



Seaside factors tsunami threat into boundary expansion

Weighing multiple factors proves to complicate city's planning process

By Katherine Lacaze
Seaside Signal

Tsunami preparedness, public transportation, affordable housing and environmental protection are just some of the competing concerns the city of Seaside is taking into consideration during the process of expanding its Urban Growth Boundary.

The Planning Commission heard a second round of public testimony Tuesday, Aug. 4, on its proposal to amend the city's Comprehensive Plan and pull approximately 200 acres of new land, located to the south and east of Seaside near Wahanna Road known as Southeast Hills, into the Urban Growth Boundary.

City officials and consultants favor Southeast Hills as the most suitable for development site over the next 20 years because of slope conditions, emergency vehicle access and infrastructure, among other factors.

While a Seaside School District 10 campus is not planned for the site, at earlier meetings commission members said a potential new school campus could be readily accessible to Southeast Hills.

Of the proposed 200.8 acres of Southeast Hills, the city is proposing to designate 61.3 acres as residential low density; 54.5 acres as residential medium density; 33.5 acres as residential high density; 5.3 acres as resort residential; 16.1 acres as industrial; 19.5 acres as institutional; and 10.6 acres as park.

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JOHN DUDLEY/SUBMITTED PHOTO

Biplane activity sparks conversation

Some residents say plane's low overflight altitude is safety concern, intrudes on wildlife

By Katherine Lacaze
Seaside Signal

Jim Grant's biplane offers residents and visitors alike the chance to survey the surrounding scenic area from a rare, bird's-eye view in an open cockpit. During the summer, Grant, of Portland, provides custom scenic flights from the publicly owned Seaside Municipal Airport, located on Seaside property surrounded by the city of Gearhart off U.S. Highway 101. Two passengers — he will take anyone age "4 to 94" — can ride the biplane at one time.

"I've had a lot of people come who like having it here," Grant said. "It's a summertime activity that's been traditional since the 1920s."

But Grant's flyovers are riling local residents who feel the operation is too noisy, interferes with wildlife habitat and creates a safety hazard, especially in

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Jim Grant, biplane owner and pilot

light of a 2008 Gearhart crash of a small plane that killed five people.

Mayor Dianne Widdop addressed the topic at a Gearhart City Council meeting Aug. 5. Widdop, who sits on Seaside's Airport Committee, said residents whose neighborhoods he flies over are concerned about safety, wildlife intrusion and especially the noise level.

"I've heard from people on my street where he flies over, the estuary front on Little Beach, on Nita and Ocean Avenue," Widdop said. "The complaints have been with the

noise, and it's annoying to everyone."

Wildlife, air safety are concerns

Grant's routes vary. The "Seaside Intro" tour covers Seaside, the Cove, the mouth of the Necanicum River, Gearhart and the golf courses. Another, the "Seaside Plus," climbs to a higher altitude for a more panoramic view of the Columbia River, Astoria and more. Other flights, Grant said, go further up the coast and get cheaper by the minute. They hit landmarks such as Fort Stevens, the south shore of the Columbia River and two light-

houses by Ilwaco, Wash. Some of Grant's routes also fly over the Gearhart Ocean State Park.

The Necanicum Estuary is a wildlife reserve the Audubon Society of Portland has designated an important bird area. It provides habitat for western snowy plovers, bald eagles, Calidris sandpipers, semipalmated plovers, small numbers of whimbrel and occasionally long-billed curlews.

Gearhart resident John Dudley, who lives on Little Beach Drive, said flights over the wildlife reserve are "the major concern." "It is frightening to think of those birds colliding with the plane," he said.

In September 2004, the Federal Aviation Administration issued an advisory that encouraged pilots making flights near noise-sensitive areas to fly at altitudes higher than those permitted by regulation to reduce aircraft noise in those areas.

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Helping Hands drops plan to acquire Hyak Building, lines up new facility

By Katherine Lacaze
Seaside Signal

A plan to use the Hyak Building for rehabilitating the homeless is no longer an option in Seaside. But representatives of Helping Hands Reentry Outreach Centers see a new prospective site for its re-entry program.

The Northwest Oregon Housing Authority gave Helping Hands permission to build a relief facility on a piece of its property off U.S. Highway 101 north of Avamere at Seaside, formerly Necanicum Village Senior Living.

The property south of Seaside off U.S. Highway 101 "seemed like a much better

fit than that location we were trying for," Helping Hands Executive Director Alan Evans said.

Originally Helping Hands hoped to use the Hyak Building, a multi-unit dwelling on the corner of Edgewood Street and Avenue S owned by the Clatsop County Housing Authority. The social-service group planned to use

part of the building to house men in the last phase of their re-entry program.

Multiple obstacles

During the past couple of years, that plan ran into multiple obstacles: a lack of funding, resistance from some neighbors and, most recently,

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Gearhart's city leaders rectify century-old surveying error

By R.J. Marx
Seaside Signal

GEARHART — A surveyor's 10-foot error in 1906 led to a big-time snafu for the estate of Maynard and Helen Kern at their 402 Ocean Ave. property in Gearhart.

Because a surveyor erred in drawing property lines almost 110 years ago, heirs to the Kern family sought to untangle the legal limbo to facilitate a potential sale of the beachfront property as required by mortgage and title companies.

"For our family, it's heartbreaking because we're forced to sell our property," Margaret Chapman said, in her application.

The Kern family came to the Planning Commission and City Council to request a street vacation to clear up the error, which designated a 30-foot setback rather than a 40-foot setback, as should have been identified.

They also sought a waiver of a compensation fee normally required for vacation of the land, in this case about \$86,000.

"What we want to do is try to resolve the whole block," said Dale Barrett of Otak, a consulting firm representing the estate and several neighbors. "I've talked to each of

the owners, and hopefully we can do boundary-line agreements between all parties. The attempt to do the street vacation is the first step in that."

Premised on error

"It's all premised on a surveyor's error," said City Planner Carole Connell. "That had a domino effect of causing this house to be put into the right-of-way, the next house's fence to be put in the applicant's property; the next house in their neighbor's property. It goes both sides of the street, and it goes all the way back to the birth of Gearhart. We're looking to remove that possible claim of ownership of that extra 10 feet, the questionable area."

"They want to get their house back legally on their property," Connell said. "They believe it was a surveyor's error and nothing more than that. This piece would be the beginning to correct the rest of the properties on Ocean Avenue between D and E and get everybody squared."

A similar street vacation occurred in 1999, when the city vacated a 10-foot portion of D Street east of South Ocean Avenue for one block, Connell said.

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Phillips Candies to transfer to new owner

Steve Phillips plans to help ease transition for his family's business

By Katherine Lacaze
Seaside Signal

Steve Phillips is enjoying sweet success — with a cherry on top.

After spending years of long hours in the kitchen making sweets for the well-known Phillips Candies shop on Broadway, he sold the shop to Mark and Marci Utti. Although ownership will change, the shop will retain its name as well as many of the products patrons know and love.

Discussions between Phillips and the Uttis began in spring 2013. Phillips hoped to find someone who wanted to keep Phillips Candies relatively the same, name and all.

While the Uttis will purchase the business itself, TDM Enterprises — of which Mark Utti is a partner — is going to purchase the building. TDM Enterprises also owns the nearby Funland Arcade and the Seaside Fultano's Pizza on Broadway. The plan is for the transaction to close Oct. 1.



KATHERINE LACAZE/SEASIDE SIGNAL

Steve Phillips, the owner and operator of Phillips Candies of his candy shop, is preparing to retire and pass on his candy shop, which has operated since 1897, to new owners in October.

The goal, Phillips said, is a seamless transition for employees, suppliers and customers, with operations and product quality remaining stable.

All in the family

Phillips's connection to the candy shop started in 1926, long before he was born, when

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