

MINUTES SEASIDE PLANNING COMMISSION

June 2, 2020

CALL TO ORDER: Chairman Hoth called the regular meeting of the Seaside Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF MINUTES: May 5, 2020 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.

Chairman 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:

Chairman 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 Chairman 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. Conditional Use 20-012CU:** is a conditional use request by the North Coast Land Conservancy to convert an existing barn structure into a community education center and office that will replace their former facility that was destroyed by fire in 2015. The property is located at 32825 Rippet Rd (T6-R10-S33-TL 1206) and it is zoned Exclusive Farm Use (EFU). The applicants requested a continuance. The staff is recommending that the Commission continue this project to the July 7th meeting at 6 pm.

Vice Chairman Posalski made a motion to continue 20-012CU to the July 2nd Planning Commission meeting. Commissioner Bill Carpenter seconded the motion. The vote passed unanimously.

- B. Vacation Rental Dwelling Conditional Use 20-011VRD** is a conditional use request by **Dave Newton** for a **three (3) bedroom** Vacation Rental Dwelling with a maximum occupancy of not more than **nine (9) people** over the age of three. The property is located at **2423 S Edgewood (T6-R10-S28BD-TL 3902)** and it is zoned **Medium Density Residential (R-2)**.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusions. Mr. Cupples stated that this was a reauthorization of the conditional use on the property. Chair Hoth asked if there was anybody who would like to speak in favor of the proposal. Dave Newton, 7115 SE 36th Ave, Portland, OR 97202, stated that his intention for the property is as an investment property. One side of the duplex would house a long term renter and upon the Commission's approval the other side would be used as a short term rental to be managed by Vacasa. Mr. Newton stated he would like to honor Vacasa's existing reservations for the VRD. Mr. Newton stated that he would work with Vacasa to properly care for the property. He spoke about his past experience working with a property management company in West Linn and Portland area. He added that he is deeply invested in this community.

Chair Hoth asked if there was anyone else that would like to testify in favor. No one came forward. Chair Hoth asked if there was anyone who would like to speak in opposition. No one came forward. The public hearing was opened to the Commission for discussion. Commissioner Montero asked Mr. Cupples if the City was involved with new rules or regulations for VRDs during the COVID-19 pandemic. Mr. Cupples said that the rules and regulations are up to the property managers and owners. Vice Chair Posalski questioned the wording of the staff report showing the application being a reauthorization of the VRD license. He asked if reauthorization was the same as a renewal, with the understanding that a new application is needed for each new owner. Mr. Cupples stated that the word choice was used to make sure the Planning Commission was aware that the property is currently a VRD. Chair Hoth asked if there were any additional comments from the Commissions. Hearing none, Chair Hoth opened the conditional use to a motion. Commissioner Teri Carpenter made a motion to approved 20-011VRD. Commissioner Montero seconded the motion. The motion passed unanimously, with Commissioners Neubecker and Wickersham absent. Mr. Dave Newton asked follow up questions regarding the next steps in the VRD process. Mr. Cupples explained the next steps.

ORDINANCE ADMINISTRATION

Mr. Cupples spoke about hiring the new Code Compliance Office, Jeff Flory, and having him attend a meeting to be introduced to the Commission. He explained how Mr. Flory was currently working with Jon Rahl and Airbnb to distribute the transient room tax back to the short term rental owners. In the process of setting up the process of disbursement, Mr. Flory had found short term rentals that are unlicensed with the City of Seaside.

Commissioner Teri Carpenter voiced concerns about the recent VRD restrictions and how she noticed some VRDs were being rented out before the ban was lifted.

COMMENTS FROM THE PUBLIC

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

COMMENTS FROM COMMISSION/STAFF

Chair Hoth asked if there were any comments from the commission or staff. There were none.

ADJOURNMENT: Adjourned at 6:15 PM.

Chris Hoth, Chairperson

Jordan Sprague, Admin. Assistant