



# CITY OF SEASIDE PLANNING COMMISSION

## MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138  
Tuesday, August 1, 2023

### **Planning Commission Meeting**

#### **I. Call to Order and Pledge of Allegiance**

#### **II. Roll Call**

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

<b>Staff Members</b>	
Jeff Flory, Community Development Director	Debbie Kenyon, Community Development Administrative Assistant
Anne McBride, Code Compliance Official	

<b>Visitors in Chambers (attendance sheet)</b>	<b>Visitors on Zoom</b>
Ted Middlestaedt	Adam Dailey
Isaac Murray	Jennifer Danziger
Frank Buck	
Erin Barker	
Joyce Hunt	
Ryan Osburn	
Robert Leatherman	

#### **III. Approval of Minutes**

June 6, 2023 minutes were adopted as written

#### **IV. Declaration of Potential Conflict of Interest**

There were none

#### **V. Public Hearings**

**769-23-000048-NVST:** The Planning Commission will be conducting a compliance review of the Vacation Rental Dwelling (VRD) located at 461 14<sup>th</sup> Ave.

Community Development Director Flory presented the staff report, decision criteria findings, condition, and conclusions.

Ted Middlestaedt, owner, spoke on behalf of the VRD.

Chair Montero opened the discussion to those in favor.

Isaac Murray, Vacasa, spoke in favor of the vacation rental.

Chair Montero opened the discussion to those in opposition.

Frank Buck, 430 14<sup>th</sup> Ave., spoke in opposition of the VRD.

Joyce Hunt, 510 13<sup>th</sup> Ave., spoke in opposition of the VRD.

Chair Montero opened the discussion for rebuttal.

Mr. Middlestaedt provided rebuttal to those in opposition.

Chair Montero opened the discussion for additional comments.

Erin Barker, Beachhouse Vacation Rentals, provided miscellaneous comments regarding VRDs.

Chair Montero opened the discussion to the Commission.

Chair Montero asked for clarification of the approval conditions.

Commissioner Rose provided comments about the parking.

Commissioner Neubecker agreed with comments from Mrs. Barker.

Commissioner Kraft requested clarification of a proposed condition.

Mr. Flory provided a rundown of proposed changes to existing conditions and new proposed conditions.

Commissioner Kraft provided his approval for the recommended changes to the conditions.

Vice Chair Kleczek questioned the applicant about the original approval, communications with Vacasa and complaints being reported.

Commissioner Stahmer questioned Vacasa's check in policies.

Commissioner Neubecker questioned if Mr. Middlestaedt contacted the city about removing the tree in the front yard.

Chair Montero provided her statement about the applicant's continual defiance of the conditions.

Discussion was had regarding clarifications of timelines for the modifications.

<b>Motion:</b>	Motion to grant continue operation of the VRD with the modified conditions outlined in the staff report.			
<b>Moved:</b>	Kraft			
<b>Seconded:</b>	Johnson			
<b>Ayes:</b>	Neubecker, Rose, Kleczek, Montero, Kraft, Stahmer, Johnson	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7-0</b>			

**769-23-000022-PLNG:** The applicant, Robert Leatherman, is requesting a conditional use and a variance for a Vacation Rental Dwelling at 2175 S Prom.

Community Development Director Flory presented the staff report, decision criteria findings, condition, and conclusions.

Robert Leatherman, applicant, spoke on behalf 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 opened the discussion to the Commission.

Commissioner Kraft requested clarification of the parking condition verbiage and potential safety concerns.

Vice Chair Kleczek agreed with Commissioner Kraft's safety concerns.

Chair Montero questioned the use of the garage.

<b>Motion:</b>	Motion to approve 769-23-000022-PLNG with the conditions provided in the staff report with a maximum of 4 vehicles allowed.			
<b>Moved:</b>	Johnson			
<b>Seconded:</b>	Kraft			
<b>Ayes:</b>	Rose, Neubecker, Kleczek, Montero, Kraft, Stahmer, Johnson	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7-0</b>			

**769-23-000030-PLNG:** The applicant, Cross Creek Land 1 LLC, is requesting a conditional use, highway overlay zone review, and subdivision request at 2315 N Roosevelt Dr.

Community Development Director Flory presented the staff report, decision criteria findings, condition, and conclusions.

Adam Dailey, A.M. Engineering, spoke on behalf 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 opened the discussion to the Commission.

Chair Montero questioned if this was a completed application.

Commissioner Johnson stated his concerns regarding the increased traffic.

Commissioner Kraft requested clarification to approve a subdivision tentative plat and final plat.

Vice Chair Kleczek clarified a request from the original approval regarding a crosswalk and request Oregon Department of Transportation (ODOT) provide another review of the project.

Mr. Flory responded ODOT provided a statement regarding this project.

Vice Chair Kleczek stated concerns about ADA accessibility.

Mr. Dailey provided a description of ADA accessibility on the property.

Chair Montero questioned the type of housing these units will be, the ownership of the complex, and lighting at the highway intersection.

<b>Motion:</b>	Motion to approve 769-23-000030-PLNG with the conditions provided in the staff report.			
<b>Moved:</b>	Neubecker			
<b>Seconded:</b>	Kraft			
<b>Ayes:</b>	Rose, Neubecker, Kleczek, Montero, Kraft, Stahmer, Johnson	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7-0</b>			

## VI. [Ordinance Administration](#)

Mr. Flory provided an update on the Comprehensive Plan update.

**VII. Public Comments**

There were none.

**VIII. Planning Commission and Staff Comments**

Commissioner Neubecker would not be able to attend the September meeting.

Vice Chair Kleczek requested a work session regarding deed restrictions.

**IX. Adjournment at 8:39 PM.**

Approved by Commission on: \_\_\_\_\_

Minutes prepared by: \_\_\_\_\_  
Jordan Sprague, Administrative Assistant

\_\_\_\_\_  
ROBIN MONTERO, Chairperson