

**MINUTES SEASIDE PLANNING COMMISSION**  
**February 5, 2013**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Commissioners present: Steve Winters, Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, Bill Carpenter, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Absent: Kevin Cupples, Planning Director

**OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT:** Chair Horning 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. Chair Horning then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact. There was no response.

**APPROVAL OF MINUTES:** Motion to approve the December 4, 2013 minutes; Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Romine seconded. The motion was carried unanimously.

**PUBLIC HEARING REQUIREMENTS:**

The following public hearing statements were read by Chair Horning:

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.) 11-031CU: EXTENSION REQUEST OF:** A conditional use request by Harry Henke that will allow the development of a 45 unit apartment complex on the property former utilized by Western Oregon Waste (WOW). The subject property is divided into two distinct areas referenced in the request as Lot 1 on the SW corner of Jackson St. & Avenue M (a compilation of tax lots 8300, 8301, 8500, & 8600 of T6, R10, 21DA) and Lot 2 on the SE corner of Jackson St. & Avenue M (a compilation of tax lots 8700, 8800, 8900, & 9000 of T6, R10, 21DA). The residential development of Lot 1 would consist of three nine-unit apartment buildings and Lot 2 would include two nine-unit apartment buildings. The property is currently zoned General Commercial (C-3) and apartments are conditionally permitted in the zone. In conjunction with the conditional use, the applicant is also requesting a variance (**11-032V**) that will allow a reduction in the required number of off-street parking spaces from 2 to 1.5 spaces per apartment unit.

Debbie Kenyon, Administrative Assistant, read the request from Mr. Henke requesting a one year extension.

Chair Horning asked if there was anyone who would like to offer testimony in favor of the request. There was no response

Chair Horning asked if there was anyone who would like to offer testimony in opposition. There was no response

Chair Horning closed the public hearing and the issue was opened for Commission discussion. Commissioner Dideum wanted to make sure that the tree that Commissioner Hoth had requested be moved was still on the conditional use. Commissioner Hoth stated that yes it was still on there in condition #7.

Commissioner Ridout made a motion to approve a one year extension of the conditional use. Commissioner Carpenter seconded and the motion was carried unanimously.

**ORDINANCE ADMINISTRATION:**

**COMMENTS FROM THE PUBLIC:**

**COMMENTS FROM COMMISSION/STAFF:** Elections of Officers. Chair Horning stated that he wouldn't mind stepping down from his post and let someone else take over.

Commissioner Winters made a motion to nominate Commissioner Romine. Commissioner Carpenter seconded, and the motion was carried unanimously.

Commissioner Dideum nominated herself as Vice Chair. Chair Horning seconded, and the motion was carried unanimously.

**ADJOURNMENT:** Adjourned at 7:15pm.

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Tom Horning, Chairperson

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Debbie Kenyon, Admin. Assistant