

MINUTES SEASIDE PLANNING COMMISSION
December 7, 2010

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, Kevin Cupples, Planning Director

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE 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 exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the October 4, 2010 minutes;
Commissioner Carpenter made a motion to approve October 4, 2010 minutes as submitted.
Commissioner Dideum 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.) 10-043VRD is a request by Aaron & Renee Wilkins for a Five (5) bedroom Vacation Rental Dwelling Permit within the Residential Medium Density (R-2) zone. The property is located at **395 18th Avenue**.

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

Chair Horning asked if there was anyone who would like to offer testimony in favor of the request. Aaron & Renee Wilkins - Owners, Purchased the home to eventually live in the community and have the kids spend some time in Seaside. When they are not here they would like to share the home with other people. They feel the home has everything needed for a vacation rental.

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

Chair Horning asked if there was anyone else 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 Ridout stated that everything seems straight forward with the application.

Commissioner Hoth asked why does the parking state four? Renee stated that there is a three car garage that people can use and also three parking spaces in front of the garage and a large parking space along side the garage for an RV if needed.

Commissioner Ridout stated that in the staff report it states that for every bedroom, rather it is in the occupancy or not, there is a required parking space.

Commissioner Hoth made a motion to approve the VRD under the guidelines that staff has presented with the parking change.
Commissioner Carpenter seconded and the motion was carried unanimously.

B.). 10-040ZMA - The applicant is requesting the adoption of a new Zoning Map of Seaside, Oregon prepared by the Columbia Estuary Study Taskforce (CREST). Although the map is intended to reflect the zones currently identified on the official city zoning map, some prior mapping errors have been corrected on the map that was previously adopted in 2005. These changes are intended to resolve the obvious errors currently present on the map and improve the readability by distinguishing the contrast between zones.

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

Commissioner Carpenter had a question regarding the area along the beach south of Ave U to the cove. Why is this blank? Mr. Cupples stated that area is actually State property. Originally the property that the Tides is located on was in the county and not in the City limits. Now this property is in the City limits.

Chair Horning was wondering if these maps could be enlarged so we can get a better feel of the boundaries. Mr. Cupples stated that we do have them in a PDF file and could send them electronically to the Planning Commission members.

Commissioner Ridout really wanted to see the acronyms on the map and not the full name of the zones. Alejandro with C.R.E.S.T stated that wouldn't be a problem and would be an easy fix.

Commissioner Horning asked if there was a way to get **LIDAR** on these maps. Alejandro stated it wouldn't be a problem it will take some work but it can be done.

Mr. Cupples asked the Commissioners to continue this until the January 4th meeting. This way the commissioners have time to review the map and then come back with any questions.

Mr. Cupples would like to have the Commissioners look at the map and get any changes to Alejandro by December 18th 2010 , Planning Commission work session, and then once he has all the changes we could just adopt the map on the January 4, 2010 meeting.

Commissioner Ridout wanted to know if there will be a large version of the zoning map printed out or will it all be on the computer to zoom into a certain area. Mr. Cupples stated that we will have one large color map here at City Hall and there will be one at Community Development office.

Commissioner Winters made a motion to continue this application until the January 4, 2010 meeting.
Commissioner Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION:

COMMENTS FROM THE PUBLIC:

COMMENTS FROM COMMISSION/STAFF:

ADJOURNMENT: Adjourned at 7:35 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant