

MINUTES SEASIDE PLANNING COMMISSION

March 7, 2023

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, Don Johnson, Brandon Kraft and Gretchen Stehmer. Staff present: Jeff Flory, Community Development Director, Jordan Sprague, Administrative Assistant.

APPROVAL OF MINUTES: February 7, 2023 minutes were 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.

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. There were none.

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. 23-009CU:** The applicant, **David Koller**, is requesting a Conditional Use to install mini-storage units in the building at **719 1st Ave Seaside, OR 97138 (T6-R10-S21AA-TL08100 & TL08200)**. The property is zoned **General Commercial C-3**. The applicant intends to install 29 small storage units ranging in size from 9 sq. ft. to 75 sq. ft. The units are intended for climate-controlled wine storage and small retail storage.

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, 719 1st Ave, stated the structure was separated into two units with one side being a restaurant. The other unit is proposed as mini-

storage facility that is targeted to downtown businesses that require extra storage space. A portion of the units are proposed to be wine storage for the neighboring tenant. The units will be climate controlled.

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 asked for clarification if the bulk of the storage units will be for dry goods and dry storage. Mr. Koller responded that there will not be flammable or hazardous materials stored in the units and will be mainly for storage of dry goods. Commissioner Rose asked if the units will be charged per square foot of the unit. Mr. Koller stated the price of the units will be adjusted based on the size. Commissioner Rose added that the size of the units shown on the floor plan do not match the scaling of the plans. Mr. Koller responded that the submitted floor plan is not the construction set of plans and will be updated to correctly reflect the scale of the plans and the size of the units. Vice Chair Kleczek asked for clarification on how the wine storage will function and what kind of wine storage will be provided. Mr. Koller stated the neighboring tenant had persuaded him that local restaurants will require additional wine storage during the peak tourist seasons and having a local storage available to the owners will help alleviate the requirement for rushed deliveries. If the wine storage is not as needed by the local restaurants, the units will be used for storage of dry goods and materials. Vice Chair Kleczek asked how the wine storage units will be stocked and maintained. Mr. Koller responded that the units will be stocked and maintained by the person renting the unit and there is a gate within the building to add security for the wine storage section. Vice Chair Kleczek asked what will be used for climate control and cooling of the units. Mr. Koller stated the units will not require any additional cooling machinery than what is already provided with the building. Vice Chair Kleczek asked about the parking requirements and how they will meet the standards in the zoning ordinance. Mr. Koller stated the restaurant requires four parking spaces and the proposed storage facility will require two parking spaces. The existing use of the building was retail and was non-conforming with the parking. Converting the building into the restaurant and storage facility will bring the building into compliance with the parking standards. Vice Chair Kleczek asked Mr. Flory for the parking requirements for a restaurant. Mr. Flory stated an eating and drinking establishment requires 1 parking space per employee and one parking space per 150 square feet of patron serving area. Commissioner Kraft asked if the proposed parking plan conforms with the ordinance. Mr. Flory responded that it does conform if the restaurant was limited to 450 square feet of patron serving area. Chair Montero asked if the existing compressor will affect the parking spaces in the rear of the building. Chair Montero asked if the storage facility will be required to obtain an OLCC license for storing wine. Mr. Koller responded that one is not required unless the wine is being served or for sale on site. Chair Montero asked if there was a connecting door between the two units. Mr. Koller stated that there was a possibility for an access door between the two units. Chair Montero asked if the storage units will have operation hours or if they will be open during all hours. Mr. Koller responded the space will have operating hours but they have not been determined at this point. Vice Chair Kleczek asked if there was a plan to limit the size of vehicles and traffic for accessing the lot. Mr. Koller responded the parking will be conforming to the standards and should alleviate the traffic for the property. Chair Montero asked if the building will have sufficient exterior lighting and security. Mr. Koller stated the storage will be catered to downtown businesses and will have the exterior lighting and security that is needed. Chair Montero asked if this storage was for commercial use and will not allow storage of residential items. Mr. Koller responded the designation of commercial only storage is how the space is being envisioned. Vice Chair Kleczek asked Mr. Koller if adding a condition that the storage facility could only be used for commercial storage would be acceptable. Mr. Koller agreed but would limit his possibility of future tenants. Vice Chair Kleczek asked if there will be signage installed along the alley for no parking to prevent the parking spaces from being blocked. Mr. Koller stated he will put signage for no parking along the alley. Mr. Flory responded the alley is a city right-of-way and can be enforced through the police department. Vice Chair Kleczek asked if lights could be installed for

the two parking spaces in the rear of the building. Mr. Koller responded that the lighting could be installed or upgraded if needed. Vice Chair Kleczek asked for the lighting to be a condition on the approval. Commissioner Johnson motioned to approve 23-009CU with the additional conditions of the lighting plan to be reviewed by the Planning Director and to limit the storage to commercial property only. Commissioner Neubecker seconded the motion. The motion passed unanimously.

ORDINANCE ADMINISTRATION

There were none.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM COMMISSION/STAFF

Commissioner Johnson thanked the Commission for their kind words. Commissioner Stahmer thanked the Commission for the warm welcome. Commissioner Kraft stated that he was not able to attend the training session on February 21st, and is welcome to having more training sessions in the future. Vice Chair Kleczek requested the slide show to be made available to the public. Chair Montero thanked staff for setting up the training session and echoed Commissioner Kraft's recommendation of additional trainings to be provided. Mr. Flory stated that the training will be scheduled on a yearly basis and staff is looking for additional training opportunities for the Commission to attend. Commissioner Johnson asked if a schedule was provided for the comprehensive plan update. Mr. Flory responded that a schedule has not been put in place at this time but a rough timeline for this update is approximately 18 months. Commissioner Kraft added that the consultant's packet shows a rough timeline of the steps to update the comprehensive plan. Vice Chair Kleczek asked if the Planning Commission will be part of the comprehensive plan updates. Mr. Flory responded that there will be public comment period along with an advisory committee that will most likely contain some City Councilors and Planning Commissioners.

ADJOURNMENT: Adjourned at 6:35 PM.

Robin Montero, Chairman

Jordan Sprague, Admin. Assistant.