

10/1/21

## Seaside City Planning Commission

I attended the September Planning Commission meeting concerning the proposed subdivision involving Sunset Hills. Neighbors shared concerns about the proposed subdivision and the entrance/exit through Sunset Hills via Hemlock Street.

Since I was ushered out, after I spoke, I was not aware of many of the comments/concerns shared with the Planning Commission. I would like to share two concerns that I feel might have been overlooked.

### **FIRE**

1. The proposed Subdivision will enter and exit Hemlock Street and use Broadway to enter and exit the city or turn south/north on Wahanna. There will be ONLY ONE road to accomplish this exit/entrance. There is no turn lane at the bottom of Wahanna and Broadway. The entire subdivision, including Sunset Hills, is surrounded by and contains large stands of fir, hemlock, alder and undergrowth. The Commerical Forest runs across the top of Sunset Hills. For the past two summers **Fire** has been a major concern in the Pacific West. We don't have to look far in our own state, north and south to California and Washington to remember how a fast moving fire can engulf homes and towns. Oregon towns such as Phoenix -Talent and Detroit Lake and numerous California towns like, Palisades, had little time to escape the roar of fire. Almost all of the citizens had to deal with little or no exits to safe roads. Citizens were engulfed in smoke, embers, falling trees, fire and stalled cars trying to leave. We would be in the same situation should a fire come down the hill. A fire would quickly, run through the hillside homes, sending sparks and flames raining down on the City of Seaside. Add 17 homes to the 109 home, plus the 20 apartments at the bottom and three homes fronting Broadway and you are looking at a mega evacuation. Good planning can prevent this from happening. I cannot think of any new housing development that does not give the home owner curb parking for visitors, a third car, or even a family party. There is no room for this parking to happen in the Hammer Head. The emergency response teams in Seaside usually consists of a police car, an ambulance and the fire department. With a two story house fire how can the ladder truck fit with all of the traffic and event confusion? What type of builder would consider building in this development?





## ROAD CONGESTION DURING EMERGENCIES

1. Over the years Seaside has planned Tsunami drills. In two cases I remember when the horns told the city to seek safety in the Sunset Hills because of a possible Tsunami. It was not a drill. We had an organized Sunset Disaster Team of 6-8 people to direct the movement of cars coming up the hill. This is what we learned ~

- We learned that Broadway was not wide enough to handle traffic coming up the hill.
- Cars leaving town on Wahanna jammed at the Broadway 4 way stop. As you can imagine people were not calm.
- Even though the City has always encouraged people to walk that did not keep cars from putting their wheels on the curb.
- There are no city approved sidewalks coming up Broadway that can handle the foot traffic. This means a mix of humans and cars on the same road. Even with our planning it took way to long to get up the hill.
- There is no turn lane at the bottom of Broadway and Wahanna for South/North bound traffic and we had people trying to leave to get family members in town and bring them back up the hill!!

During work hours - coming and going and with the additional buses we may have problems. Certainly could be circus during snow or ice, both coming and going as people come and go to work.

I hope this next meeting will allow for better seating. Even if you have to use the hallway and move up closer to the Commissioner' seats. I was told to leave after I spoke so I had no ideas what others said. There was a line waiting to come in. One of our neighbors provided office chairs for people to sit on. Some had phones and could listen to the procedures. Others gave up and left. It is hard to believe that the Planning Commission did not just move to a to another city location. I am sure you knew there would be a large group. Not much of an open meeting when you have no idea what questions or comments were made by the Planning Commission or citizens. Certainly not a welcoming, open event.

No doubt the next meeting will bring more people to listen and speak. The Bob Chislom Center could provide mics for all Planning Commission members. This building would allow everyone to attend. Arrangement with Park and Rec. should be made soon. We all want to listen and support the decision.



Sept. 28, 2021

No one in the neighborhood was informed about the meetings except those within a specified number of feet from the subdivision. Due to the type of proposal, everyone in Sunset Hills has a vested interest and **should be informed.**

The Planning department told me that the use of only **one** road was due to the Salmon stream. They didn't want to cut through the Salmon Creek. That is hog-wash! There are many salmon streams that empty into Wahanna that use culverts/bridges and they work just dandy.

It appeared that city-staff had all the information about this subdivision, and were prepared to listen to a past employee of the city support the proposal. He was the representative of the LLC and used outdated materials. We had only 7 days to do research in areas that were unknown to many of us. The technical complexity of the state and city regulations are daunting. You, as members of the Planning Commission, have the background and support-staff to assist you. Lack of not being told and not having the information that the LLC was going to present seems very one side.

I am glad you have decided to look at the site from East to West. I hope you will open the hearing and listen to additional concerns, and ask the LLC group to provide requirements, specifically for what type of houses will be built and what will the housing regulations and covadence cover.

Respectfully,

A handwritten signature in black ink that reads "Kathy Samsel". The signature is written in a cursive, flowing style.

Kathy Samsel  
Ksamsel44@gmail.com

343 Hemlock St.  
Seaside, Oregon

