

MINUTES SEASIDE PLANNING COMMISSION

April 6, 2021

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

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Chairman, Chris Hoth, Vice Chairman Robin Montero, Lou Neubecker, Teri Carpenter, and Jon Wickersham. Staff present: Kevin Cupples, Planning Director, Jordan Sprague, Administrative Assistant, Jeff Flory, Transient Rental Compliance Officer. Absent: Kathy Kleczek

APPROVAL OF MINUTES: March 3, 2021 adopted as written.

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.

Chairman Hoth 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.

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

Chairman Hoth stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. He then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chairman Hoth:

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. 21-011SUB:** A subdivision request by Oceanside Investments, LLC represented by Jason Kraushaar. The subject property is located 410 Avenue G (T6, R10, S21AC, TL# 17201) and the vacant parcel is zoned High Density Residential (R3). The request will create four separate lots that will each be accessed from Avenue G and developed with a detached single family dwelling. The approximate size of the lots will be L1-3,492 sq. ft., L2 & L3-3,007 sq. ft., and L4-3,104 sq. ft. In addition to the land division, the applicant is also requesting a variance (**21-010V**) that will allow a reduction to the interior side yard setbacks for each lot from 5' to approximately 3'-6". Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusion. Chairman Hoth asked if there was anybody who would like to speak in favor of the proposal. Mark Mead, 89643 Ocean Drive, Warrenton,

described the lot and the history of the lot having a portion dedicated to the City. He stated that the lot would allow for up to 5 units, but was proposing 4 houses to provide yards for each of the houses. The variance that was requested was to allow the houses to have less than the required interior 5 yard setback between each lot.

Chair Hoth asked if anybody else would like to speak in favor. Jason Kraushaar, 89652 West Lake Acres Drive, Warrenton, stated that he was the owner of the property and was wanting to build houses that are aesthetically appealing; more so than attached row houses. He reiterated that up to 5 houses could be built on this property, but did not want to put the maximum number of houses and would rather allow for separation between the homes.

Chair Hoth asked if anybody else would like to speak in favor. There were none.

Chair Hoth asked if anybody would like to speak in opposition. There were none.

Chair Hoth opened the discussion to the Planning Commission. Chair Hoth asked Mr. Mead what the limitations of the 3 foot deeded portion would be. He continued to ask if the deeded area could be used for the sidewalk and driveway approaches. Mr. Mead responded that the area was deeded for ingress, egress, and utilities, the same as a public right-of-way. Chair Hoth asked where the sidewalk would be located in relation to the deeded strip of land. Mr. Mead stated that the sidewalk would be at the curb. Commissioner Carpenter asked what the distance would be from the garage to the sidewalk. Mr. Mead responded that it would be over 20 feet. Chair Hoth asked where the 3 parking spaces would be located on the property. Mr. Mead stated that one parking space would be in the garage, and the driveway would be wide enough for the other 2 spaces. Vice Chair Montero asked how wide the driveways are on the provided map. Mr. Mead responded that the map currently shows them at 14 feet, but will be able to enlarge the approaches to 20 feet. Commissioner Carpenter asked if having the 20 foot wide driveway would allow for the required front yard landscaping. Mr. Cupples responded that the front yard landscaping requirement is only for VRD houses. Chair Hoth asked if three parking spaces are required for these houses. Mr. Cupples replied that only two parking spaces are required for new houses. Chair Hoth questioned if the driveway approaches would also include a curb cut that would match the approach. Mr. Kraushaar responded that the curb cut would match the width of the approach, but he will put in landscaping to prevent the area from looking like a parking lot. Chair Hoth stated that the curb cuts would eliminate parking on the street in front of the houses, which would help the new houses from backing out onto a busy street with their vision blocked. It was established the speed limit on Avenue G is 25 MPH. Vice Chair Montero asked if these houses would be considered micro housing. Mr. Kraushaar responded that the houses being proposed are 1,600 square feet. Vice Chair Montero asked if the driveways would be widened to 20 feet, or if it was still open for change. Mr. Kraushaar would discuss the best options with Mr. Cupples and Dale McDowell, Public Works Director. Chair Hoth questioned what possibilities the owners of the property have for restricting parking on the street, or if it was strictly up to the City. Mr. Cupples responded that the City is responsible for restricting on-street parking. Commissioner Neubecker motioned to approve 21-011SUB with the request that the driveway be the maximum width possible. Vice Chair Montero seconded the motion. The motion passed unanimously. Commissioner Neubecker motioned to approve 21-020V. Commissioner Wickersham seconded the motion. The motion passed unanimously.

ORDINANCE ADMINISTRATION

Mr. Cupples stated that the next meeting will have 5 items on the agenda, but Commissioner Wickersham will not be able to attend. A new commissioner might be appointed before the next meeting, depending on the City Council vote. Due to absentee Commissioners for the May 4th meeting, the next scheduled meeting would be postponed to May 11, 2021.

COMMENTS FROM THE PUBLIC

Chair Hoth asked if there were any comments from the public. There were none.

COMMENTS FROM COMMISSION/STAFF

Chairman Hoth asked if there were any comments from the Commission or staff. There were none.

ADJOURNMENT: Adjourned at 6:33 PM.

Chris Hoth, Chairperson

Jordan Sprague, Admin. Assistant