

Rec Center: Strategic plan in final stages

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The meeting came as the center's strategic plan, prepared by Sports Facilities Companies and Scott Edwards Architecture, nears final draft form.

All that awaits is final comments from directors.

"Once we give them the green light, they're gonna be able to produce the final for us in a couple weeks," Archibald said.

The report summarizes the highest and best uses for the building. There are two short-term improvements for maximizing use of the facility, repurposing the library for a fitness area and repurposing the cafeteria for higher-end special events. A new playground is recommended on the building's southeast side, and three distinct entrances should be identified, one each for child care, tenant space and community recreation.

Revenue forecasts, based on existing programs and new programs, show steady

increases as sports tournaments, education, arts and fitness programs increase. Building rentals and vending also add to the financial revenue forecast.

Revenue is expected to reach \$1.5 million the first year and reach almost \$1.6 million in five years. Year one is not intended to be 2022, they note, rather, it represents the first year of programming.

The park district will not be bound by the final draft of the strategic plan, Archibald said. "But I think it's going to provide a really great template for us to move forward."

While the park district has temporary occupancy, the district, with the assistance of Scott Edwards Architecture and the Klosh Group, have to work with the city to complete the final process.

"At some point, we would like to be able to open the building a bit more fully and to do that we need to get full approval through them," he said.

Moratorium: Vacation rental policies 'are working'

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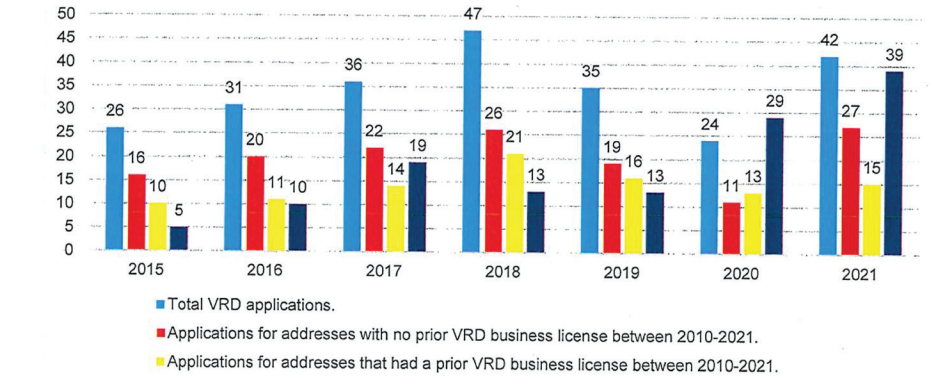
City staff also cautioned that more restrictive land use regulations, like a moratorium, could be subject to legal challenges or demands for compensation from property owners.

The discussion of a moratorium grew out of concerns from residents about the impact of vacation rentals, but, by Monday, the testimony was more divided.

"A moratorium would give the city time to study the issue and come up with a plan that puts the livability of our neighborhoods over the profits of VRDs," Joyce Hunt, a resident, wrote in a letter to the City Council.

Brian Owen, the CEO of the Seaside Chamber of Commerce, said the city's regulations on vacation rentals are "probably the most comprehensive and, I believe, usable policies that I've seen in any area, any county or a city."

He said density caps and a new compliance officer



The blue line indicates vacation rental dwelling applications. The red line indicates applications for addresses with no vacation rental dwelling license between 2010 and 2021. Yellow indicates applications for addresses that had a prior license between 2010 and 2021. The dark blue line indicates addresses that had a VRD business license between 2010 and 2021 but are no longer permitted.

make a moratorium unnecessary. "To place a moratorium, right now, I think really does send a negative message," Owen said. "And I think that we can do everything that we're talking about without putting a moratorium in place."

Mark Tolan, of Seaside Vacation Homes, said that the situation has gone "sideways."

"So many families put food on the table in the wintertime through vacation rentals when the tourists go

home," he said.

City Councilor Tita Montero said Flory, the compliance officer, has gone "above and beyond" in his work. "I think a lot of why things are working well with Jeff here is Jeff reaches out and he educates both the homeowners who live in the neighborhoods as well as educating the VRD owners."

"The bottom line is the livability of both those who come to visit here and the livability of those who live

here 24/7, 365 days a year."

In a 6-0 vote, the City Council chose not to take further action on a moratorium.

"I really was a proponent for a moratorium mainly because I was not informed," Mayor Jay Barber said. "I did not know enough and with Jeff's help and the good reports, I've become more educated. We have some work to do, to really refine the work to make sure Jeff has the tools for enforcement."

Staff survey: Poor communication, turnover cited as subjects of concern

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results, Clouse said. Especially newer teachers, he added, need all the support they can get to be able "to handle the toughest year of being an educator."

While the district hasn't lost teachers during the pandemic, they continue to be in need of support staff, with several positions being open a majority of the school year.

Lastly, the survey revealed that teachers at the middle and high school are struggling with shared spaces or lack of designated classrooms in the new building. Some don't feel like they have enough time in their classroom space to prepare.

"Our teachers love our kids and they love our jobs," Clouse said. "They're just highly stressed, highly overwhelmed, with a lot of these things that are happening. It's difficult to move forward."

According to Clouse, they have addressed these concerns with the school district and building administrators to come up with solutions.

"We've been trying to work together to fix the things that need to be fixed so we could focus on our kids," he said.

'A wake-up call'
Part of the overwhelming problem is that educators are facing these struggles during a particularly

challenging time, in terms of the pandemic.

"It's a different environment in our classrooms," Clouse said, adding the time away from in-person learning affected many students. "They come back, they're not the same kid as they were before," he said.

School board member Michelle Wunderlich expressed appreciation for the district's educators and their willingness to express concerns.

"We are living in kind of the craziest world we've ever seen," she said. Coming into a new building at the same time, she added, "You guys have it almost four times as hard."

School board member Brian Owen questioned what sort of support or tools teachers could use to address the shortcomings and challenges the pandemic has created.

"Is there something you know of or think would work well?" he asked.
Penrod, along with principals Juli Wozniak and Jeff Roberts, shared there has been a focus on meeting students' social and emotional needs as they transition back to an in-person learning environment.

"I don't know that there's a simple answer," Roberts said. "This is a long-haul type of scenario."

It's important, he added, that this be viewed as an issue that requires participation from parents, teachers,

coaches and the community at large.

"Nationally, there has to be a wake-up call to what's happening with our kids and not being as reliant on schools to fix that," Roberts said. "We do not have

resources to enroll every student into the mental health treatment that a lot of kids need. ... We need a lot of reinforcements."

Penrod added that they're not only seeing detachment or behavioral issues

among students. Another example of the brokenness that's occurred is students who "have lost their confidence to speak out in class and lost some of their skills to socialize in a classroom environment."

"It's a complex issue," she said.

Clouse added that he can't pinpoint "what exactly" the solutions are, but he agreed "we have to work together to handle the problem."

Cannon Beach officials restrict 'McMansions'

By NICOLE BALES
The Astorian

CANNON BEACH — Other cities have seen it happen: once buildable land becomes scarce, some people resort to buying two lots, demolishing the homes to build a larger one.

With few readily buildable lots left in Cannon Beach, City Manager Bruce St. Denis said the trend poses a threat to the city's village character.

"And that's not the direction we want to go," he said.

During a January meeting, the City Council unanimously adopted an ordinance prohibiting the combination of lots for the purpose of building larger homes. The council also repealed the city's planned unit development chapter, blocking any future proposals. But the city is not stopping there.

The work is part of a code audit process to address concerns over the increasing size of homes through combining lots, maximizing floor area and lot coverage

ratios.

Over the next couple of years, the city will review and update policies to support a vision of maintaining a cottage village, which is outlined in the city's comprehensive plan.

City Councilor Nancy McCarthy said the items approved last week were some of the more urgent and obvious policy matters. They were also supported during the public hearing.

"We don't really want to see big 'McMansions' here," she said. "We want to keep that village character. And I think we define the village as a cottage town."

Planned unit developments have also proved troublesome.

Cannon Beach has only approved one planned unit development project, which has been entangled in legal appeals. No homes have yet to be built on the property.

The council also considered capping square footage and requiring larger homes to be rebuilt to the new standard if they are destroyed. However, those items drew questions and opposition.

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