



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, April 2, 2024

Planning Commission Meeting

I. Call to Order and Pledge of Allegiance

II. Roll Call

Council Members	P/A
Robin Montero, Chairperson	P
Kathy Kleczek, Vice Chairperson	P
Brandon Kraft	p
Lou Neubecker	P
Gretchen Stahmer	P
Chris Rose	A
Don Johnson	P

Staff Members	
Jeff Flory, Community Development Director	Debbie Kenyon, Community Development Administrative Assistant
Jordan Sprague, Code Compliance Official	

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Ned Dobner	
Erin Barker	
Don Godard	
Mark Tolan	

III. Approval of Minutes

March 5, 2024 minutes were adopted as written.

IV. Declaration of Potential Conflict of Interest

V. Public Hearings

769-24-000009-PLNG: A conditional use request by Ashley Flukinger to construct an office building with a third-floor dwelling unit at 600 12th Ave. (61015CB TL:5101). The property is zoned C1.

Chair Montero asked if there was a representative for this project who would like to tell the commission about the project.

Ashley Flukinger spoke in favor of the application.

Chair Montero opened the discussion to those in favor. There were none.

Chair Montero opened the discussion to those in opposition. There were none

Chair Montero closed the public comment and opened the discussion to the Commission.

Commissioner Johnson stated this is a great idea and the city needs more people to build like this.

Vice Chair Kleczek also feels this is a great idea and the more mixed housing we can create the better.

Chair Montero asked why one of the site plans has a big X through it. Mr. Flory stated that the survey work that was being done was not the same person who did the site plan.

Motion:	Motion to approve 769-24-000009-PLNG to approve the conditional use with the conditions that staff has presented.			
Moved:	Johnson			
Seconded:	Neubecker			
Ayes:	Kleczeck, Montero, Stahmer, Kraft, Johnson, Nuebecker	Nays:	Absent:	Recused:
Passed:	6-0	0	1	

769-24-000010-PLNG: A Public Hearing to remove Vacation Rental Dwellings and Bed and Breakfasts from the Seaside Zoning Ordinance. Regulations regarding Short-Term Rentals will later be introduced under business licensing in the Seaside Code of Ordinances.

Chair Montero asked Mr. Flory to present his report.

Chair Montero asked if there was anyone in favor of the application.

Don Godard spoke in favor of the Ordinance 2024-04.

Erin Barker spoke in favor of the Ordinance 2024-04.

Mark Tolan spoke in favor of the Ordinance 2024-04.

Ned Dobner spoke in favor of the Ordinance 2024-04.

Chair Montero opened the discussion to those in opposition. There were none.

Chair Montero stated this will be continued to the April 16th planning commission meeting.

VI. Ordinance Administration

Community Development Director, Mr. Flory stated he is putting together a parking lot design requirement/standard for the city.

VII. Planning Commission and Staff Comments

Vacation Rental Code Compliance Official, Mr. Sprague stated there are 3 VRD's on the May agenda.

Vice Chair Kleczek stated she is happy about the adopted legislation on the proposed housing development and Urban Growth Boundaries'.

VIII. Adjournment at 6:43 PM.

Approved by Commission on: _____

Minutes prepared by: _____
Debbie Kenyon, Administrative Assistant

ROBIN MONTERO, Chairperson