

MINUTES SEASIDE PLANNING COMMISSION
February 7, 2012

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

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, Bill Carpenter, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE CONTACT: Chair Horning 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. Chair Horning then asked if any of the Commissioners wished to declare a conflict of interest or exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the January 3, 2012 minutes;
Commissioner Ridout made a motion to approve the minutes with the corrections that Commissioner Hoth requested regarding relocating the tree instead of removing it. Commissioner Carpenter seconded the motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Horning:

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.) 12-002VRD is a request by Carol & Eugene Pomeroy for a **Three** (3) bedroom Vacation Rental Dwelling Permit within the Residential High Density (R-3) zone. The property is located at **662 Necanicum.**

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

Chair Horning asked if there was anyone who would like to offer testimony in favor of the request. Eugene Pomeroy, 18903 Boynton, Oregon City OR. They purchased the property November 1st and would like to have it as a vacation rental when they are not using it.

Chair Horning asked if there was anyone else who would like to offer testimony in favor of the request. Erin Barker, Beach House Vacation Homes. Erin stated that this was a vacation rental with the last owners.

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

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

Commissioner Ridout asked being as this is a duplex do the Pomeroy's own both sides. Mr. Pomeroy stated that they only own half of the duplex. Commissioner Ridout asked what the use of the other unit is. Erin Barker stated that it is a vacation rental now and she manages it and it is up for sale. Commissioner Ridout stated that the only thing that bothers him is the parking. He doesn't like the way it's stacked. Mr. Cupples stated that it has been allowed and they will probably have to move cars around but if they are smart they will park the vehicle that will be used the most closet to the road.

Commissioner Hoth stated that it is a legitimate concern, but Erin will have the renters straightened out beforehand. Commissioner Dideum said that she has the same concerns. Erin stated that she does go over the parking requirements with the guests.

Commissioner Romine stated that we have a complaint driven process in place and then when someone does complain we can deal with the issue, if one does arrive. Erin stated that they tell the guests that if there is any violation that they can and will be asked to leave with forfeiture of all deposit and rents.

Chair Horning asked being as this was a vacation rental before, was it rented with a nine person occupancy at that time and were there any complaints? Mr. Cupples stated that Glenn isn't here at this time but he's pretty sure there were no complaints.

Mr. Pomeroy asked if he or Erin will be notified of the complaints. Mr. Cupples stated that the property manager is the one who should or will be notified.

Commissioner Ridout stated that on the staff report #11 isn't entirely correct, which states that a carbon monoxide detector is required in all rental units. Mr. Cupples stated that Commissioner Ridout is probably correct that carbon monoxide detectors are required only if there is a source, but he'll check with the building official.

Commissioner Ridout made a motion to approve the VRD under the guidelines that staff has presented. Commissioner Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: Elections of Officers: Commissioner Hoth stated that the current elected officials have been doing an exemplary job and would love to see them continue in their current positions with Tom Horning continuing as Chair and Ray Romine continuing as Vice Chair. Commissioner Carpenter closed the nominations. Mr. Cupples stated that the nominations are now closed. The motion was carried unanimously to keep Tom Horning as Chair and Ray Romine as Vice Chair.

COMMENTS FROM THE PUBLIC: Erin Barker said that Bob Mitchell sent her something that stated that if you have a CO2 source then that is when you need to have the carbon monoxide detector. But then something else came out that said all rental units need one so they have been putting them in all rentals. But it's still unclear.

COMMENTS FROM COMMISSION/STAFF: Mr. Cupples wanted to introduce Joe Otts he is the R.A.R.E participant. He is working on a number of public tasks: the Food Bank relocation, the Foredune Management Plan, the Tsunami Barrels assigned to homes and the Natural History Park. Commissioner Carpenter asked if the planning commission will see the Foredune Management Plan. Mr. Cupples stated that yes, probably sometime in March. Chair Horning stated that he has worked with Joe on a few projects and he stated he's a good man. Commissioner Ridout asked what R.A.R.E stands for. Mr. Cupples stated that it means Resource Assistance for Rural Environments. It's a program where the University of Oregon invites students that are usually graduate level students or people who are going to go on in education, to apply for their position it's like getting work experience in the field, and providing that educational resource to small communities and they are used extensively throughout the state. Prior to Joe coming here we had Darcy Connor who was here in 2002. She worked on the downtown parking project, and this is being brought back up again. We had Darcy on not just for R.A.R.E student but we also kept her on because a grant came up and that was our first outreach grant for tsunami education.

ADJOURNMENT: Adjourned at 7.45 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant