

MINUTES SEASIDE PLANNING COMMISSION
October 16, 2018

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, Vice Chair David Posalski, Dick Ridout, and Teri Carpenter. Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, Absent: Bill Carpenter, Lou Neubecker

OPENING REMARKS: Chair Hoth stated this is the time and place duly advertised for the Seaside Planning Commission to hold this meeting. He then 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.

APPROVAL OF MINUTES: October 2, 2018; Approved Minutes as submitted.

AGENDA:

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. There was no response.

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, followed by anyone else in favor, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

- A. **18-070VRD** is a conditional use request by **Aboubakar Abdoulaye** for a **six (6)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **ten (10)** people regardless of age. The property is located at **234 12th Avenue (6-10-16DA-TL 9500)** 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. Pam Bierly, 120 12th Ave, Seaside. Ms. Bierly stated that she is the closest neighbor, just across the driveway with no yard from that property. She is one of the only permanent residents in that neighborhood. Several of the other properties around this home are managed by the same person and she hasn't had any problems with any of the vacation rentals in all the years she lived there. She knows that there are problems with other areas in the city but she hasn't had any and she would ask that you approve this vacation rental. Chair Hoth asked if she was the representative for this property. Ms. Bierly stated, "No."

Chair Hoth asked if there was anyone else who would like to offer testimony in favor of the request or if there was a representative for this property who would like to offer testimony. Sharon Rauwolf, 43 N Holladay, Seaside. Sharon stated that she is the representative for the property and manages the home next door and the home across the street from the subject property. Sharon hasn't had any problems with any of the vacation homes in the area.

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

Chair Hoth indicated the issue was opened for Commission discussion. Commissioner Ridout stated you would think that there would be some kind of comment on a six bedroom, six parking space vacation rental. Chair Hoth stated that we have dealt with that issue by placing a limit of 10 people and if it was like before, where you could have 18, then he would have a problem. Mr. Cupples stated that there is a lot of room in the back yard for the required four parking spaces but there is more available. Mr. Cupples also stated that there is some construction debris in the back yard that still needs to be removed. Ms. Bierly stated that has been removed. Vice Chair Posalski asked about paving the parking and driveway. Mr. Cupples stated that the applicant will have one year to pave the driveway and parking area. Commissioner Teri Carpenter stated that her concern is that if you put too many cars there, they won't be able to maneuver around to get out of the driveway. Mr. Cupples stated that they could potentially park two of those cars tandem and there will be enough room. Vice Chair Posalski asked if anyone had any issue with the 50% density that is already there? He would normally have an issue with it, but being as there is a neighbor here who is a permanent resident stating that they don't have an issue with it, he's fine with it. Commissioner Teri Carpenter stated that being it is not against the rules, then she can't say anything about it. Ms. Bierly stated that when she moved to her home in 1980 this home was owned by a family who lived in the home and rented out the upstairs as a boarding house and all those had kitchens and bathroom and they were meant to be long term rentals. With the new owner, he has fixed it all up and turned it back into a single family home. It's more in line with the other homes in the neighborhood. Chair Hoth asked Sharon about the parking in the back if the additional one guest was worth having to pave the additional spot. Sharon stated that she believes so in this case.

At the end of the Commissioners discussion, Chair Hoth closed the public hearing and Vice Chair Posalski made a motion to approve the conditional use under the guidelines that staff has presented. Commissioner Teri Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: Mr. Cupples stated that Main & Main will be making their presentation before the transportation Advisory Commission on Thursday and then we will see them on November 20th.

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: None

ADJOURNMENT: Adjourned at 7:17 pm.

Chris Hoth, Chairperson

Debbie Kenyon, Admin. Assistant