

MINUTES SEASIDE PLANNING COMMISSION

January 7, 2020

CALL TO ORDER: Chair Chris Hoth called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Chair Chris Hoth, Bill Carpenter, Lou Neubecker; Robin Montero, Jon Wickersham. Staff Present: Anne McBride, Community Development Assistant, Kevin Cupples, Planning Director. Absent: Vice Chair David Posalski; Teri Carpenter

APPROVAL OF MINUTES: December 3, 2019 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 Hoth asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response.

PUBLIC HEARING PROCEDURES, EX PARTE CONTACTS & CONFLICTS OF INTEREST:

Chair Hoth stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. He then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Hoth:

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.

PUBLIC HEARING:

- A. 19-0075VRD:** A conditional use request by **Courtney Lantto** for a Vacation Rental Dwelling (VRD) permit with a maximum occupancy of **six (6) people** over the age of three (no more than 10 regardless of age) within the existing three **(3) bedroom** dwelling. The property is located at **2181 S Columbia St. (T6-R10-28BA; TL3600)** and it is zoned **High Density Residential (R-3)**.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Hoth asked if there was anyone who would like to offer testimony in favor of the request. Courtney Lantto of Redding, CA spoke in favor of the request. She stated the home had been her mother's residence and she had recently inherited the property. She was hoping to keep the home and would like to offer it as a VRD to defray the costs associated with a second home.

Chair Hoth asked if there was anyone else who would like to offer public testimony either in favor of or in opposition. There was not. The public hearing was opened for discussion of the Commission. Chair Hoth asked for clarification of the driveway competition. Mr. Cupples stated the applicant had 1 year to

put in asphalt in the parking area to accommodate the off-street parking prior to being renting the home. He added the applicant had the option to put alternate surfaces over the existing gravel if they wanted to use other materials in lieu of asphalt. Commissioner Bill Carpenter moved to accept the VRD application with the conditions provided. Commissioner Neubecker seconded the motion. The decision passed unanimously.

PUBLIC HEARING:

- B. Continuance of Zone Amendment 19-072 ZCA:** After considering how the neighboring jurisdictions had addressed the number of off-street parking spaces for smaller dwellings, it was decided during the previous work session that Cannon Beach provided the best recommended action. Mr. Cupples noted that the plan presented in the staff report could still be altered, but the idea of breaking the housing units down on a per bedroom or studio apartment basis was a good start. Chair Hoth gave a synopsis of the proposed amendment stating the amendment would change the parking requirements for various types of housing units. The parking requirements for living units over downtown businesses would be relaxed and the off-street parking requirements for apartments that have only one bedroom or studios would have less restrictive.

Erin Barker presented a document showing her larger rental complexes along with the parking layouts. She explained the reduced parking space layout and how her company managed the parking spaces among the renters. The reduced parking spaces didn't seem to be an issue for any of the residents or management.

There were no further public comments. The discussion was turned over to the Commissioners. Chair Hoth thanked Mr. Cupples for the work done on the amendment. The final agreement was that a one bedroom or a studio would require one space and a two bedroom would require one and half parking spaces per unit.

Mr. Cupples then pointed out the section of the amendment that pertained to Public Works that would amend Article 6 of the zoning ordinance. The way the section is to be rewritten would put the onus on the property owner to find a workable solution for addressing the keeping of cars off the streets so that the street sweeper could sweep in the downtown corridor without hindrance.

A proposal to send the amendment to the City Council for their evaluation was made by Chair Hoth. Commissioner Montero added further comment about parking signage in the downtown corridor. She suggested that City Public Works install parking signs with the parking rules as a way to offer a "heads up" to those using the street for overnight parking. Commissioner Montero's concerns would be forwarded to the to the Public Works director for comment it was not to be added to the zoning ordinance to be presented to the City Council. Commissioner Bill Carpenter moved to pass the Zoning Ordinance Amendment 19-072 to the council for consideration. Commissioner Neubecker seconded the motion. The motion passed unanimously.

ORDINANCE ADMINISTRATION:

- C. Outdoor grills &/or smokers accessory to uses not subject to PC review for outdoor merchandising under Article 5.100.** Kevin Cupples, City Planning Director, stated planning staff has recognized restaurants that had grills, smokers or similar cookers have been treated as an accessory use to the business, not a primary use which would be required to be incorporated in an enclosed building. Under the zoning ordinance, it states uses such as these need to be incorporated into an enclosed building. Some businesses are natural candidates for having outside grilling; ACE hardware was used as an example. Mr. Cupples stated it makes sense for a hardware store to have this use. However, if someone wanted to scrutinize the decision, they could say the business is putting the cooking source outside the building. Mr. Cupples' intent was to clarify for the staff that allowing outdoor use of grills and cooking, when it dovetailed with the business' marketing, was within the Commissioners' understanding of accessory use. There is currently a business proposed in the downtown corridor that wants to smoke salmon on grills outside the retail space behind a screened fence. There are issues that come up with smoking grills; the most obvious being odor. Chair Hoth asked about the smell and complaints from neighbors. Mr. Cupples stated the filing of a complaint would fall under the nuisance ordinance and would not be part of the zoning ordinance. It would be a City Council or the City Manager enforcement issue at that point to follow up and decide on the outcome

of the complaint. The commission agreed to leave decisions in regard outdoor grills, smokers and barbeques to Mr. Cupples' discretion.

Butterfly exhibit in C-3 zone not subject to PC conditional use as indoor amusement activity. The second item on the agenda pertained to a proposed butterfly exhibit in a commercial building in the C3 zone. Mr. Cupples proposed two approaches to the general commercial activity that was being proposed. It could be treated as an attraction or as a formal amusement activity that would require planning commission review. Mr. Cupples stated he was leaning toward treating the business as an exhibit rather than an amusement activity. It was established that the exhibit would be a permanent structure. Although the design and plans have not been submitted, he suggested because it is an amusement activity, similar to the aquarium in activity, he was leaning toward treating it as an activity. As this was still an idea on the drawing board there were still decisions to be made. It was agreed the decision would be at Mr. Cupples' discretion.

Authorization for PC Chair to sign final plat for Blue Heron subject to Planning Director & County Surveyor's final corrections. The final plat was presented to the Commissioners with a final signature required by Chair Hoth. The street name changes that the commission had requested were now represented on this presentation. There had been a list of conditions that had been addressed in the preliminary plat, all corrections had been made. Mr. Cupples noted the signatures from the Public Works director and the Fire Chief had been made. There was one item that needed clarification from the Commissioners: whether the corner lot would remain open space or be used as a developed lot. This was tabled for future discussion when the next phase of the subdivision would be presented to the Planning Commission.

Elections. After discussion and at the suggestion of Chair Hoth, it was determined the election of officers would be postponed until the next Planning Commission meeting on February 4. Commissioner Bill Carpenter made a motion to postpone the election, Lou Neubecker seconded the motion. The motion passed unanimously.

COMMENTS FROM THE PUBLIC:

None.

COMMENTS FROM COMMISSION/STAFF:

None

ADJOURNMENT: Adjourned at 7:46 pm.

Chris Hoth, Chairperson

Anne McBride, Admin. Assistant