

MINUTES SEASIDE PLANNING COMMISSION

December 6, 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

OTHER BUSINESS: City Manager Spencer Kyle provided an update to the Commission for staffing changes within the Planning Department. Jeff Flory was promoted to Community Development Director and the Planning Department and Building Department merged into the Community Development Department.

ATTENDANCE: Commissioners present: Chairman Robin Montero, Lou Neubecker, Chris Rose, Seth Morrissey, Brandon Kraft and Don Johnson. Staff present: Jeff Flory, Community Development Director, Jordan Sprague, Administrative Assistant. Absent: Vice Chair Kathy Kleczek

APPROVAL OF MINUTES: Commissioner Neubecker stated a correction was needed from Chair Montero to Vice Chair Kleczek on the second page of the October 4, 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. There were none.

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. Commissioner Morrissey stated he had a potential conflict of interest for project 22-059CU and would recuse himself from the discussion.

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. **22-059CU:** A request by **David Koller** to develop a 120-unit mini storage facility on vacant lots **6-10-22DD-TL03700, TL03801, TL01000, & TL00902** located just north of Alder Mill Rd on Avenue S.

Jeff Flory, Community Development Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusion. Chair Montero asked if there was anybody who would like to speak in favor of the proposal. David Koller, 967 N Cottage Rd, Gearhart, stated that storage units are needed in Seaside. It is a needed use in the community and the location is a reasonable location.

Chair Montero asked if there was anybody else who would like to speak in favor. Mark Popkin, 1580 N Roosevelt Dr, stated that there had been interest in storage units within the city. There had been waiting lists for units from Raymond to Tillamook. The location is good, as there is a storage unit across the street from this location.

Chair Montero asked if there was anybody else who would like to speak in favor. There were none.

Chair Montero asked if there was anybody who would like to speak in opposition. There were none.

Chair Montero opened the discussion to the Commission. Commissioner Johnson stated that the Comprehensive Plan states that the industrial zone recommends light manufacturing and warehousing. The sidewalk will be installed with urban renewal dollars, but will the owner be required to contribute to that funding. Mr. Flory was not able to verify if this was a condition that could be added to the approval. Chair Montero asked how the lighting for the units would affect the neighboring property owner or what kind of security is being proposed on the border of that residential property. Mr. Koller responded that he had not been in contact with the owner, but the lighting would be directed at the proposed building. The back of the units would be facing the bordering properties, so there would not be lighting to illuminate the backsides. Chair Montero asked if the property would be fenced. Mr. Koller responded that the property would not be fenced along those property lines. Chair Montero clarified that no parking was proposed. Mr. Koller confirmed that no parking spaces were to be added. Commissioner Johnson asked if the City has a light ordinance to ensure lighting stays within the confines of the property. Mr. Flory stated that the lighting plan would be reviewed when the construction plans are submitted. Commissioner Kraft asked if the entrance and exit gates along with the building would form a perimeter of the complex. Mr. Koller stated that it would. Chair Montero asked if the neighboring property was notified of the hearing. Mr. Flory responded that notice was mailed out to the neighbors and notice was published in the newspaper. Commissioner Kraft asked if moving the entrance and exit gates per the conditions would cause some units to be removed. Mr. Flory responded that it depends on how the new gates are designed. Plans would have to be resubmitted with the new gate locations and be approved by the fire department and public works department. Commissioner Neubecker asked why gates are being installed when the complex across the street doesn't have gates. Mr. Koller responded for more security. Chair Montero asked if the gates would be electric. Mr. Koller responded yes. Chair Montero asked if the units would be heated. Mr. Koller replied that they would be climate controlled. Chair Montero asked if there would be an electrical vault that causes frequent noise. Mr. Koller responded the noise would be minimal, just the noise from the average heat pump. Chair Montero asked if it was open year-round and 24 hours a day, 7 days a week. Mr. Koller stated yes. Commissioner Neubecker stated that the plans reference a fence on the property, but earlier you said that a fence was not being installed. Mr. Koller stated he misspoke and a fence would be installed along the front of the property, but would connect to the structure to secure the location. When the gates are moved back, there will be some units that are not secured behind a fence. Commissioner Johnson motioned to approve 22-059CU with the additional conditions staff had recommended. Commissioner Neubecker seconded the motion. The motion passed unanimously with Commissioner Morrissey abstaining and Vice Chair Kleczek absent.

ORDINANCE ADMINISTRATION

There were none.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM COMMISSION/STAFF

Commissioner Rose said Merry Christmas. Commissioner Neubecker seconded Commissioner Rose and said that at 9:00 am on December 7 was the memorial for Pearl Harbor Day at the Convention Center. Commissioner Morrissey stated his goodbyes to the Commission. Commissioner Kraft congratulated Commissioner Morrissey. Commissioner Johnson stated happy holidays and for Commissioner Morrissey to pick wisely for his replacement on the Commission. Chair Montero stated that in October, she had gone to the League of Oregon Cities for a conference. The League of Oregon Cities will be in Seaside on April 25th and 26th and is encouraging the Planning Commission to attend the event. Mr. Flory stated that there are items for a January agenda, so plan on having a meeting in January. Chair Montero added that elections will be on that agenda as well. Mr. Flory responded that a work session would not be scheduled for this month unless the Commission requests it. Chair Montero responded that it is not needed.

ADJOURNMENT: Adjourned at 6:28 PM.

Robin Montero, Chairman

Jordan Sprague, Admin. Assistant.