

MINUTES  
SURFSIDE HOMEOWNERS ASSOCIATION  
Emergency Management Committee Meeting  
September 30, 2014

**Emergency Management Committee Members Present:** Clyde Zaidins, John Williams, Ann Thoreson, Amy Becke, and Georgia Mourikis.

**Visitors attending:** Matt Reider, Rick Mraz, Kim Van Zwalenburg, Mark Scott, Chris Hanson, Angela Adler, Diane Jackson, Connie Wolters, JoAnn Maryott, Joel Scott, Laura Frazier, Kirby Smith, Jim Romaggi

Chairman Zaidins opened the special meeting at about 1:00 PM PST. All voted to approve minutes for previous month's meeting. He then welcomed the guest speakers from the Pacific County Department of Community Development/Planning and the Washington Department of Ecology/Shorelands & Environmental Assistance Program.

**New Business – Shoreline Master Program Update:** This month's meeting focused on the updating of the Pacific County Shoreline Master Program (SMP) and its significance to Surfside. The primary concern of the Emergency Committee in the SMP is dune modifications and their potential to degrade the delicate natural barrier protecting the low lying areas of Surfside against seasonal storm surges or a distant tsunami. Chris Hanson, the Co-trustee for the Architectural Committee was in attendance and conveyed his Committee's interest in ensuring that any dune modifications in Surfside are in compliance with the SMP and that requests for such be submitted first to the Architectural Committee.

Matt Reider, the County Planner, described his role in relation to the SMP. He administers the SMP permitting program and reviews applications and issues approvals. He also noted that his review of permit applications for our community would include a check that the submitted site plan has been signed off by the Surfside Architectural Committee. Matt explained the building setback requirements applicable to Surfside and also informed the group about the inviolable 100 foot protective strip on the seaward edge the natural dune vegetation. Matt confirmed that any project that modifies dunes must be comply with the relevant SMP requirements.

Amy and Chris asked Matt about the eradicated inland dune and 100 foot protective strip west of the quadroxes (31611- 31617) on G Street. A lively discussion ensued about the total lack of any dune structure fronting on these properties. Joel Scott (31617 G Street) noted that he was representing the quadrox residents at this meeting and denied that the dune eradication was non-compliant. He shared photos and documentation with Chris Hanson and denied that Caterpillars were used for 4 days to clear more sand from the seaward side of the quadroxes earlier this year. He said they were only used for 1 day. Chris disagreed. However, the group learned that as the quadroxes were constructed prior to the first SMP (enacted in 1975) they were "grandfathered" and considered exempt. Matt Reider confirmed that he had met with the quadrox owners and had learned that the dune area had been hollowed out as of 1972 and that the owners have subsequently maintained that shallowness through non-natural means.

Amy asked if there was anything that could be done to re-vegetate what is intended to be the "inviolable" 100 foot protective strip and was told no, that the strip in this case is considered

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private property. Rick Mraz commented that cutting holes in the dunes may not be beneficial to those who live on the ocean front. Mark Scott noted that Surfside has a limited number of high elevation points that we can access quickly in the event of a tsunami. Chris Hanson shared his recollection of the storm of 2007 when there was flooding of Oysterville Road from the beach and as far east as I Street.

*The Emergency Committee remains specifically concerned about dune destruction at the low lying quadropex location due to its potential to contribute to flooding that could impede safe evacuation of G Street occupants to the Surfside emergency assembly point at 315<sup>th</sup> and J Place in the event of a real crisis.*

Angela Adler spoke up, noting her concerns that the dunes have grown since she moved here in 1995, obscuring her ocean view. Angela wants a beach path of her own and asked what she is allowed to do. Matt responded that a 6-foot wide path can be mowed through the dune area (upland of the 100 foot protective strip) without a permit. *(Note: Amy asked Matt to explain this point after the meeting since it did not seem to comply with either the 1975 or 2000 SMP versions. He replied that his department previously had an unwritten policy of allowing the mowing of paths through the dune grass without permitting. It is unknown if this unwritten policy will exist after the next SMP update.)*

Rick Mraz commented on the non-native European beach grass that dominates our dunes, noting that it creates an ecological desert of sorts – crowding out native plants and wildlife. However, the European beach grass was introduced in an effort to prevent erosion of beaches – which in lieu of no viable alternative - makes it an important part of Surfside's natural defense against the destructive forces of the ocean and winds. It was also emphasized by State and County representatives that de-vegetation is not allowed under any circumstances on the 100 foot protective strip defined by the SMP.

It was explained that Surfside's seaward boundary has increased over the years due to accretion of sand that is carried north from the Columbia River. It was further noted that this accretion could be slowed down or stopped when work is completed on the North Jetty improvements. Chris Hanson commented that no parcel comes with a binding guarantee of an ocean view.

Another resident complained about the steepness of the 311<sup>th</sup> Street beach trail. The Emergency Committee agreed to follow up on this complaint in conjunction with its ongoing work to evaluate and map pedestrian evacuation paths. Chris Hanson and other residents commented on how difficult it can be to see the western end of many of the beach trails due to the accretion of our beaches. Kirby Smith wondered if the parcels for the Surfside owned trails expand westward with the accretions. Matt noted that this would depend on the conditions associated with those parcels.

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Mark Scott mentioned that in addition to the dunes that have been eradicated for one reason or another, Surfside could be at further risk from the canal and lake outflows to the ocean. Chris Hanson mentioned the County plans to extend these tidegates out further to reduce maintenance demands.

After the meeting Amy contacted Matt Reider to clarify the conditions that call for permits. When asked if parcel owners entitled to cut or remove vegetation (e.g. removing natural barrier to erosion and destructive actions of the ocean) in the area between the setback line and the protective strip without a permit, Matt responded as follows: "No one is entitled to do anything unless they have proper permit authorization. The area between the protective strip and western upland boundary/building setback line is an area open to dune modification but only through a permit from Department of Community Development. This includes mowing, grading, and filling. A planner's job is to ensure that the proposed activity is consistent with the SMP."

Matt further explained Dune Modification processes, noting that "as mentioned at the meeting modification can only occur East of the protective strip. Filling and grading is limited to less than or equal to 250 cubic yards. Anything above that requires a substantial development permit. There are certain activities that are listed under the categorical exemptions- WAC 173-27-040(2). The activities listed under this Washington Administrative Code does not exempt these activities from other local jurisdictional permits such as a fill and grade permit or building permit rather, it exempts them from a substantial shoreline development permit. If the proposed activity goes against the Shoreline Master Program, then a Shoreline Variance permit needs to be applied for. For instance, the National Wildlife Refuge proposed dune clearing near Leadbetter State Park for the creation of Snowy Plover Habitat. The Fish and Wildlife service wanted to clear and cut down the primary dune that lies in the protective strip. That activity clearly goes against the SMP regulations. However the need was there and the Fish and Wildlife services were required to go through the Shoreline Variance process, along with a conditional use and substantial development based on other proposed activities."

### **Old Business**

**Tsunami Evacuation Mapping Effort:** Mark Scott briefed resident guests on the mapping efforts and the latest information from Washington State DNR about the high ground areas available for safety from flooding. Many of the residents were interested to see the draft mark ups of large scale evacuation path maps.

The meeting closed at 3:30 pm PST. **The next meeting is scheduled for October 28, 2014 at 1:00 pm PST.**

*(Secretary's Note: There was substantial cross talk and commenting during this meeting due to the high volume of attendees and the high interest in the SMP topic as it relates to Surfside.*

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*These minutes are not intended to serve as a transcript of the proceedings, but hopefully present a reasonable gist of issues discussed.)*

**Contact Information for County and State Representatives:**

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**Useful website addresses for SMP information:**

[http://www.co.pacific.wa.us/dcd/planning\\_forms.html](http://www.co.pacific.wa.us/dcd/planning_forms.html)

<http://www.co.pacific.wa.us/dcd/SMP%20Update.htm>

<http://www.co.pacific.wa.us/dcd/SMP%20Library.htm>

<http://www.co.pacific.wa.us/dcd/images/apps-forms/Dune%20Brochure.pdf>

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**September 2014 Surfside Amateur Radio Emergency Management Hours**

There was a cumulative total of 33.5 hours of activity by Radio Committee members. See chart below:

DATE	Surfside Amateur Radio Event Participation (Hours/Distance)	John Williams hours	John Williams Distance	Martin Halvorsen hours	Martin Halvorsen distance	Clyde Zaidins hours	Clyde Zaidins distance	Georgia Mourikis hours	Georgia Mourikis distance	Thomas Palmer hours	Thomas Palmer distance	Stephanie Fritts hours	Stephanie Fritts distance	Les Wells hours	Les Wells distance
9/7/2014	District 3	0.5	0												
9/14/2014	Grey's Harbor, District 3							1	0						
9/16/2014	Work on TNC with Clyde	2.5	0			3	4		0						
9/17/2014	Work on TNC	2	0												
9/21/2014	Grey's Harbor, District 3	1	0					1	0						
9/22/2014	Clatsop County call-in	0.5	0					1	0						
9/23/2014	Work on TNC	2	0			2	4								
9/27/2014	SEARC meeting							3.5	74						
9/28/2014	Grey's Harbor, District 3	1	0					1	0						
9/29/2014	Work on TNC, SHOA TNC	1	4			1	0								
9/29/2014	Clatsop County call-in	0.5	0												
9/29/2014	agenda for Em. Mgt. Com					1	0								
9/30/2014	Emergency Management Meeting	2	6			2	2	2	2						
9/30/2014	Coordination of SHOA ham club	2	0												
	<b>totals:</b>	<b>15</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>9.5</b>	<b>76</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>