

Seaside considers water, forest protections

Balancing forestlands and water projection

By R.J. Marx
Seaside Signal

“Third in a series” is how Public Works Director Dale McDowell called the Source Water Protection Plan and Timber Management Plan, in process of public input. The purpose of the report is to guide the city in making decisions around increased forest management while protecting the quality of water flowing out of its timberlands.

The plan follows the Source Water Assessment, completed in 2016 and the Water Management and Conservation Plan, delivered in April 2017.

With the water protection plan’s first update since 1983, officials are developing rules for protecting and managing about 1,100 acres of city-owned forestland within the Necanicum Watershed. The entire Necanicum watershed consists of 49,000 acres; of that, the South Fork portion amounts to 5,192 acres or 18 percent. The city of Seaside owns 1,100 acres in the South Fork; the rest is split nearly evenly by timber operators Lewis & Clark and Weyerhaeuser.

In 2015, Katie Voelke, executive director of the North

Table 10. Estimate of Harvest Costs by Logging System and Treatment Type

	Clearcut				Thinning	
	Ground Logging		Cable Logging		Ground Logging	
	\$/MBF	Per Acre @ 40 MBF/ac	\$/MBF	Per Acre @ 40 MBF/ac	\$/MBF	Per Acre @ 40 MBF/ac
Log Value	\$600	\$24,000	\$600	\$24,000	\$600	\$8,400
Logging Costs	\$106	\$4,240	\$177	\$7,080	\$185	\$2,584
Hauls Costs	\$65	\$2,600	\$65	\$2,600	\$65	\$910
Sale Prep & Harv Admin	\$50	\$2,000	\$50	\$2,000	\$60	\$840
Roads	\$15	\$600	\$15	\$600	\$15	\$210
Reforestation		\$400		\$400		
Net	\$364	\$14,160	\$293	\$11,320	\$275	\$3,856

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Potential income from logging using various cutting scenarios.

Coast Land Conservancy, and Melyssa Graeper, coordinator for the watershed council at the time, had asked the city to temporarily halt timber harvesting until they could offer harvesting alternatives. City staff members later discovered after searching the archives, that the city had a timber management plan that hadn’t been updated for more than two decades.

Instead of clear-cutting and replanting trees that eventually become uniform in size, the management plan would be more selective in the trees harvested, leaving room for smaller trees to grow and protect stream banks, Voelke said at the time.

The city and the Necanicum Watershed Council applied for and received a \$30,000 grant from Infrastructure Financing Authority to develop a new plan, subse-

quently prepared by Mason, Bruce and Girard of Portland.

Resource management

The Necanicum River Drinking Water Resource area serves more than 6,700 Seaside residents.

Water flows from the mountains to the ocean, McDowell said, via an intake system and through steel pipes with exterior coating, McDowell said at Monday’s City Council meeting. “We don’t want any dirt, sediment, pesticides or herbicides used around it. We want to keep it as pristine as possible.”

The timber management plan, delivered in conjunction with the source water plan, will set rules for logging operations, which if approved, would be set out to bid for subcontractors. The plan describes the nature of

timberland property and standards and guidelines to protect water resource during harvest activities.

For logging operations, the city must show how they log and where they log, and how the water source is protected, McDowell said. Logging revenues typically go to maintenance on roads, bridges and to buy additional land.

One of the advantages of Seaside’s water source is the lack of development, agriculture or septic systems around it.

“It’s Mother Nature at her best,” he said.

Neighboring landowners Lewis & Clark and Weyerhaeuser have “stringent rules for their own property,” he said. “Everybody is working together to protect the city.”

According to the city’s new report, much of the forest is in the mature age classes from 55 to 65 years, with most stands prop-



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Watershed area owned by the city.

erly stocked and ready for final harvest. The updated management plan identifies the management activities that could impact water quality, and makes recommendations to mitigate negative consequences. The report offers three potential harvest schedules.

Depending on the type of logging — clear-cutting with ground logging or cable logging, or thinning with ground logging, the city could see net revenue of approximately \$4,000 to \$14,000 per acre.

Logging revenues typically go to maintenance on roads, bridges and to buy additional land, McDowell said.

The city is in talks now with neighboring timber companies to purchase recently logged land.

“The time to purchase the next property is after they clear-cut it,” McDowell said. “That’s the cheapest time to buy it. There’s no harvest.”

During City Council comment, Councilor Tom Horning and Joyce Hunt of the Necanicum Watershed Council both urged longer times between harvests, or potentially foregoing harvest of trees on city-owned land. Each cited the value of older trees in retaining water, preventing drought and reducing climate warming.

“You can get 50 percent more water flow from an old forest than a young forest,” Horning said. “In future, as the climate the planet warms and the pop increases the city’s going to have need to have a reliable source of water that flows at a larger feet per second than it does under present conditions. It would be nice to see the options that address this more than the current plan does.”

The public comment period remains open, McDowell said, with a goal of submitting the plan by Oct. 1.

New rules for accessory homes

ADUs from Page 1A

An additional paved off-street parking space must be provided in addition to two spaces for the single-family dwelling.

Unlike a guest house, an accessory dwelling unit must include a kitchen and function as an independent dwelling unit.

A unit must be set back a minimum of 5 feet from the main home.

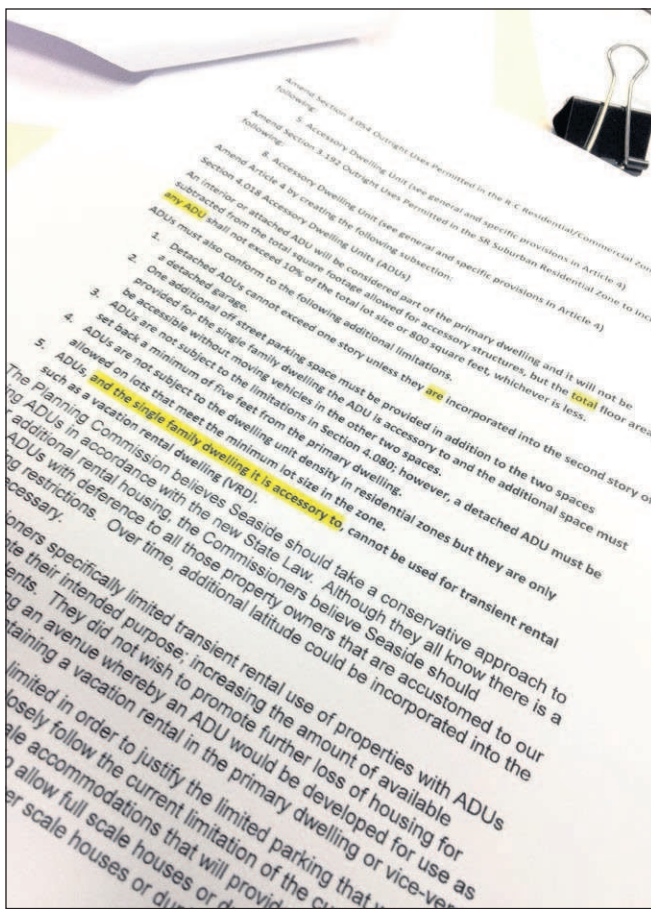
The units are not subject to residential zoning density, but are only allowed on lots that meet the minimum lot size in the zone.

Provisions restrict short-term or vacation rental of either the single-family dwelling or the accessory building, enforceable by the building official.

“Violators could be hit by the building official’s \$5,000 fine, a business license fine, and a transient room tax fine,” Cupples said. “They can be hit with some pretty expensive numbers.”

How big?

The Planning Commission considered the amendments at two June public hearings before providing their recommendations to the City Council.



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A proposed amendment aims to comply with new state rules regulating accessory dwelling units.

At those meetings, commissioners wrestled with proposed sizes of accessory units, recommending 525-square foot maximum.

“I won’t say it’s a magic number, but they felt that

would allow you to put in a relatively decent-sized accessory unit,” Cupples said Monday.

The Planning Commission also provided an “out” for change of circumstance, Cup-

ples added, approving a conditional use permit process to allow for larger accessory dwelling units.

Council members asked for a cap on the potential size of the accessory unit. While current law limits accessory structures to 1,000 square feet, the proposed amendment presented no maximum.

Developer Max Ritchie, an owner of Seaside’s 15-acre Blue Heron Pointe subdivision, said the 525-square-foot limit could force crowding and limit financial incentive for homeowners. He recommended a 750-square-foot limit without the need for a conditional use permit.

Councilors stuck with the 525-square-foot limit but set the maximum size of a unit, if permitted by the Planning Commission after a review process, at 800 square feet.

“I’d like to see how it affects affordable housing,” Councilor Randy Frank said. “It would be nice to see how it impacts the city and the people. As Kevin (Cupples) said, we can address it further later.”

Councilors and Mayor Jay Barber approved the first reading of the amendment by a 6-1 vote, with Tom Horning voting in opposition. A second reading will be delivered at the council’s July 9 meeting.

Barber says he’ll be on ballot

Barber affirms second-term bid

By R.J. Marx
Seaside Signal

Seaside’s Mayor Jay Barber affirmed his intention to run for Seaside mayor, the second candidate to do so.

Radio station owner John Chapman did so earlier this month, in his first city election bid.

Barber said his petitions are circulating and he intends to file as soon as he has acquired the signatures required.

A retired college president, foundation director and ordained minister, Barber was appointed mayor in January 2017 after the death of Don Larson the previous month.

Barber and his wife, Jan, have lived full time in Seaside since 2006. He was selected in 2009 to fill the unexpired council term of Gary Diebolt and won election for Ward 1 in 2010 and again in 2014.

At the time of his appointment in 2017, Barber said he did not intend to run for a new term.

Barber said his wife challenged him about two weeks later. “She said, ‘How can you know what you’re going to do two years out?’”

He rethought it and reconsidered, he said, encouraged by the number of people who asked him to continue.

“They challenged me to act early,” he said.

He initially announced his decision in March but has yet to officially file.

Barber said the announcement of Chapman’s run further “motivated” his decision.

Chapman was among candidates seeking to fill Barber’s unexpired council term in early 2017, filled by Steve Wright.

“I like John, but he has no experience in this kind of position,” Barber said Monday.

Councilors Wright, Tita Montero and Dana Phillips also face expired terms at the end of December.

Candidates have until Aug. 28 to file.



Jay Barber

Longer hours needed, pot stores say

Closing from Page 1A

think it puts us at an unfair disadvantage as a business,” Kulp said. “I don’t think it’s a risk to the public,” Kulp said. “I don’t think it’s a risk to the city image. I think it’s beneficial and safer for everyone.”

Geiger spoke on the same subject. “A lot of people work late, and it’s forcing people to go out of town,” he said.

Funds go to local schools and public safety, Geiger said. “And right now our stores are sitting closed while our competitors are open. It doesn’t make sense. I hope it’s something you can change.”

City Councilor Dana Phillips asked for a discussion of the hours to be put on the agenda. “If Cannon Beach and Astoria can be open until 10 p.m., why can’t Seaside?”

If an ordinance change is approved at subsequent council meetings, hours would change within 30 days of its final passage.

“I think they had an open mind, which is great,” Kulp said after the meeting. “I



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Highway 420 owner Steve Geiger at the Seaside City Council meeting. Geiger sought additional evening hours for pot shops.

can’t see a reason why we have to close at 8 p.m. We’re at no risk to anyone.”

Local hours

Seaside’s pot shops are required to close at 8 p.m. Here are some hours from neighboring communities:

- Astoria
- Five Zero Trees, 9 p.m.
- Sweet Relief, 9:45 p.m.
- Hashtoria, 10 p.m.
- Hi Casual, 9 p.m.
- Hi Cascade, 10 p.m.
- The Pharmacy, 9 p.m.
- Cannon Beach
- Five Zero Trees, 9:45 pm.
- Manzanita
- Oregon Coast Cannabis, 9 p.m.

Market is open for business

The Sunset Empire Park and Recreation District is hosting its Sixth Farmers Market runs through Sept. 19 at the Broadway Middle School parking lot, 1120 Broadway.

The event supports families and businesses and provides fresh, healthy food to the community. This year the market will feature more than 50 vendors over the market season, as well as activities like face painting, kids craft opportunities and live music.

Angi Wildt is in her second year as manager.

The Seaside Farmers Mar-

ket offers a SNAP match program that will match SNAP purchases dollar for dollar up to \$10, allowing low income families to have easier access to healthy foods. In addition, patrons can spend Farm Direct Nutrition Program checks on fresh foods.

Summer hours for the market are 3 to 7 p.m.; September hours are 4 to 7 p.m.



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Grace Lee of Sunset Empire Park and Recreation District and Angi Wildt, manager of the Seaside Farmers Market.

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