

## MINUTES SEASIDE PLANNING COMMISSION

### February 1, 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, Lou Neubecker, Chris Rose, Seth Morrissey, and Brandon Kraft. Staff present: Kevin Cupples, Planning Director, Jordan Sprague, Administrative Assistant, Jeff Flory, Transient Rental Compliance Officer. Absent: Vice Chair Kathy Kleczek, Commissioner Jon Wickersham

**APPROVAL OF MINUTES:** January 4, 2022 minutes were amended with Commissioner Morrissey pointed out a typing error and Chair Montero added Commissioner Kraft to an abstained vote on 21-061 PDSUB.

#### 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. Commissioners Morrissey and Neubecker declared a conflict of interest for project 21-061PDSUB. Commissioner Kraft declared a conflict of interest for project 22-001V.

#### 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. **22-001V:** A request by **Terrance Bichsel** for a variance to the 45 ft. maximum height restriction. The subject property is located at **414 N. Prom (T6-R10-S16DC-TL12600)** and it is zoned **Resort Residential (RR)**. The applicant intends to build a 54 room addition to the existing motel that would be five-stories tall and include a rooftop viewing deck and bar. The property was originally developed as a 107 room hotel built to the maximum height restriction.

Kevin Cupples, Planning Director, stated that the applicant had originally planned on requesting a continuance of this project to the March 1, 2022 meeting, but the applicant had been looking at potential options to avoid the variance request. At this time, the applicant wished to withdraw their request for a variance. The applicant will be able to apply for a conditional use permit and a variance, if needed, in the future. Mr. Cupples added that staff will send out notice to the neighbors stating the application had been withdrawn and there are currently no scheduled meetings for additional hearings.

- B. 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. Kevin Cupples, City 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 March 1<sup>st</sup>, 2022 meeting at 6 pm in the Council Chambers. Chair Montero asked if the applicants have waived their 120 day period. Mr. Cupples confirmed that they have waived their 120 day period. Commissioner Rose motioned to continue 21-061PDSUB. Commissioner Neubecker seconded the motion. The motion passed unanimously with Commissioners Morrissey, Neubecker, and Kraft abstaining.

## **ORDINANCE ADMINISTRATION**

Jeff Flory, Transient Rental Compliance Officer, stated that he had prepared a presentation for how VRD density percentages are calculated and how the required yard area was calculated. The presentation would be sent to the Commission and will be set for a meeting where all commissioners were present. Mr. Flory requested from the Commission to send all additional questions after reading the information so they can be discussed during the meeting. The presentation can take place at a work session or Planning Commission meeting. Mr. Cupples stated that at the last City Council meeting, the Council had tabled the discussion of establishing a moratorium at this time. Chair Montero asked if the Commission should wait for direction from the City Council. Mr. Cupples responded that it sounded like the Council was going to leave it in the hands of the Planning Commission. If any new policies are going to be in effect, notice should be sent out 60 to 90 days in advanced to let all potential applicants know. Chair Montero commended Mr. Flory for the letter he had sent out regarding the storms Seaside had been having and to make sure their property was to be cleaned up.

## **COMMENTS FROM THE PUBLIC**

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

## **COMMENTS FROM COMMISSION/STAFF**

Commissioner Neubecker stated that he was still waiting of scheduling for his surgery. Chair Montero stated that there will not be a work session on February 15<sup>th</sup>, 2022, and wanted to thank Mr. Cupples for all his work as Planning Director. The Commissioners all thanked Mr. Cupples.

**ADJOURNMENT:** Adjourned at 6:15 PM.

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Robin Montero, Chairman

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Jordan Sprague, Admin. Assistant.