

MINUTES SEASIDE PLANNING COMMISSION

April 5, 2022

CALL TO ORDER: Chair Montero called the regular meeting of the Seaside Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Chairman Robin Montero, Vice Chair Kathy Kleczek, Lou Neubecker, Chris Rose, Seth Morrissey, and Brandon Kraft. Staff present: Jeff Flory, Acting Planning Director and Transient Rental Compliance Officer, Jordan Sprague, Administrative Assistant.

APPROVAL OF MINUTES: Commissioner Neubecker stated that the date at the top of the minutes was incorrectly listed as February 1, 2022 and should be changed to March 1, 2022 minutes.

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 Montero asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda.

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

Chair Montero stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. She then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest. Vice Chair Kleczek, Commissioners Morrissey and Neubecker declared a conflict of interest for project 21-061PDSUB.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Montero:

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.
5. Electronic testimony can be submitted via Zoom using the meeting ID of 817-4719-0379.

PUBLIC HEARING

- A. Continuance of 21-061 PDSUB:** A Planned Development Subdivision request by **Sunset Ridge, LLC**, represented by Mark Mead. The subject property (**T6-R10-S22AB-TL# 8100**) is located north of the intersection of Hemlock St. and Aldercrest St. and it is approximately 6.62 acres in size. The subject property is zoned **Low Density Residential (R1)** and the request will allow the creation of 17 lots for residential development and one large open space tract. The proposed development lots range in size from 6,943 sq. ft. to 14,825 sq. ft. and the open space tract will be approximately 1.93 acres. The access would be provided by extending the north end of Hemlock St. through the creation of Hemlock Ct. and Fern Ct. Jeff Flory, Acting Planning Director, stated that the applicant

has requested a continuance in order to respond to comments that were made at previous Planning Commission hearing. The applicants have requested a continuance to the April 5, 2022 meeting at 6 pm in the Council Chambers and have waived their 120 day timeframe. Commissioner Kraft motioned to continue 21-061PDSUB. Commissioner Rose seconded the motion. The motion passed unanimously with Vice Chair Kleczek, Commissioners Morrissey and Neubecker abstaining.

ORDINANCE ADMINISTRATION

20-021CU – Extension: Jeff Flory, acting Planning Director, stated that the owner, Arthur Worsham III was requesting an extension to his conditional use permit for rebuilding three (3) non-conforming dwellings at 2021 S Downing St. Chair Montero asked if Mr. Worsham III was present at the meeting. Mr. Flory responded that Mr. Worsham III was told that he did not have to attend the meeting but submitted an email to the previous Planning Director with the reasons for the extension request. Vice Chair Kleczek stated that the grace period for his extension was dated for February 20, 2022 but the email was submitted after this date. Commissioner Morrissey stated that he has personal experience with the current construction environment and understands Mr. Worsham's reasoning. Commissioner Morrissey asked for clarification for how far past the grace period Mr. Worsham's request was submitted. Mr. Flory responded that the request was discussed by Mr. Worsham and the previous Planning Director, but recommended the Commission place a continuance on the decision for Mr. Worsham to attend the next meeting. Chair Montero stated that Mr. Worsham's original plan for the units was to have his father occupy two of the units and act as the manager for the third unit, but the father had passed away. Chair Montero added that the application for this project was made during COVID, so the hardship that caused the delay was not a result of COVID. An approval of the property would go with the property, not the owner. Mr. Flory stated that if an extension was approved, the extension would be 6 months from the February 5th date. Chair Montero stated that the previous extension had expired. Commissioner Neubecker motioned to decline the extension request for 20-021CU. Vice Chair Kleczek seconded the motion. The motion passed unanimously.

COMMENTS FROM THE PUBLIC

Sue Coddington, 2152 Cedar St., asked for clarification if 21-061 PDSUB was considered a part of the agenda. Chair Montero responded that it was on the agenda, but the project was continued and public comments for that project were to be put on hold for this meeting.

COMMENTS FROM COMMISSION/STAFF

Commissioner Rose would be absent for the May 3rd meeting. Commissioner Neubecker stated that he would be absent for the June and July meetings. Commissioner Kraft would be absent for the May meeting as well. Vice Chair Kleczek stated that she was looking forward to the hiring of new City staff and the updates to the comprehensive plan. Chair Montero requested a work session for reviewing the density policy for VRDs due to the housing shortage for long term residents. The Commissioner agreed to hold a work session on April 19, 2022 at 7 p.m. in the Council Chambers. Chair Montero requested a map of Seaside that shows the locations of all VRDs and the zoning of the Seaside.

ADJOURNMENT: Adjourned at 6:32 PM.

Robin Montero, Chairman

Jordan Sprague, Admin. Assistant.