



# CITY OF SEASIDE PLANNING COMMISSION

## MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, October 3, 2023

### Planning Commission Meeting

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

#### II. Roll Call

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

Staff Members	
Jeff Flory, Community Development Director	Jordan Sprague, Code Compliance Official
Anne McBride, Emergency Preparedness Manager & Grant Writer	Debbie Kenyon, Community Development Administrative Assistant

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Melisa Walsh	
Deborah & Bob Simonetti	
Harold & Carolyn Zeagler	
Erin Barker	

#### III. Approval of Minutes

September 5, 2023 minutes were adopted as written.

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

There were none

#### V. Public Hearings

**769-23-000059-PLNG:** A conditional use request by Harold Zeagler for a two (2) bedroom Vacation Rental Dwelling at 230 Ave T (T6-R10-21CDTL03900) with a maximum occupancy of six (6) persons over the age of three, no more than ten (10) persons regardless of age.

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

Harold Zeagler, 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 Stahmer requested clarification that this home was a 2 bedroom.

Vice Chair Kleczek requested clarification that this was the property owner's primary residences.

Chair Montero expressed concern regarding the off-street parking and clarified that the occupancy was capped at 6.

Vice Chair Kleczek requested clarification regarding a local contact.

<b>Motion:</b>	Motion to approve 769-23-000059-PLNG with the conditions provided in the staff report.			
<b>Moved:</b>	Johnson			
<b>Seconded:</b>	Rose			
<b>Ayes:</b>	Rose, Kleczek, Montero, Stahmer, Johnson	<b>Nays:</b> <b>0</b>	<b>Absent:</b> Kraft, Neubecker	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>5-0</b>			

**769-23-000060-PLNG:** A conditional use request by Deborah May Simonetti for a three (3) bedroom Vacation Rental Dwelling at 310 9<sup>th</sup> Ave (T6-R10-16DC TL01700) with a maximum occupancy of nine (9) persons over the age of three, no more than ten (10) persons regardless of age.

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

Deborah Simonetti, applicant, spoke on behalf of the application.

Chair Montero opened the discussion to those in favor.

Erin Barker with Beachhouse Vacation Rentals spoke in favor.

Chair Montero opened the discussion to those in opposition. There were none.

Chair Montero opened the discussion to the Commission.

Vice Chair Kleczek expressed concerns regarding the paving of the driveway.

<b>Motion:</b>	Motion to approve 769-23-000060-PLNG with the conditions provided in the staff report.			
<b>Moved:</b>	Johnson			
<b>Seconded:</b>	Kleczek			
<b>Ayes:</b>	Rose, Kleczek, Montero, Stahmer, Johnson	<b>Nays:</b> <b>0</b>	<b>Absent:</b> Neubecker, Kraft	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>5-0</b>			

**769-23-000061-PLNG:** The applicants, Neal and Melisa Walsh, are requesting a conditional use to replace the existing non-conforming structure at 120 Avenue N (T6-R10-21DB

TL17501) with a structure that more closely meets the development standards in the Medium Density Residential(R-2) zone.

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

Melisa Walsh, 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 Johnson asked staff about the previous request for this property.

Vice Chair Kleczek expressed concerns regarding the previous application and if this was the same request.

Chair Montero expressed concerns regarding the parking area.

Vice Chair Kleczek expressed concerns regarding the sidewalk.

<b>Motion:</b>	Motion to approve 769-23-000060-PLNG with the conditions provided in the staff report.			
<b>Moved:</b>	Stahmer			
<b>Seconded:</b>	Johnson			
<b>Ayes:</b>	Rose, Montero, Kleczek, Stahmer, Johnson	<b>Nays:</b> <b>0</b>	<b>Absent:</b> Neubecker, Kraft	<b>Recused:</b>
<b>Passed:</b>	<b>5-0</b>			

## VI. [Ordinance Administration](#)

There was none.

## VII. **Public Comments**

There were none.

## VIII. [Planning Commission and Staff Comments](#)

Mr. Flory updated the Commission on staffing changes within the Community Development Department.

Vice Chair Kleczek requested an update for the Comprehensive Plan update.

Mr. Flory spoke about the upcoming Regional Housing Task Force meeting.

Commissioner Stahmer stated that she will not be able to attend the November meeting unless she could attend via Zoom.

Chair Montero questioned the progress on the postcards for updating the Comprehensive Plan and spoke about the first community outreach for the Comprehensive Plan update.

Chair Montero mentioned the Emergency Preparedness Fair last weekend at Camp Rilea and it was a great success.

**IX. Adjournment at 6:47 PM.**

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

Minutes prepared by: \_\_\_\_\_

Debbie Kenyon, Administrative Assistant

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