

# Legal challenge to campus boundary expansion

### Appeal to land use board after comments rejected

By R.J. Marx  
Seaside Signal

The Seaside School District rammed through plans for a new school campus without adequately considering alternative proposals, Seaside's John Dunzer said in a legal challenge submitted to the state Land Use Board of Appeals Monday.

Money saved from an alternate plan could be used to provide upgrades to the city's bridges, Dunzer said. "I'd like to see the money that would be saved for the schools would be spent building bridges so the kids could be safe for the 71 percent of the time that they are not in school."

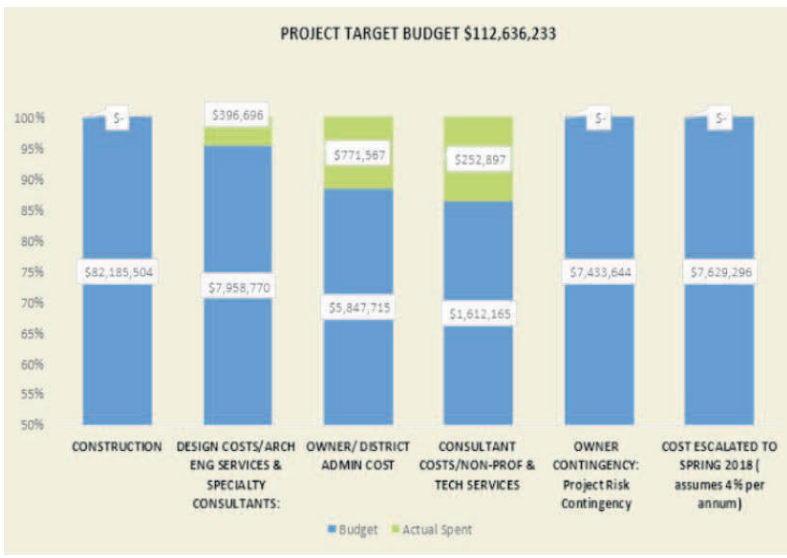
On Nov. 8, the County Board of Commissioners adopted an ordinance amending the county's comprehensive plan expanding Seaside's urban growth boundary to accommodate a new campus. At that meeting, the commission declined to accept Dunzer's submission as the record was closed.

A longtime critic of the plan to relocate Seaside's endangered schools out of the tsunami inundation zone, Dunzer said county approval of the school district's plan violates state



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John Dunzer



A look at costs for the Seaside campus.

planning rules requiring local government to look at all options within the existing boundaries before expansion of those boundaries.

Tom Bennett, the county's community relations coordinator, said the county had not received the appeal.

### Two sites proposed

By voting to recommend approval of the district's request for an expansion of the urban growth boundary, the county paved the way for rezoning 40 acres of the property and annexing an additional 49-acre portion of the property, located at

Seaside Heights Elementary School, 2000 Spruce Drive.

Dunzer said he thinks the relocation — at a cost of more than \$100 million, to be paid by voters after passage of a 2015 bond — is unnecessary.

"They did not look at expanding the school on two sites instead of just one," Dunzer said. "When you do that, you have the potential of saving almost over \$50 million for the price of the schools. Because it is possible and quite feasible to build a junior high school right above Seaside Heights Elementary School."

Dunzer claims in his appeal that the existing Seaside Heights Elementary School site could be used as the site of a new middle school, resulting in a "more tolerable impact on the entire east side of Seaside."

### Project moves forward

School district officials have refuted Dunzer's comments in the past, stating that the new campus plan is the only way to provide a safe environment for students, moving

out of aging, unreinforced buildings — Broadway Middle School, Gearhart Elementary School and Seaside High School — in the Cascadia Subduction Zone event to seismically resilient buildings on higher ground.

At an August meeting, school district consultant Greg Winterowd of Winterbrook Planning said the school's request addresses relevant criteria of statewide planning goals, the Seaside comprehensive plan and the Clatsop County comprehensive plan.

The proposed location is the only site that meets all seven city criteria, Winterowd said, and the only site with access to a major collector street, South Wahanna Road.

In adopting the boundary change in September, Seaside officials said their recommendation was "based on the assumption that the public hearing did not reveal any well-substantiated reason to consider modifying the district's plans."

The district said in a response to Dunzer's comments at the time that Dunzer "rarely cites applicable review criteria" and failed to explain why the errors he believes occurred are relevant to whether such criteria are met. Many facts are misstated, they wrote, and represent a "lack of technical knowledge."

An October project update reported the district is moving ahead with a focus on site analysis, including geologic lab tests and surveying, before construction is slated to begin next spring.

# Board of directors seeks to define goals

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comparing Seaside, a resort town with a transient population, to other Oregon communities.

In Seaside, not all kids have the opportunities for higher education.

"We live in a place where kids start working very early," Wunderlich said. "We have to find ways to partner with other community businesses to help them prepare with those jobs, and not necessarily say, 'you need to do this for college.'"

Patrick Nofield sought a community liaison to make sure children are properly fed and clothed. "It affects everything we are talking about here," he said.

### A living document

About one in four organizations that start this process are unsuccessful, Colonna said. More time may be spent on the planning than the implementation, and future leaders may be reluctant to adopt a plan put forth by previous administrators.

"The plan needs to be modified and changed every year," Colonna said. "If you do that, you'll never need to change this plan again."

That plan is a living document that can be used by future administrators and staff.



Board members meet with consultant Jerome Colonna.

Metrics would be required on a three- or four-month basis, to determine success at meeting clear and understandable goals. "Of the plans that I see successful, that's a really big piece," Colonna said.

Faculty and staff must feel included, he added. Focus groups and gathering information on the website are both components of the process. Principals and teachers should develop goals that align with the districts.

"They don't need to be the same, but they should be similar," Colonna said.

Elements of the plan include a strategic planning team meeting once a month of "maybe 12-15 individuals," he said.

A board member, principals, union presidents, student and business community could be among the team, as

well as representatives of the construction project.

The team would take on one element at a time before bringing those proposals to the board.

The team would determine focus groups, who to meet with, when and where, along with issues to discuss.

### Timeline

This is a good time to embark on this process, board member Mark Truax said.

"There's going to be enough distractions in the move and opening," Truax said. "That's not going to be real smooth. At least every-team should be on the same page in one way shape or form. We'll have part of the issue taken care of, something we don't have to worry about. As far as the timeline, we're at it."

Colonna said the strategic plan could be integrated with the campus relocation process to form a successful three-to-five-year process.

"It's nice to get the big picture," board member Lori Lum said. "There's no better time than now to discover what is our vision, what is our purpose."

Board member Brian Taylor agreed the timing was right. "The time to do that is right now, so when we go to move up the hill, everybody is moving in the same direction."

Funds for the project would come from budget consultant funds and grants, Roley said.

If adopted at the Thursday, Dec. 14, district board meeting, Colonna would bring focus groups to the district and invite community input.

"I think the timing is perfect," Roley said.

# Seaside Airport considers amenities for arrivals

By R.J. Marx  
Seaside Signal

Bikes at Seaside Airport? Yes. Camping? No.

The Seaside Airport Advisory Committee met Tuesday, Nov. 28, with an eye to visiting travelers. On the agenda was a request to allow camping on the airport's grassy area and a new bike storage unit.

When visitors fly to Seaside, they still need to travel to their final destination, Randall Henderson, the committee's chairman, said. Bicycles would be available to pilots and their passengers.

"Pilots don't have cars parked at the airport and would appreciate transportation to homes or lodging in Seaside and Gearhart," Henderson said. "In small general aviation, it's called 'the last mile problem.' You get to the airport and you're kind of stuck."

Other Oregon airports provide courtesy or loaner cars, Henderson said. Sunriver Airport keeps a stable of bicycles available for visitors.

Costs, and in some cases the bicycles, are mostly covered by donations, Henderson said.



Randall Henderson and Teri Carpenter, chairman and vice chairwoman of the Seaside Airport Advisory Committee.

R.J. MARX/SEASIDE SIGNAL

Before the bike program can begin, storage will be needed. The committee agreed a 3-foot-by-9-foot container — rather than a shed — would of-

fer the most portability and durability. Cost estimates will be presented at a future session.

While the bikes and shed won't have easy agreement, the

camping discussion never moved forward.

City ordinance prohibits camping anywhere in the city and the airport is no exception.

"The committee has pushed for a long time and the city has not allowed people to put their tent out into the grass," Henderson said. "It's something most small airports allow, but the city will confiscate your tent in the grassy area."

To change the policy would require a variance, he said. "We keep asking and the answer is 'no.'"

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