

MINUTES SEASIDE PLANNING COMMISSION
February 7, 2017

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

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Steve Wright, Chris Hoth, Bill Carpenter, David Posalski, Dick Ridout and Ray Romine, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director
Absent: Teri Carpenter

OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT: Chair Romine 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 Romine then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact. There was no response.

APPROVAL OF MINUTES: January 3, 2017;

Vice Chair Carpenter made a motion to approve the minutes as submitted. Commissioner Wright seconded. The motion was carried unanimously.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Romine:

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.) 16-069ZC- A request by Sierra Partners IV – James Folk for a zone change at 2145 N Wahanna Rd. (T6 R10 15AB TL: 201). The proposal will rezone the upland suburban residential (SR) zoned portions of the subject property (approximately 2.5 acres of the 3.75 acre parcel) to high density residential (R-3). This would allow urban density residential development in conjunction with annexation of the property that is within Seaside's current urban growth boundary.

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. James Folk, P.O. Box 2165, Gearhart. James has been in the banking industry for 25 years. There is a need for housing and that's why he is asking for the zone change.

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

Chair Romine asked if there was anyone who would like to offer testimony in opposition. Kim West, 1946 N Wahanna, Seaside. She has lived there for 5 years. The road gets a lot of use and there are lots of deer and elk in the area. There are no shoulders on Wahanna. People walk and ride bikes on Wahanna all the time. There are still lots of log trucks on that road. There are big safety issues. Their Granddaughter lives with them and they are on disability and can't afford the expense of hooking up to city sewer and water. That would be a huge disadvantage for them. They like it the way it is.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Don Olson, 2410 Boehm Acres, Seaside. He lives less than a ¼ mile from this property and he is also the Operator of Stanley Acres water. On page 8 of the staff report it states that the property is served by

city water, that is not true it is on Stanley Acres water. They have the Retreat Apartments up on the hill and that is a dog patch. Then there is also the Pine Sol trailer pit is pathetic (Pine Cove trailer Park). We have enough of that in our neighborhood. He doesn't feel like we need it.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Donna Lyons, 89525 Dellmoor Loop in Warrenton. Donna is here on behalf of her mother that lives 2045 N Wahanna. There are several elderly people that live in the area that are very concerned about this new development. Mr. Leader lives across the street from this proposed new development and is also quite upset about this. When Donna is backing out of her mother's driveway on a weekly basis it's difficult. The driveway to forty units which are going to be one to three bedroom units, there is not enough room for that much traffic. She would like to see an exit maybe through NCFE at some point. Concern # 1 is the fire department turnaround, #2 is affordability, #3 this property borders her mother's property and they have a horse and she isn't sure how secure this new development will be. There is a lot of wetlands behind this proposed project and doesn't want to see kids out there playing in the wetlands. This has gone from a couple of duplexes to 5 eight plexes. That's a lot of people. Maybe if there was another exit. Wahanna Road is the only road that the locals have. She agrees with Don regarding Pine Cove and the Retreat Apartments, she has been up there and that area is served by the Sheriff for non-emergency calls and she's not sure how long it would take to get the Sheriff there. The recent incident was a couple of day standoff, and she's not sure how they would deal with another one.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Susan Romersa, 1410 Donnerberg, Seaside. A lot of the people in that area have had to invest in sand septic systems and that was a cost of \$12,000. If they are forced to hook up to city sewer and water that would be a great cost for those who are on a fixed income. Whenever Seaside has a great number of visitors there is a great smell in town. Now with adding these units it's not going to add anything favorable. What about the new tax structure? Will they have to pay more taxes? If so that would put many of the residents into a hardship. She has lived here 11 years and likes the way things are. With the schools moving up the hill that will add more taxes. Susan was also wondering if there are any demographics for this, in Portland they didn't let people know that there were going to be renting to disabled and mentally ill people. What are the demographics for this site?

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. James Sturgeon, 1400 N Wahanna. His main concern is for pedestrians on the road. He went to his mailbox which is across the street and paused to get the mail and then there was someone waiting for him. There are laws in Oregon that if a pedestrian walks up to the street to cross the street drivers must stop but that is totally ignored on Wahanna. There is insufficient access for people to walk along Wahanna to get to the downtown area or parks or any of the things they want to be doing in town. The last improvement that he remembers along Wahanna Road was the stop sign that was put on 12th and Wahanna. There is always need for more housing in Seaside. He doesn't see this as a great location in Seaside.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Marie Hoffman, 1699 S Wahanna, Seaside. Marie stated that she has lived on Wahanna for over 40 years. At night it is very dark and she has almost hit someone, twice. With that traffic that is on the road it is more like a goat trail. There are no lights. South Wahanna there is more lighting and sidewalks, North Wahanna has not been improved. There are more houses on North Wahanna and most of those homes abut the road. She doesn't even know where you would put the sidewalks on North Wahanna. She knew a woman who actually hit someone on Wahanna. There are lots of people who walk that road and they wear dark clothing.

Chair Romine asked if there was anyone who would like to offer testimony in opposition. Dawn Miller the daughter of Billie Windsor, 141 Hilltop, Seaside. She is looking for clarification, she wanted to know how many letters went out. She is very concerned with the Estuary and wetlands. In the proposal it stated that the parcel is 3.75 acres but there is 1.91 that is considered wetland and to her understanding that cannot be touched. She would like to see more clarification from the letter that North Coast Family Fellowship signed stating that "we" are not opposed to the development. It seems that a lot of people at the church didn't know about this until the issue was raised a week ago. What do you consider multi-family duplex, tri-plex, four-plex? There are eagles back there and they are on her mother's property and she doesn't want to see that disturbed. The traffic on Wahanna is increasing over the years and that's not rocket science. The 2.5 acres that they want to develop without disturbing the wetland, how is that going to happen. When you build on this property how does this impact the neighboring properties? Her mother also has a horse and the fence there will not be adequate for anything. So who is responsible? Her mother has been there 40 years wanting the rural feeling. There are a lot of issues

here and there are way too many residences being proposed. This spot zoning doesn't work. She is opposed to this and we really need to think about this before it gets the stamp of approval.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Susan McDonald 1490 Donnerberg, Seaside. She has two acres and lives right on the lake. Her concern is the wetlands and the amount of people that will live in those units. Think about the amount of cars that will be on Wahanna with the additional 40 housing units. The wetland is nothing but muck she has had her grandchildren stuck in there it is like quicksand. She is concerned about the wildlife and eagles. Kids with BB guns will kill the eagles. Please really think about this.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Did not give name. She's 83 years old and her family has lived in Seaside for over 100 years. Seaside has a lot to offer. She used to have a flower stand on the road and people would often tell her how wonderful it is to be able to go for drives in the rural areas. She knows money talks. When people come here to work they usually have two cars and that would put a lot more traffic on Wahanna. There are a lot of people who didn't get the letter and she made sure that she let other people know. Her neighbor may have got the letter but he is in a care center and she doesn't know what happened to his letter. A lot of people have told her how much they enjoyed watching him work out in his garden and he has had some pretty close calls.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Maria Pincetech (Pincetich?) 86273 S Wahanna, Seaside. She is not for or against this. Maria asked if this was in the low lying flood zone. Audience members answered yes. There is only one egress. Because this is in an A flood zone would the commission consider additional exits and access points. Commissioner Hoth asked if she was complaining about the insufficient exits. Maria stated that she is interested in the correlation between looking at the area in the Cove that required two entrances and exits and this only has one, so yes she is ever so slightly in the negative. Commissioner Hoth stated so that is your concern the exits and entrances. Maria stated that and the tsunami stuff.

Chair Romine stated that now is the time for rebuttal. Jennifer Bunch, Wickiup Consulting, Po Box 1455, Astoria. Traffic and pedestrian safety is always a huge concern on Wahanna. Mr. Folk will do his part as required by the TSP to dedicate a five feet of right of way on each side. The right of way right now is 30 feet and he will do five feet on each side for a multi-use path. They realize that is just a small section but it is a step forward which is required by the TSP. There was an error about the Stanley Water Association. She has heard comments tonight that we don't need this, but if you refer to the documents submitted it shows that 75% of the people who work here don't live here. It is advantageous for those people to live in Seaside. That means they will spend the money here, use less energy traveling to and from work, they will probably be better employees because they won't have to worry about their kids living in Astoria or Knappa Swenson area. It is encouraged to have your employees to live in the city that they work. There were concerns regarding emergency access and turn around, what was submitted is very preliminary. Any design that will happen will meet the appropriate codes. Regarding the wetlands, Mr. Folk does not plan to develop in the wetlands that is not an issue. There will be 1.9 acres that they plan on re-zoning. They are not proposing to change anything in the wetlands. She heard a question "what is multi-family?" multi-family is a structure that has three or more units. This is in a flood zone and any development will occur in accordance with the cities flood ordinance. There is concern that people with the larger lots want to keep the rural character, she just wants to remind everyone that the UGB is the area that is designated for expansion. Mr. Folk will put a fence around his property to make sure any children that are going to reside in the complex will respect the property line. Commissioner Ridout stated that in the packet it says that the rentals will be at a marketable rate. Who are you targeting and what will that rate be? Jennifer stated that it will be whatever the market rate is at the time these are completed. Commissioner Ridout stated that if you are financing this then you have to have something in mind, what are you targeting? James Folk stated depending on when they are built, but could be anywhere from \$800 up to \$1300. They don't know until they are built. These are going to be very nice units, not something like Pine Cove Trailer Park or something like that. These will be something that the city would be proud of and kept up. This will not be an eye sore. Commissioner Ridout stated that being as Mr. Folk is in the banking industry he should have an idea of what they are going to be renting for. Mr. Folk stated that none of the trees on the west side of the property will not be touched. They are not trying to take anything away, he loves the wildlife as much as the next person. Traffic is traffic with all the comments that were made traffic is that way all along Wahanna. He wishes that he could make the whole road safe but he can't. Vice Chair Carpenter asked Mr. Cupples if this property is out of the city limits. Mr. Cupples stated that was correct. Vice Chair Carpenter then asked if they were to approve this and move this forward it would be moved on for approval into the city limits to be able to access the city's sewer and water. Mr. Cupples stated in order

to have access to the city's sewer and water you would have to be annexed into the city. Vice Chair Carpenter then asked if this piece of property were annexed into the city does that put any burden on the adjoining property owners to connect to the city's sewer and water. Mr. Cupples stated no, but he will preface it some, because they're preliminary concept for providing sewer to the property is coming from the wet well that is at the corner of Lewis & Clark and Wahanna would be coming down in front of the church which is already served by sewer and they wouldn't be extending the sewer any further. There is a requirement that if you are within a certain distance from a city sewer line you are required to hook up provided that sewer is available. That is not requiring annexation and hook up of other people because you haven't gone past this property. Could we be looking in the future to extend that line for other future development that is something that we need to look at but not under this request. Chair Romine stated one of the other question was extending the tax basis. Mr. Cupples stated that there are different tax codes and when you are in the city that is one tax code and when you are out of the city limits then it's a different tax code. Commissioner Hoth stated that some of the public's comments are that there will be 40 families living there, but there will be one, two and three bedroom units and there should be a family living in a one bedroom apartment. Commissioner Hoth also asked if Mr. Folk has done a rate comparison currently and what are they renting for. Mr. Folk said for a one bedroom it is \$800 to \$1100 per month. Commissioner Posalski asked if the submittal was based on the larger parcel or is it based on the 1.9 acres. Mr. Folk stated that it was based on the 1.9 acres. Commissioner Ridout stated that the church stated that they do not have a problem with this and have not taken a stand one way or another. Mr. Cupples stated that there is a letter in the packet from the church. Commissioner Ridout then asked if the church was considering rezoning the church property. Mr. Cupples stated not that he is aware of. Commissioner Ridout then asked if there was a benefit for them to rezone. Mr. Cupples stated probably wouldn't be any unless the church says they have the ability to provide additional housing for the church or next to the church, but with the size of the parking lot it kind of limits what they can do now. Mr. Cupples stated in the SR zone they can have livestock and if they are in an R3 zone they can't. Chair Romine asked Mr. Folk if there will be any green space, or playground area. Safety is a concern and children don't always abide by the rules. Mr. Folk stated that there is a big green space and plenty of room to put in a playground on the south side. Commissioner Posalski asked if the fence will go around the property or just along the residential side. Jennifer bunch stated that they will follow the guidelines of the wetland zoning. Vice Chair Carpenter asked if this will come back before the planning commission or go straight to city council. Mr. Cupples stated that a zone change is setting the stage and creating a development potential for the property. They have provided a sketch on how they would like to develop the property but that is far from a set of plans that would be reviewed for development. If you pass this on to city council for them to approve it saying yes we believe an R3 designation is justified and the neighbors' concerns have been addressed the best that they can be addressed. If there is something that you feel needs to be addressed you can point that out and make a recommendation. The preliminary development, that wouldn't come back before the commission. Commissioner Ridout is confused about the south property line. Mr. Cupples stated that it is the angled line. There are instances along Wahanna where there is already R3 and SR zones side by side. Commissioner Ridout asked about the property west of Wahanna Rd. Mr. Cupples stated that they are not going to rezone that. Chair Romine stated just for clarification we need to move one way or the other on sending this forward to city council. Mr. Cupples stated you can make a recommendation to the city council to approve or deny or ask for additional information from the applicant or you can make a recommendation that you think this would be better as an R2 zone than an R3 zone. Vice Chair Carpenter stated that Wahanna Rd is a unique road and you only have a 30 foot right of way through that area and then allowing 5ft on either side for sidewalks. Mr. Cupples stated that he thinks the cross section under the TSP for Wahanna Rd is smaller than 40 feet wide. Commissioner Hoth stated that we are just looking at the zone change not the development of the property which has potential for an R3 zone and if that is appropriate for the site. So the question is, is R3 too much density and is R2 better or should we just leave it in the SR zone. Commissioner Ridout stated that we need more housing, we have gone through the urban growth boundary for months and got nowhere. Now we have something that is in the Urban Growth and a willing developer to come in and develop it, if it can be zoned to a use that can work. The housing is needed, he doesn't think that's a problem there. Now whether that is appropriate, if it was next to his house he probably wouldn't think it's appropriate but there are things that are next to his home that he thinks are inappropriate and he lives with it. It's just the way it is and property sells and needs change and we have no better direction to go with the city expansion except on the east side. He is not ready to make a decision tonight. Vice Chair Carpenter stated that he agrees we need more housing in Seaside. This is an opportunity and it is within the UGB. He understands the concerns of the neighboring properties. We have addressed many of those concerns other than the safety of Wahanna Rd. That's a bigger problem that they can solve right now. Commissioner Posalski agrees that we need more housing there is high demand and lack of availability

which continues to drive rents up. Chair Romine asked Mr. Cupples if he could let the commission know what the calculation per net acre the difference would be between R3 and R2 what is the density difference would be. Mr. Cupples stated that it would be half. Mr. Cupples stated that he believes there are findings in the report, if not he would have to do some number crunching to get those numbers to the commission. Commissioner Posalski stated that number 10 essentially says there are small areas that are high density but are under 2 acres. Mr. Cupples stated that the property that he looked at were in the Mill Creek area behind All Rents that was the smallest one that he saw. Commissioner Hoth stated that if the commission sends this to city council, they will have to approve as well. Could they send it back to us for further input or would they just say yes or no. Mr. Cupples stated that they could send it back to the planning commission for further input or better clarification.

At the end of the Commissioners discussion, Commissioner Ridout made a motion to continue this until the next planning commission meeting. Chair Romine stated that he agrees with the housing need but there are enough considerations tonight that a continuance would give them a better opportunity to look at the comp plan and how it plays into the comp plan. Commissioner Posalski stated that they have been having the discussion whether a different designation would work and the goal of the R3 is to have additional housing, his question for the developer is would a R2 designation eliminate the profitability of the development or will it cancel the development. Vice Chair Carpenter seconded and the motion was carried unanimously to continue this until the March 7th meeting at 7pm in the council chambers.

B.) 17-002SUB: A subdivision request by Nordoff Pacific Capitol, LLC. The subject property is located at the northwest corner of Wahanna Road and Avenue S (T6, R10, S22C, TL# 800 & 801) and it is zoned Medium Density Residential (R2) and Aquatic Natural (A1). The applicant is seeking a tentative plat approval for a three phase residential subdivision that would ultimately create 45 lots. A 58 lot preliminary plat was previously approved for this site (06-005SUB); and although it was partially constructed, the infrastructure was never completed.

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

Vice Chair Carpenter stated that his question has to do with phase three and the allocation of the proposed sidewalk along the curve of the property. It only shows from lot 36 to lot 41 along that corner there is no allowance for a sidewalk along lot 32 through 36 or continuation from lot 41 to lot 1. Commissioner Posalski stated that he is concerned about lot 45 it is surrounded by streets. Chair Romine stated that his concern is that the lot is in the middle of the road. Commissioner Ridout stated that obviously something has happened since this was first submitted.

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Jennifer Bunch, Wickiup Consulting, PO Box 1455, Astoria, She cannot answer what happened since the last time this was submitted. Mr. Ritchie couldn't be here tonight because of the weather and road conditions but he will be here next month. Chair Romine asked if Jennifer would be able to address the island lot. Jennifer stated that it is no different than a corner lot, you could request that they do some kind of barrier or screening on two sides as long as they don't impede on clear vision or any roads. Mr. Cupples stated that he would like to recommend that the planning commission to consider is that if you wish to ask for some sort of access restrictions on any property that one would be star candidate rather than have access pulled directly onto Wahanna Road. You could specify where access would be limited to an area where you want to keep a reserve for access. Likewise there is no access restriction all the way along phase 3. Lots 32 to 35 look like they would be good candidates for that. Which also opens up the question if that small alley way is sufficient enough to provide access. It doesn't appear that it's too small but that's something that staff is looking at. Vice Chair Carpenter asked what is the width of that. Mr. Cupples stated that he believes that it is 20 feet wide. Jennifer stated that she agrees, it's 20 feet. Vice Chair Carpenter asked if the city would assume responsibility of the roads once the project is completed? Mr. Cupples stated if that is the proposal and that's the way he understands it. That street is not shown with any sidewalks and it is substandard and looks like it is being used as a minor local street and that is a question we could ask the applicant to verify. Vice Chair Carpenter asked if there was a reason that it was done as an alley way and not a continuation of the street. Jennifer stated that she thinks the developer wanted bigger lots but she will bring that information to the next meeting. Vice Chair Romine stated that it would be a great concern if we did not restrict the access on Wahanna and Avenue S other than the two roads that collect the new home traffic. Jennifer Bunch stated that any concerns that the commission may have they could get them to Mr. Cupples and then he could forward them to her so that she could have time to review them before the next meeting and they are not proposing any zone change for this property. Mr. Cupples stated that they would need 7500 square feet per lot to put a duplex on them and for zero lot line town homes would need 3750 sq. ft.

Jennifer stated that the discussions that she has had with the developer is they would like single family dwellings.

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

Chair Romine asked if there was anyone who would like to offer testimony in opposition. Virgil Ruiz, 1840 Huckleberry, Seaside. His question is with the map, he is not a transportation person. He lives within two blocks of this new development, the narrowness of the street has issues. A duplex has two residences per lot and with 90 lots that makes it 180 more cars on that road. If anyone in this new development parks on the street there is no way that they will be able to get around in there. How could this have been approved without parking being considered? The street is way too narrow.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Mary Kemhus 86183 S Wahanna, Seaside. She is not in opposition but she is asking for guidance regarding the erosion control. On the south side of Wahanna, there is a 12 inch drain pipe that goes onto her property. When that development was first put in that drain pipe was put in without their approval. She is looking for guidance now because if any more water comes through that pipe with the new development her property will become a swamp and she doesn't want that to happen. What does she need to do? And is this the appropriate time to bring it up? Chair Romine stated that now is not the appropriate time but she needs to talk with public works and they will be able to help her.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Marie Hoffman, 1699 S Wahanna, Seaside. Marie stated that the reason that this didn't go through the first time was because the infrastructure didn't pass and that's why it stopped. She is wondering what their plan is to fix this. Chair Romine stated that this will need to pass through public works before they can proceed.

Chair Romine asked if there was anyone else who would like to offer testimony in opposition. Maria Pincetich, 86273 S Wahanna, Seaside. She would like to say thank you to the owners for clearing all the scotch broom, it was coming into their pastures. Will the sidewalks curve all the way around Avenue S and Wahanna? There are actually two lot 45 on the site plan. Is lot 45 in the middle of the road going to be a duplex? Chair Romine stated that the size of that lot could accommodate that. Sidewalks is another issue. In Harry Henke's development there are sidewalks, but in the development there are just curb cuts. The last questions is regarding egress, is there going to be a turn lane into the development? Because people go really fast around that corner.

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

Jennifer Bunch stated that they are not requesting a zoning map amendment. They are only developing the current zone.

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Hoth stated that lot 45 should remain vacant and access to all of these lots should be coming from the interior not from Avenue S or Wahanna Road. Commissioner Ridout asked if we are incorporating what is currently there or are they changing the infrastructure. Mr. Cupples stated that public works has a punch list on what is needed for the infrastructure. Jennifer stated that the owners will work with the city to develop this site. Commissioner Ridout stated that if the streets are going to be city owned ever, obviously that little alley way and the main streets are not wide enough. He would want this to meet city street standards. Commissioner Posalski stated that he would like some guidance on lot 45 and how that ties into the TSP. Vice Chair Carpenter stated that if the alley way was going to be enlarged then the corner lot 17 and the corner lot of 16 will need to be reshaped and lot 32-35 will need to be made smaller. Commissioner Posalski would like to see the sidewalk be put in, in phase one. Chair Romine stated that is a huge expense for them to put that in first. Commissioner Ridout stated that they did not submit any timeline and he feels that sidewalk should go in with phase one. Chair Romine asked about the drain pipe and why is it there. Mr. Cupples stated that is sounded like they put the drain pipe in and didn't get the authorization to put the pipe in. The applicant could respond to limiting the water coming through the pipe so it is not damaging the neighboring property owner. How are they going to address the storm drainage from that site if that drain pipe was part of that drainage and it was not authorized? Are they purchasing a drainage easement from the neighboring property owner or are they routing storm water to some place because it doesn't look like there is a storm system there.

At the end of the Commissioners discussion, Vice Chair Carpenter made a motion to continue this until the next planning commission meeting. Commission Hoth seconded and the motion was carried unanimously to continue this until the March 7th meeting at 7pm in the council chambers.

C.) 17-003CU: A conditional use request by Baysinger Architects, Paul Reed that will allow the expansion of the existing amusement arcade and the addition of a second floor laser tag area within the Carousel Mall. The property is located at 300 Broadway (T6, R10, 21AB TL: 12700) and is zoned resort commercial (C-2).

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

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Zach Poole. He did read the staff report and agrees with it. There are a couple of things that he would like to mention is that on section 6.1 regarding the occupancy it says of 20, that is referring to the laser tag arena itself. If it's on the second floor they would like to see an elevator because from time to time there maybe someone in a wheel chair and may need assistance and in that case there may be more people in the laser tag arena. Some of the square footage may be adjusted because of the elevator. There may be some modification to the interior once this goes to the building official for his review. Downtown Seaside needs something for kids to do. The two nearest laser tag arenas are in Long Beach Washington and Beaverton. It's a good attraction for the area.

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

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

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Hoth asked if they are putting an elevator in. Mr. Cupples stated that is a building code issue but he did mention it in the staff report. Commissioner Hoth stated that they were going to make changes to the road and sidewalk outside. Mr. Pool stated that no they are not doing that it was just his architect put that on the drawings. Commissioner Ridout stated that he would like for that to happen. Commissioner Hoth asked about the bike rack in the mall. Mr. Poole stated that the outdoor exists and the indoor bike rack is needed and he understands the need for that. His main concern is the expense of the elevator. Commissioner Posalski stated that it says the arena will be open to below, will the lasers be able to be seen from below and will the participants be able to shoot the lasers at customers in the main mall. Mr. Pool stated that arena will be totally closed off, one because of the noise and two for the HVAC unit.

At the end of the Commissioners discussion, Commissioner Wright made a motion to approve the conditional use as written. Commissioner Ridout asked if this is going to include the alley improvements. Commissioner Wright stated no just the interior of the building. Commissioner Ridout stated that whoever drew this did a great job and that's what it should look like. Mr. Poole stated that they are trying to work within the budget and that just isn't in the budget. Vice Chair Carpenter seconded and the motion was carried with a 5 to one vote. Commissioner Ridout voting no.

D.) Election of Officers. Commissioner Wright made a motion to nominate Ray Romine and Bill Carpenter to keep their current positions. Commissioner Hoth seconded the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Mr. Cupples stated that Teri Carpenter and was not able to make it to tonight's meeting because of a prior commitment.

Commissioner Wright stated that there was a development going in near the bridge in Astoria and they were told that there was no problem with the sewer. It turned out later that there are some issues with the project. Commissioner Wright would like something from our sewer department stating that the city can handle this new development.

ADJOURNMENT: Adjourned at 9:13 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant