

**MINUTES SEASIDE PLANNING COMMISSION**  
**June 2, 2015**

**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: Ray Romine, Tom Horning, Steve Wright, Chris Hoth, Robert Perkel, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director  
Absent: Bill 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:** May 5, 2015

Commissioner Perkel made a motion to approve the minutes as submitted. Commissioner Horning 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.) 15-027VRD** is a request by **Booth Brothers LLC** for a **two (2)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six (6)** people over the age of three. The property is located at **221 N Downing #300** and it is zoned High Density Residential (R-3).

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. Richard Grantham, 105105 E Triple Vista Dr. Kennewick, WA. The planning department has been out and done a preliminary review and there are a few items that need to be corrected. They do have all the parking needed for all the units. They have also sent a letter to the planning department that states they will not sell off any of the units that jeopardized the off street parking requirement.

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 Horning stated that stacking cars in the driveway really doesn't work and then guests park on the street. Mr. Grantham stated that they require verification of how many cars and they limit to two and then give the occupants an identification that the guests have to put in the cars and then they monitor that. The tandem parking is off street and the cars do not come out on the sidewalk. When the reservation is made they make sure that the guests are aware that there are only two parking spaces.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Ridout made a motion to approve the vacation rental under the guidelines that staff has presented. Commissioner Perkel seconded and the motion was carried unanimously.

**B.) 15-028CU:** A conditional use request by E3 Holdings LLC that will allow the development of a 26 unit apartment complex on the vacant property formerly utilized by Western Oregon Waste (WOW). The subject property is located on the SW corner of S Jackson St. & Avenue M (a compilation of tax lots 8300, 8301, 8500, & 8600 of T6, R10, 21DA). The residential development would consist of two apartment buildings three stories in height. The property is currently zoned General Commercial (C-3) and the apartments are conditionally permitted in the zone. A highway overlay zone request (**15-029HOZ**) has also been submitted in conjunction with the applicant's conditional use application.

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. Peter Ettro, 1800 South Shore, Lake Oswego OR. He brought along some consultants that will be able to answer any of the technical questions. He is looking forward to developing workforce housing here in Seaside and thinks it will do well in the area.

Dale Barrett OTAK- 4253 A Hwy 101, Gearhart, came up to the podium and stated that they are trying to hire people for OTAK and they are having a tough time finding housing.

Erin Barker, Beach House Property Management, She manages approximated 200 full time rentals and in the 13 years that she has been a property manager she has never had such a tight market. She has a waiting list of people that are trying to locate here and there is not enough housing available.

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 Ridout asked: What will the rents be? What will be the square footage of each unit? Where is the target market? They are all two bedroom units but the rents may be too expensive for the workforce in this area.

Peter Ettro stated that the square footage is about 964 sq. ft. The rents will be roughly \$950 to \$1000 per month.

Commissioner Ridout asked if the city knew of any proposed development to the property to the south of this. Mr. Cupples stated that the property to the East is easier to answer. When they put in the daycare they said they may put in some storage in the future. As far as the property to the south, he has had multiple developers talk about developing the property but nothing has been specific. Neal Wallace, the public works director, is working with ODOT about putting the reserve lane in 101. The access to this area is rather difficult right at the Avenue N and Roosevelt intersection. The state is looking at doing their improvements first & then looking at the access from there. Mr. Cupples stated he's guessing the improvements for development of that site are going to be more elaborate than this project. Commissioner Ridout stated right now we are currently putting a residential project into a commercial zone. What does that do to our commercial land inventory? Mr. Cupples stated that we don't really have reservation provisions in our conditional use sections that say you can only use the ground floor for commercial and the upper floor for residential. We have a fairly good supply of commercial property but we don't have a good supply of vacant commercial property. As it gets used up, does it put a higher demand on the other properties? Yes, it does. He has heard from the developers considering the vacant site to the south and they have discussed a mixed use development and not just residential. Right now you can find vacant commercial space easier than you can find vacant apartment space. We are not out of commercial but it sounds like we do have a need for multi-family property. Chair Romine stated that there has been a trend that the developers start out with apartments and then in a few years turn them into condo's and sell them. He's not judging this on the future, but this does say apartments. Can they turn these into condo's and sell them individually? Mr.

Cupples stated that yes they could do that, but they would need to come back before the planning commission and get approval to convert to condos.

Commissioner Ridout stated that when this came before the commission 4 years ago the commission put a lot of work on the details, for example, where would a garden go, playground and sidewalk and road development. Mr. Cupples stated that the conditions for this request are very similar to the conditions of the last request. There were a few things that were modified slightly. When the applicants came in for a pre-application conference the very first thing was pulling out the conditions of approval for the previous development and stated that these items will still need to be addressed. Commissioner Ridout stated that he would rather see some sort of development than keep seeing plans come in again and again with nothing being built.

Commissioner Horning asked if they would be required to put in sidewalks. Mr. Cupples stated that one of the conditions of approval is that sidewalks will go in on three sides of the property. The condition also says that the sidewalks will have to be located on the property in order to provide adequate street right of ways. Commissioner Horning asked the applicant about the landscaped area between the two buildings, if that was intended for a children's play area and how did you come up with the allotted area. Dale Barrett stated that really don't have the detail yet, when they submit the more formal landscape plan, they can incorporate the playground area on the plans.

Randy Stemper PO Box 1417, Astoria. Randy is in charge of putting the project together. Mr. Stemper stated if you notice on the plans, one has a two story end that was reduced because of the parking. They have taken the parking code and reduced the building size to get the landscape area that they need to put in a playground. They have put laundry rooms in all the units, they maximized the landscaped area. The south east corner of the property is going to be a retention pond to hold water. This is being designed and developed around quality of life as much as possible. When they come to get the building permit this will all be drawn out. Commissioner Ridout asked if and when will the road development take place. Mr. Cupples stated what we have kind of envisioned happening is improvements so Joey Daniels, the Fire Chief, will sign off on it for emergency vehicle access and then just have the development of the roadway just on south of Jackson. The development of the streets will be worked out with the Public Works Director.

Commissioner Wright asked if Mr. Cupples had any idea of what O.D.O.T will require for accessing the property? Mr. Cupples stated that there are plans for an improved reserve lane there but that's down the road some.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Ridout made a motion to approve the conditional use under the guidelines that staff has presented. Commissioner Perkel seconded and the motion.

Chair Romine stated that he liked the comments about the play area idea and the number and size of the complex. The Public Works director will be in charge of the infrastructure of the development. Mr. Cupples stated that yes that is true but the city engineer will also be involved. Commissioner Ridout asked if Chair Romine is suggesting that we add a playground area to the development site, because there is nothing in there right now that says they will add a playground area. Chair Romine stated that would be a great idea to add a requirement for the developer to add a playground area that is covered in bark chip or some type of all-weather surface. Commissioner Ridout stated that he would like to amend his motion to include that the developer put in some type of playground with an all-weather surface. Commissioner Perkel seconded again and the motion was carried unanimously.

**ORDINANCE ADMINISTRATION: None**

**COMMENTS FROM THE PUBLIC: None**

**COMMENTS FROM COMMISSION/STAFF:**

Chair Romine stated that for a development of this size we should incorporate some sort of lifestyle plan and have a work session regarding the issue. Mr. Cupples stated the planning commission might want to consider development incentives related to the amount of required off street parking for apartments. If you go to any other city, they may only have 1.5 parking spaces per unit. If you give up asphalt and provide that same area as a playground area, that might be a way to get developers to do certain things. With this project you would have had the perfect opportunity. In most cases, with apartment buildings, the parking requirement is a little excessive. Commissioner Horning stated that it would be nice to have some recreational people like ORPA make a recommendation on these types of projects. Commissioner Horning likes the idea of trading parking spaces for playground areas. Commissioner Wright stated there is enough space at this development to do a playground. Commissioner Horning stated that the development up by TLC that was a mixed use had a playground area and he didn't think that it was really enough, but there were comments that the kids could go across the highway and play

at the high school. That was totally unacceptable and didn't make any sense. Commissioner Wright stated that there are going to be kids living here and they'll need a place to play. They can go up to Broadway park and play but that is too far away.

**ADJOURNMENT:** Adjourned at 7:48 pm.

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Ray Romine, Chairperson

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Debbie Kenyon, Admin. Assistant