

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
February 5, 2019
7:00 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **OPENING REMARKS:**
4. **DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
5. **APPROVAL OF MINUTES:** January 15, 2018
6. **PUBLIC HEARINGS:** None
7. **ORDINANCE ADMINISTRATION:**
 - A. 17-054SUB Avenue S and S Wahanna – Extension for subdivision
 - B. Hospital MRI Trailer- Site Parking Question
 - C. Remand of Grocery Outlet Appeal, Tentatively Scheduled for February 19
 - D. Set Work Session to Discuss VRD Complaint Policy
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**

MINUTES SEASIDE PLANNING COMMISSION
January 15, 2019

CALL TO ORDER: Chair Chris Hoth called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Chair Chris Hoth, Vice Chair David Posalski, Bill Carpenter, Lou Neubecker and Teri Carpenter. Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, Absent:

INTRODUCTORY STATEMENTS

This is the time duly advertised for the Seaside Planning Commission to hold its monthly meeting. Agenda items can be initiated by the general public, any legal property owner, Seaside City Council, City staff, and the Seaside Planning Commission.

Chair Hoth asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response.

PUBLIC HEARING PROCEDURES, EX PARTE CONTACTS & CONFLICTS OF INTEREST:

Chair Hoth stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. He then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest. There was no response.

APPROVAL OF MINUTES: November 20, 2018 and December 4, 2018 minutes approved as written.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Hoth:

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

- A. 18-084CU:** A conditional use request by Seth Morrissey to place 20 shipping containers within the General Commercial Zone (C-3). The subject property is located at 1685 N Roosevelt (T6 R10 15BC TL: 800, 900, 902).

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Hoth asked if there was anyone who would like to offer testimony in favor of the request. Seth Morrissey, 2220 North Fork, Seaside. Mr. Morrissey is putting together a 20 unit storage facility on a piece of property he owns. It's next to the old CRM building. It'll be made of shipping containers. He actually copied the model from one that already exists in Warrenton and thinks most of the details are spelled out in the packet. The only change that he'd like to make is, being as he owns the property between 16th Avenue and 17th Avenue, he would like to exit on 16th Avenue. In his request he asked to enter and exit on 17th Avenue. He actually already improved the access on 16th so it has a deceleration lane. It just makes a lot more sense to exit from there because it's easier to pull in and pull out of and to make a left and a right turn to and from the property. If you exit on 17th Avenue, there's actually, a pedestrian

crossing in the middle and it's really hard to make a left turn so it just doesn't make a lot of sense to exit on 16th Avenue.

Chair Hoth asked if there was anyone else who would like to offer testimony in favor of the request. There was no response.

Chair Hoth asked if there was anyone who would like to offer testimony in opposition. There was no response.

Chair Hoth closed the public hearing and indicated the issue was opened for Commission discussion.

Commissioner Teri Carpenter stated that her only concern is about the appearance of it and feels it's a big deal when people are pulling into town and it's one of the first things they see. It can be a representation of what our town looks like. So that would be her only concern. Mr. Morrissey stated that he is going to connect them all together so it looks like one. The two on each end will be tied down then the others will be held in place by the two on the outside. There will be asphalt all the way through and once he develops the front of the property you won't even know that these storage units are back there. Commissioner Teri Carpenter asked if you'd be able to see it from across the river. Mr. Morrissey stated you would but you would have to be in someone's back yard and they will be painted all the same color for looks. Chair Hoth asked if the containers are all attached. Mr. Morrissey stated what he would like to do is to have them connected. They will sit on a footer and then the ones on the exterior will be attached to the footer. They weigh roughly 5,000 pounds so they won't be moving. Chair Hoth stated that Mr. Morrissey said that the end units would be anchored but not the middle ones? Mr. Morrissey stated that would be the plan. He would connect the asphalt from 17th all the way to 16th Avenue so they would basically be on asphalt the entire time. Chair Hoth stated that he remembered reading something in the requirements that talked about reversing the entrance and the exit to make it more efficient since you could come in and then turn immediately into the entrance and come out and they wouldn't interfere with each other. Mr. Cupples stated that it was requirement was mainly saying that because it has a gated entrance. If you were entering the way his plan originally had it, and were entering from 17th, you'd be kind of parking on the street, waiting for the gate to open if it's an electronic gate or whatever. Because it's on the end of the deadhead roadway he didn't get super stressed about it. He just wants to make sure it was pointed out. If in fact the Commission wanted to say, no, you've got to come in on the west entry then exit the other way, then no one would be stopping in the street. But if Seth follows through with what he's talking about now, he's saying that he would be actually exiting onto 16th. Correct? Mr. Morrissey stated that was correct. Mr. Cupples stated it's still a question of do you mind them stopping temporarily before they enter between the two or do they need to get off the roadway before they enter the facility. Chair Hoth stated he hoped they could get to the point of approving this then deal with the two options for entry and exit should the Commission pick one at this point? Mr. Cupples stated if you're fine with using either entry and you're not going to say no, you can't enter from 17th because you would be stopping on the street temporarily before they pulled in. He thinks the trip generation model said that was like the equivalent of maybe 8 trips per day if that, but it's because it's a dead-end roadway he doesn't think that it's that big of an issue, but he wanted to make sure that the Planning Commission is aware of it and that they're okay with Seth doing it. Vice Chair Posalski asked if Mr. Morrissey has a target market for this or is it just another storage facility. Mr. Morrissey stated probably the people that have properties next door. They all already trying to store everything on his property anyway, so he'll probably fill it up. Commissioner Teri Carpenter stated, "Or you could just put in a big fence." Mr. Morrissey stated that's what's going to happen as soon as this gets done.

Vice Chair Posalski stated that Mr. Morrissey talked about, having paving going through 17th all the way over to 16th Avenue. If the exit is going to be on the same plane back to 17th, he would assume or expect that the area where the exit is drawn on the plans and that that would be paved as well. Mr. Morrissey stated the only issue there is that 16th Avenue is an unimproved street, but it is a street. If the city wanted, he could bring asphalt right up to the street. Vice Chair Posalski stated he was just thinking if you're coming back around to 17th, that area around it, doesn't show that as being paved. Mr. Morrissey stated that is median Commissioner Bill Carpenter asked what Mr. Morrissey was going to do as far as lighting and is that the only utility? Electric? Mr. Morrissey stated he could potentially go without electric and go with solar, but he will probably have an electric line and he'll comply with the lighting ordinance. Commissioner Teri Carpenter asked if the containers will have any lighting. Mr. Morrissey stated there will be no utilities. Commissioner Teri Carpenter asked what would you use to run the gate? Mr. Morrissey stated that he could use a battery, but he'll probably bring in electric. Commissioner Teri Carpenter stated that she would suggest a gate that goes up and down or one that slides back, because dealing with the one at the airport all the time is troubling. If you have a gate that locks into place or drops down into place, that would be more secure. Chair Hoth asked if Commissioner Carpenter

wanted to make it a condition regarding the gate and the appearance from the road and landscaping and did she want something to be done there to shield it. Commissioner Teri Carpenter stated if they're going to all be painted neat and clean so they all look alike then that wouldn't be an issue. Vice Chair Posalski stated that they are over 100 feet from the highway and they're on a back tax lot. Mr. Morrissey stated that they won't be able to be seen once the property's fully developed. Chair Hoth stated that the other issue is the entrance and exit. He would prefer to approve one or the other. He likes to enter on 17th and exit on 16th Avenue. He is more comfortable with that when it seems to continue to the smaller area, less people driving through other areas and kind of makes it a little more discreet so we can go with that option. Vice Chair Posalski would like us to put it in the conditions, as far as the paving is completed between 16th Avenue and 17th Avenue. Mr. Morrissey stated that the natural flow of traffic will work better if they exit on a 16th Avenue. Commissioner Bill Carpenter stated that a pull through would be a lot better because you get people with trailers trying to jockey around in there. Chair Hoth stated that we're going to consider the exit of 16th Avenue and then the issue was brought up about the trash service and not being one. He's seen other storage facilities where they post that clearly on the fence that trash service is not provided. We might want to add that as a condition that you clearly post that there is no trash service and that people are responsible for their own trash.

Commissioner Teri Carpenter stated color-wise, did he think there was something kind of nondescript or something like earth tones that could be used? Chair Hoth asked Mr. Morrissey if he was comfortable with that. Chair Hoth asked if anyone wanted those as conditions or are you satisfied with just the way it's laid out? Vice Chair Posalski stated that he is good with those being conditions. Chair Hoth stated the notice of a trash removal clearly posted, the color of the units to be earth tones that kind of blends in with the surroundings and, the paving between 16th Avenue and 17th Avenue.

Vice Chair Posalski made a motion that we approve 18-084CU with the conditions there were written in the staff report and the additional three conditions that were just laid out. Posting of no trash service, painting the storage units in earth-tone colors and paving between 16th and 17th Avenue. Commissioner Carpenter seconded and the motion was carried unanimously with the additional 3 conditions.

B.) Election of Officers

Commissioner Bill Carpenter made a nomination to keep the same officers that are currently in their positions. Commissioner Lou Neubecker seconded the motion, Chair Hoth asked all those in favor say Aye. Commissioner Teri Carpenter, Commissioner Bill Carpenter, Commissioner Neubecker, Vice Chair Posalski all state Aye. Chair Hoth asked those opposed say nay. Chair Hoth stated nay, and the nomination was carried. Chair Hoth stated thank you very much for your vote of confidence.

ORDINANCE ADMINISTRATION: Mr. Cupples stated that one position on the Planning Commission has been filled by Jon Wickersham who currently works at the North Coast Land Conservancy. Hopefully the final chair will be filled soon.

COMMENTS FROM THE PUBLIC: Bonnie Woodman, 451 16th Avenue, Seaside. She is here tonight to complain specifically about one vacation rental that happens to be next door to her, which is 441 16th Avenue. She state, "In general you need to pay attention on how to enforce the rules and regulations that you have issued so that when people like herself come into Seaside or have been long time residents that they have a resource to go to for their complaints and to have justice be done. You need to have penalties for people who continually violate the regulations that you have." She presented her personal files. This is for the one that is at 441 16th Avenue. It starts with the year 2015, 2016, 2017, and 2018 and she is beginning 2019. Kevin Couples has been extraordinarily helpful to listen to her complaints, but he doesn't have enough poop to enforce what needs to be done. These people have continually violated the regulations both with parking, which was the major issue, along with what they are classified to have in their vacation rental. They exceed the number of people, not just by one or two or three people but it can go to four, five or six. Before they arrived here in April of 2015, it was April fool's day and she's always said she was a fool to move to the coast. She didn't mean for it to be that way. She likes Seaside. She used to live in Tillamook and used to come up to Seaside 30 to 40 years ago and this was where she wanted to be. Her husband comes from Cape Cod. He loves the ocean. He wanted one more chance to be by the ocean and call it home. They are not owners they're renters. They knew that there were two things that were very offensive to them if they were to move here. One was a motor home that was parked next door. It had no business being there, and the second was this house 441 16th avenue. The owners who she met, very adamantly said that they built that home to be a

vacation rental home. It's a three story home. It's tall. It supersedes everything that's in the neighborhood. Other residents in the area call it the monster house because when it came into being, she thinks eight years ago, but is not real sure about that. It was a frat party house. People came in lots of cars. They came and they partied hard and heavy. She has had people moon her; she's had people threaten her; she's had their dogs run all over the yard and encroach upon her property and forced her into a corner where she had to defend herself against their roaming dogs. The place she believes is allowed three parking slots. There's five, six, seven, eight cars there. They park down the street, they park in her driveway, they park along the street, when you bring that many cars to one facility, you have too many people. They're in bed rolls and they don't care. This is their vacation, this is Seaside. They're spending money. They want to be here and they want to do their thing, but not against her peace. It's not right. She has a packet here that she'd like to give each of the commission members. It shows what the house is. It shows the violations that she has complained to Kevin Cupples about with emails that she can certainly provide but you'd have to have more paperwork and all that. She has tried to work with this owner. She tried to kiss their tushes so that they would not have this sort of thing continue and they basically asked her to look the other way. It is just not being done properly and this is not the only one here in the City. If there is a sign posted telling people where to park they are not using it. Vacationers don't care. Who does she go to? Who does she call at 8:00 pm at night when they're hooting and hollering? She knows they're allowed to speak and do their thing until 10 pm, but why does she have that angst from eight to nine to 10 before she can officially call somebody and say, cut this crap out. This property owners don't maintain their yard. She has tried to work with the owners. She's got a lot of complaints here. She also went back into the minutes, which are online. She went clear back to 2010 and wanted to see who else is out there that has the same issue. She did not take a lot of them. She chose certain ones. People are coming to you but we can't do anything. She has never once been notified who the property manager is of this property. She had to go and seek it out. The first one was them, the owners. They didn't care, they didn't answer the telephone, they don't answer her emails and they didn't answer her personal letters. The next property manager, Kevin asked that they get a property manager. He was one heck of a hothead and some of the gun. He even had the police out there one time evicting guests. She doesn't want that kind of individual taking care of that property. He was subsequently dismissed. She doesn't know who is running the property right now. Kevin had indicated to her that it was someone by the name of Erin. Mr. Cupples stated that Chris Zupanic was still acting as the local contact until she was notified otherwise. Erin Barker was there at the property with him yesterday. Erin, as he understands it, hasn't been formally notified, he went through the house with Erin yesterday and his understanding is Erin is going to become the local contact and she's a little head shy about it. She is willing to take on the role of being a property manager after Chris and so that is currently being worked out with the owner, but when that becomes formal then she'll be notified.

Ms. Woodman asked if the city has a policy that lets people know in the neighborhood both in the front to north and south and east and west that people know who to contact? Is there a central notification where people go to look on a list. Who is responsible for this property? People honestly don't know how to find out who they're supposed to complain to. She is a tenacious son of a gun and doesn't need this. She's old, tired, and rundown. She has come here to die, but she's hoping not to do it too soon. She doesn't want to cause problems. She understands they need to have their vacation rental but they need to run it properly. Absentee owners don't know what's going on. She doesn't think she should have to sit there and have an upset stomach and headache and not be able to sleep at night because there's yet another group next door making hell; it's not right she stated. It just isn't right. Her last correspondence to the owners is in your packet, and she wishes to read it:

Although you're vacationers, interfere with our lives here and there. We do not interfere with theirs, we are mindful of our noise and our hours of politeness. Her respect works one way, their respect towards others, not just us, but others who I've talked to who live in the area just doesn't exist with most of the renters who pass through your beach home. I personally have lived in 56 locations due to a previous husband's employment. City, Rural, and in Mega cities with rules up the wazoo in different states. I was always treated as an outsider because I was, plain and simple, when in Rome do as the Romans do. My previous husband's position in our travels was quite prestigious and I needed to march by the local rules and I did willingly and respectfully. We represented the state of Washington at that time and our behavior mattered. There was no shenanigans. To view the display of people who rent your home and someone else's house for a weekend which is next to my current abode has been a real eye opening experience for me. It appears Seaside is a town where you can do any damn thing you want to. The owners aren't around and who in the Sam Hill is going to bitch about what is occurring in a rental home. Sure, I am an old bugger, in my opinion. My upbringing and treating people in proper respect is the way I was brought up. Apparently the ragamuffins that rent your home feel the same way right now. Your so

called prim and proper vacationers are hollering up a storm in the backyard in the hot tub. Hey, why not? Not Our town. They have the who-cares-who-lives-next-door attitude, laughing and being overly zealous and obnoxious adults who should have respect. If you only knew what goes on in your home, your house is a party house. Some neighbors refer to it as a frat house. Hey, they pay your rental fees and don't burn your home down. Do they?

Seaside has 320 or so vacation rentals. She cannot believe that she is the only one who has this concern and is just asking you, begging you to make Seaside, not a disrespectful town, have some clout to your regulations, enforced them, penalize the people who continually violate the rules and regulations. Please!

Chair Hoth asked if there was any other comments. Mr. Cupples stated that the city council, held their goal setting session, and they've identified, he thinks it's Randy Frank, who's going to want to look at modifications to the VRD ordinance. That was slated to actually be done before the end of this year for the VRDs. So that you're aware, staff has been working with the property owner. They have adjusted their property manager and he won't tell you that they won't continue to be some violations of the ordinance provisions. But hopefully we'll minimize whenever it does happen. He does have a list of additional things that the owners are going to be required to do. And so that's in process right now with the current home. Vice Chair Posalski stated that we've talked many, many times over the last year about how people just need to complain about the VRD and at what point would it come back to the Planning commission. Mr. Cupples stated that it can be brought to the planning Commission and if they're brought to the planning Commission and he hasn't actually run that through Dan Van Thiel but when you bring that back before the planning Commission, the Planning Commission can then, re-review the VRD request and whether or not that runs through problems with Oregon's method of doing land use decisions. He doesn't know because it hasn't been tested in Seaside as far he knows to say, yeah, you're going to do it or you're not going to do it. But if this was going to come before the planning Commission, it would have to have a published notice done just like it would be if it was being reviewed and you'd have to have the owner of the property there and any complaining party and that would be up for a formal public hearing. Vice Chair Posalski asked if the planning Commission has guidelines as far as at what point a VRD is revoked, by you, by us. Mr. Cupples stated that the ordinance doesn't clearly say it would be revoked. It says that it's up for review basically. So whether it's up for review and it's being modified or it's up for review that would be an appealable action as well. Commissioner Teri Carpenter asked if they're reviewed once a year, or do you have to apply for a license once a year like most of the businesses now? Mr. Cupples stated when you get a vacation rental dwelling license that license goes until the property sells. Commissioner Teri Carpenter stated maybe that needs to be reviewed. Vice Chair Posalski stated we have so many VRDs that come before us and most of them, nobody shows up to say anything about them. Vice Chair Posalski stated you (Ms. Woodman) coming to us to tell us this is extremely informative and helpful because it allows the planning Commission to see that there is a flaw in the system that we have in place. Ms. Woodman stated with the ones that she picked out and are in the packet, there were people that were in opposition and they did express their feelings and they express their frustrations, but nothing came of it. She went clear back to 2010 and she has one for every year. Chair Hoth stated that it was his understanding that there were sufficiently documented and they had followed the rules in terms of contacting people and had not received satisfaction that it would come before the Commission and that we would then have the ability to revoke that license if we found that there were egregious. Mr. Cupples stated, yes, but it still has to go through a land use action when you do that. Chair Hoth stated Okay, but it can happen we had discussed in particular, you need to call this person and you document that this has happened and it would appear that there is documentation here and then she has seemed to follow some of those procedures. Would this not be one? Mr. Cupples stated that might be, if I wasn't seeing any effort on the owner's part to make changes and try and get into compliance. Ms. Woodman stated she has been speaking with him since 2015 and he's giving them too many chances and that's not fair to her. Having to wait every time some new group comes in. She had to go Mark Winstanley to rattle his cage and to push it even a little bit further. She came to Mr. Cupples in August and didn't get any letter from him until December. Mr. Cupples stated that he already apologized for that. Ms. Woodman stated she knows that, but her life matters. Mr. Cupples stated that he understands that. Commissioner Bill Carpenter stated there's the issue, we have no justification to reject any VRD that is brought before the Commission that meets the criteria. Chair Hoth stated that's a separate issue. Once the Commissions has granted the license they need to follow the conditions. Then we supposedly do have something to say. Vice Chair Posalski stated it's somewhere between us approving and the enforcement that we're being promised. There is a downfall, is an ordinance a thing or is it a guideline thing that needs to be written within the department that says if we get three complaints on a VRD, it gets reviewed by the

planning Commission? Mr. Cupples stated that could be. Vice Chair Posalski asked how would that happen then? Mr. Cupples stated that would be on the Planning Commission saying if there are three complaints from one individual property owner that's grounds to bring it back before the Planning Commission notify the owner that they're going to be pulled up for review. Vice Chair Posalski asked if that is something that goes into our conditions of approval to move forward or at any time we can vote that, that is something that we want. Mr. Cupples stated it can be your policy. Commissioner Teri Carpenter asked if that is a policy we create or is that created by city council. Vice Chair Posalski stated this would be the time for us to look at it under ordinance administration. Mr. Cupples stated Bonnie has had a lot of different types of complaints over time, whether it was dogs barking or it was people and he wasn't aware until recently that, there were issues around the hot tub and that's one thing that you actually put conditions of approval on now. But it's a question, of well, is it parking? Is that they parked on the street three times and that's up for review. Are they parking in front of someone's driveway? Did they park there for a short period? Those are all somewhat judgment calls and the reason that you have a local contact, the local contact is supposed to be the one who's going down and taking care of that. Well it's not a matter of there was a problem and it was corrected but there was a problem and because there was a problem, it's grounds for bringing it up for review. Then that's something that you can decide. Chair Hoth asked if they have to create this policy in order to act on anything at this point. Mr. Cupples stated if you want him to follow a policy that says three and you're in, that's fine with him. Chair Hoth stated, does that mean that right now you wouldn't bring anything to us or you have no ability to bring anything to us? Mr. Cupples stated he guesses it would depend on what the pattern of the complaints are. Vice Chair Posalski stated that there is no set mechanism for that to come back to us. Commissioner Neubecker stated because there's nothing that says parking noise, over occupancy, you have to combine that all together. It says three complaints against that property. No matter what it is, they come to the Planning Commission. Chair Hoth stated it needs to be a policy. It also needs to be in the conditions. It's our policy and our conditions that state this whole thing is pending complaints. Vice Chair Posalski stated that he would move that we put that in place. If we start seeing too many of them, we can make adjustments. It's an enforcement action it is beyond them but just sending a letter saying you can't have people park in the street, and in order to continue your VRD you need to come to the Planning Commission and understand how serious it is.

Mr. Cupples stated if there are complaints and you want staff to work with the owners up to two complaints and the third one goes before you, then that's what staff will follow. Chair Hoth stated maybe it would be easier for Mr. Cupples as well if you had some language where you didn't have to determine whether this one was serious enough. Mr. Cupples could let the owner know that when there are two complaints, if there is another complaint against them, it will go before the Planning Commission for review. Commissioner Teri Carpenter stated maybe this would be a good conversation for a workshop meeting. Maybe the owners can get three complaints a year, because things happen and some people act better than others, but you know, it's just like three complaints for the life of your VRD then that would be a little much. Chair Hoth stated the threshold has to be around three it can't be just somebody complained because anybody can complain about anything, but if there's complaints and documentation, we could lay out at least enough rules in the policy to give you a kind of guideline to say, okay, I've received this many, they've contacted the property manager, this one was not resolved, we've had x number of complaints. If the complaints meet all the criteria then it comes to the Commission and we could probably lay something out. That would be at least more fallible and concrete that they would bring it to us and then we would be able to review it and revoke it, if we found it sufficient. Vice Chair Posalski stated with this input, would Mr. Cupples be able to draft something like that for us to look at, at the next Planning Commission meeting, or at the next work session. Mr. Cupples stated if you're going to do it, he'd rather draft it and have it before you at the next Planning Commission meeting because then you're actually in a position to say yes or no this is what we're considering as a policy. Chair Hoth stated there is one issue that just came up a couple meetings ago, and he asked Ms. Woodman if she was renting the property. Ms. Woodman stated yes. Chair Hoth stated that we came up with the idea of notifying people who the responsible party was in order to contact when there are problems. Those notices go to property owners, they don't go to the renter. Ms. Woodman stated that her landlord never received the notice. Chair Hoth stated even if they did, the renter still wouldn't have received notification. The Commission has discussed the possibility when we do these mailings, they go to the property owner and they go to the property address. We're not sending out that many of them so that doesn't seem to be that much more of a problem to do that. When he worked at the county and he had to notify people of changes and he had to do that. He had to look at the tax records and find out who the owner was and then he also mailed it to the specific address in case people were renting and who were also involved in the decision. He thinks that's something we should also highlight and identify. Chair Hoth stated to Ms. Woodman just so she knows

Erin Barker is now going to be taking over and she is pretty good and she's good to talk with and she's pretty responsive. He's hoping that she will be more responsive to concerns and Ms. Woodman would be able to talk with her and hopefully things won't be quite as bad. Commissioner Teri Carpenter stated she thinks if she was living next door and just moved in and the letters have already gone out, and it was already a vacation rental there, she wouldn't know who to contact. She would never know who to contact and it would take her hours digging through the City's website. As good as the City website is, it's kind of painful to use sometimes. That's the issue. How do you find out a number that they can at least start with? Ms. Woodman stated that's why she was suggesting a central location that some Tom, Dick and Harry can call up and say, who the heck is the property manager on this piece of property? Chair Hoth stated that would be the planning department. Ms. Woodman stated the average person wouldn't know that. Chair Hoth stated that whatever solution we do manage to come up with unfortunately it may not be a perfect one, but he thinks we can definitely make some changes. Commissioner Teri Carpenter stated that some people have vacation rentals on a plaque. There could also be a number on that plaque as well. I'm just saying there's something.

Mr. Cupples asked Bonnie if she had a mailbox at the house. Bonnie stated no, not at the house. Mr. Cupples stated that she's one of one the ones that if we were trying to notify neighbors, there's no way that we would get noticed unless we knew what her P.O. Box was. Ms. Woodman asked if the property owner or the property manager be allowed to go to the neighboring neighbors and post the identification of this information. Mr. Cupples stated we don't allow you to post door hangers in Seaside. Erin will probably wind up being a person who goes around and actually knocks on the doors. Ms. Woodman stated that she believes she would. Mr. Cupples stated that as far as sticking door hangers on you couldn't do that because it's against city ordinance. Chair Hoth stated you can see some of the difficulties we have trying to make these rules. It's not easy but we're certainly trying. Ms. Woodman stated that she is grateful for that. The owners of this house next door were so PO'd, at her rattling their cage they went to her landlord and ask them to evict her. Chair Hoth stated that he appreciated her coming tonight and appreciates her comments. These are issues that are not new to the Commission and again, as you can see there are many difficulties in trying to deal with them adequately, but she's given the Commission some ideas and we're certainly going to pursue them and see how it goes. Chair Hoth asked her to stay in touch and come in and talk to the Commission occasionally if you'd like. Commissioner Teri Carpenter stated that City Council meetings are good to go to. Ms. Woodman stated that is her next approach. Chair Hoth stated that those are second and fourth Monday of the month. Commissioner Bill Carpenter stated that there is an opening on the Planning Commission if she would like to apply.

COMMENTS FROM COMMISSION/STAFF: None

ADJOURNMENT: Adjourned at 8:00 pm.

Chris Hoth, Chairperson

Debbie Kenyon, Admin. Assistant