

# MINUTES SEASIDE PLANNING COMMISSION

## December 3, 2019

**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, Vice Chair David Posalski; Lou Neubecker; Robin Montero, Jon Wickersham and Teri Carpenter. Staff Present: Anne McBride, Community Development Assistant, Kevin Cupples, Planning Director.

**APPROVAL OF MINUTES:** October 29, 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. 19-069VRD:** A conditional use request by **Trinh Tran** for a Vacation Rental Dwelling (VRD) permit with a maximum occupancy of **ten (10)** people regardless of age within the existing **four** bedroom dwelling. The property is located at **1211 South Prom (T6-R10-S 21DB TL#15700)** 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.

Chair Hoth asked if there was anyone who would like to offer testimony in favor of the request. Trin Tran of 3272 NW 118<sup>th</sup> Ave, Portland stated she and her husband were looking to extend the use of their home as a VRD to provide extra income to the property. She stated the inspection had been done by Kevin Cupples, Planning Director, and he noted some issues to address before they could complete the inspection list. At this time they were planning to add an access staircase to the back of the house in addition to working on completing their inspection punch list.

Chair Hoth asked if there was anyone else who would like to offer public testimony either in favor or in opposition. There was not. The public hearing was opened for discussion of the Commission. Bill

Carpenter referenced a letter in the file submitted by a neighbor in regard to the hot tub usage. There was a suggestion by the neighbor that the applicant put up 'privacy shield' to protect their view from the hot tub. Commissioner Carpenter supported the idea and felt it had been suitably addressed as a condition of approval in the Staff Report. It was noted the home had previously been a VRD. Commissioner Teri Carpenter asked for clarification of the off street parking configuration. Mr. Cupples confirmed the parking layout would be the same as presented in the application. Commissioner Posalski moved to approve the requested VRD application as presented. Commissioner Neubecker seconded the motion. The motion passed unanimously.

#### **PUBLIC HEARING:**

- B. 19-074CU:** A conditional use request by Seth Morrissey to develop a 45 unit mini storage facility within the General Commercial (C-3) zone. The subject property is located at 1685 N Roosevelt (T6 R10 15BC TL: 800, 900, 902). The proposed facility plan currently includes twenty-five units approximately 8' x 15' and twenty units approximately 10' x 20'.

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. Seth Morrissey, 220 Northfork, Seaside, spoke. He stated he had brought this idea in a different format to the Commission 11 months ago. He stated he is now proposing a permanent facility about double the size of what was previously presented. He stated the traffic flow will be the same as previously presented, with access being on 17<sup>th</sup> Ave. Additionally, he has added asphalt to the plan.

Chair Hoth asked if anyone else would like to speak in favor. No one came forward. He then asked if there were any opposing remarks. No one came forward. The public discussion was closed and the discussion was opened to the Commissioners. Chair Hoth had a general question about building structures over lot lines into the adjacent property. Mr. Cupples stated in this case it doesn't matter because he owns the both properties. By building over the property lines he has essentially merged the property. There was a brief discussion about the highway overlay zone. Because the access is off of 17<sup>th</sup> and not the highway and the number of visitors will be limited because it is a storage facility the overlay zone requirements are not in effect.

Commissioner Bill Carpenter moved to approve the storage facility application as presented. It was seconded and passed unanimously.

#### **ORDINANCE ADMINISTRATION:**

- C.** Kevin Cupples, City Planning Director, presented a request that was initiated by the planning commission and then forwarded to the City Council. The proposal is a text amendment to the zoning ordinance that would eliminate the parking requirements for residential dwelling units above ground floor commercial use with in the downtown core area zones specifically resort residential (R2) and central commercial (C4).

Mr. Cupples also asked the Commission to consider a reduction in the required number of off-street parking spaces per dwelling units for small (one bedroom and studio) apartments within all zones. Currently the ordinance requires two off street parking spaces per dwelling unit he stated. After reviewing the request the Commission will be asked to make a recommendation to the City Council concerning the proposed text amendment.

Chair Hoth stated tonight the Commission was simply discussing the information presented and refining what would be presented to the City Council. No decisions were going to be made at this meeting. They were interested in public testimony. First to approach the council was Stewart Kenning of Astoria. He stated he has been an architect and planner and has been analyzing affordable housing in Clatsop County. He made the point that Seaside has the most stringent parking requirements of all the cities in county. He wanted to emphasize that he promotes the idea of lesser space requirements. Next, Dale McDowell, City of Seaside Public Works Director, stated he supports the idea of using some of the underutilized spaces in the downtown core but wanted the Commission to consider street cleanliness. Because of the turning radius, the street sweeper cannot maneuver around a parked car therefore three

spaces would be effected and left upswept for every parked car. There are also the abandoned cars to consider. As an example, residents can use the space to "store" their car and this would keep the sweeper from cleaning the area for a continued time period.

Erin Barker, 2300 Lewis & Clark, Seaside, stated she manages a 20-plex apartment house. The parking layout for the 2 bedroom unit apartment building allows for one space per unit and one visitor pass. It seems to work and her management company has not received complaints from the residents. Commissioner Polsalski asked for clarification on the number of available spaces in relation to the number of units. Through discussion it was determined that each unit had 1.33 spaces. Erin stated she also manages a 16-plex apartment building. She stated at that location each unit is allotted one parking space. There are one and two bedroom units in the complex and the parking arrangement seems to work fine because some people don't have cars or they tend to have only one per household.

Eric Zuber, 2481 Venice Boulevard, Seaside approached the Commissioners next. He stated he was a commercial mortgage banker and realtor. He has looked at buildings and property in the urban core and wanted to add that he has found generally people don't own cars in the core zones. He feels people want to walk to downtown commerce areas. He wanted to add that he too, like Mr. Kenning, is a developer and entrepreneur and felt the parking requirements were too restrictive for a small 300 square foot apartment. He felt it would encourage developers to build low income or workforce housing if the parking requirements were changed.

Chair Hoth asked if there was anyone else in the audience who wanted to speak in favor of, or if anyone would like to offer testimony in opposition to the ordinance change. No one came forward. The public discussion was closed and opened for the Commissioner's comments.

Commissioner Terry Carpenter was in favor of reducing parking restrictions in the downtown core. She voiced her concern of apartment and condo developments outside the core having very little off street parking. Because she lives in a neighborhood with condos she finds it difficult to find off street parking because people fill their allotted parking spaces, specifically garages, with storage clutter. The problem she concluded is that projects are built with the intent of adequate parking but the reality is owners/tenants are using their parking spaces for things other than parking which leaves neighbors and businesses with a lack of off street parking.

For clarification, Mr. Cupples noted that the way this part of the amendment was drafted it is specific to the number of bedrooms in a multifamily dwelling unit and specifically written for one bedroom or studio apartments. Other uses that are residential, like standalone residences, would still require two spaces per dwelling.

A discussion followed on how the wording could be reworked to fit the findings of the Commission. What was the definition of apartment, condo and townhome? Would smaller condominiums and townhomes be considered in the exception? Would VRDs be allowed to have an off street parking reduction? There were a number of scenarios put forth by the Commissioners in an attempt to narrow the field of possibilities. They agreed the focus of restructuring the parking requirement is to encourage developers to build workforce housing. The requirements would be different for a developer designing apartments as opposed to the developer building units and selling them separately as condos. In that case the Commission agreed the condo project would have to meet the two parking space requirement. If the scenario was rental units in an apartment house the Commission agreed they would allow for fewer parking spaces. There was the question of ADUs and their parking needs; and what about larger ADUs over 500 square feet that require Commission approval?

Mr. Cupples summarized the discussion. There is the downtown core with residential over commercial area where parking requirements would be minimized. This idea was generally accepted by all of the Commissioners with the caveat that this was only to pertain to the downtown core and not to the neighboring zones. The second topic to be discussed was changing the standard for smaller units (studios and one bedroom apartments) in other zones. The Commission verbalized that both ideas were generally acceptable and the verbiage would have to be written to cover each issue sufficiently.

After the discussion the Commission felt it would be best to do additional research on the topic and work on the details of the amendment during the December 17, work session. In the meantime, Mr. Cupples would compile additional data on parking rules at local apartment developments. It was agreed he would obtain feedback on what is working and complaints that tenants and managers are having with the layout of the parking area. He agreed to present the findings at the upcoming work session.

**COMMENTS FROM THE PUBLIC:**

None.

**COMMENTS FROM COMMISSION/STAFF:**

Commissioner Montero asked Dale McDowell, Public Works Director, if the city had plans to put in Electric Vehicle (EV) stations anytime in the future. Mr. McDowell said the plan is being worked on and a grant is being sought for four stations in the Ocean Way parking lot.

Commissioner Bill Carpenter wanted the Commissioners and public to be aware of the Pearl Harbor Ceremony that would be taking place at the Convention Center the coming Friday. So noted.

**ADJOURNMENT:** Adjourned at 7:532 pm.

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Chris Hoth, Chairperson

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Anne McBride, Admin. Assistant