffic from June through August was up ten percent this year and we contribute that to the chair out front and the Eclipse.

**COMMENTS – COUNCIL**

Councilor Horning stated he wanted to express his pleasure in the school district moving forward. Councilor Horning further stated a historical note that spring break of 1974 he and the City Manager helped move furniture from Old Central School to the new school and worked for less than the minimum wage.

Councilor Frank stated he was glad the schools were moving forward. The car show was this last weekend and was a great turnout. Councilor Frank further stated he is glad to be a part of the study for housing.

Councilor Phillips stated she was so thrilled that the City and school district were working together. Councilor Phillips further stated to Ms. Roley that the City Council needed a student representative. Councilor Phillips further stated she looked forward to the City working with the school district in the Great Shakeout in October.

Councilor Wright stated he was really pleased to see all these things done tonight. Thanks to the fire department and volunteers going to fight the fires. Councilor Wright further stated he encouraged everybody to go to these meetings and get their voices heard.

Councilor Morrisey stated hats off to all the firefighters fighting fires all over the state.

Council President Montero stated she was very proud of the fire department and was proud to be a Seaside resident. People need to come out and see what is happening.

Mayor Barber stated he was very pleased with the decision to move forward with the school district and this is a huge step forward for the region and community. Mayor Barber further stated he received an email today asking for someone to volunteer to be on the interview panel for the Seaside Police Reserves. Mayor Barber further stated on this night 9/11 Never Forget.

**ADJOURNMENT**

The regular meeting adjourned at 9:04 PM.

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JudyAnn Dugan, Secretary

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JAY BARBER, MAYOR