Mayor and City Council:

I would like to repeat the recommendation of Bob Lundy, Planning Commission Chair, in his November 29 memo:

“I suggest that the Council adopt the changes to the Plan and Code, with directions to allow dune grading to maintain and restore views subject to the following conditions:

Following grading, dunes shall be promptly restored to a natural-looking appearance as directed by and confirmed by a committee consisting of, for example, certified landscape architects and members of the Design Review Board.
Grading shall in no case reduce dune height and volume below what is designated by FEMA or protection against inundation, plus the four feet added by the City Council, plus the one foot recommended by the Commission to account for sea level rise.
All Plan and Code requirements for prevention of harm to plants, animals, and surrounding property shall be complied with.”

Despite the contention that there was no consensus on the Commission, I believe Chairman Lundy reflects the essential recommendation of the body. That is, if done correctly in accordance with the Plan that was adopted by the Planning Commission, dune grading should be permitted. The Planning Commission statement of November 29, 2018, that it “...recommends that the City Council carefully consider whether to allow dune grading for views at all, and that you adopt the accompanying Foredune Management Plan only to the extent that the Council decides to allow such grading activities.”

As I stated in my testimony, this statement goes without saying. It is the role of the Council to carefully consider what the Planning Commission has produced over the last two years and carefully consider whether to adopt or not the management plan. I think it is important to note that the management plan was not a document imposed upon them. It was carefully crafted in the course of over 13 meetings and hearings. There were many opportunities for the commission to vote to eliminate the option of dune grading for views, but this was not done. Therefore, I believe the adoption of the management plan is proper and dune grading for views should, with restrictions, continue.

Mike Morgan