

**MINUTES SEASIDE PLANNING COMMISSION**  
**November 7, 2017**

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

**PLEDGE OF ALLEGIANCE**

**ATTENDANCE:** Commissioners present: Chair Ray Romine, Vice Chair Bill Carpenter, Lou Neubecker, Teri Carpenter, David Posalski, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, Absent: Chris Hoth

**OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT:** Chair Romine 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 Romine 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:** October 3, 2017;

Vice Chair Bill Carpenter made a motion to approve the minutes as written. Commissioner Neubecker seconded. The motion was carried unanimously.

**AGENDA:**

**PUBLIC HEARING REQUIREMENTS:**

The following public hearing statements were read by Chair Romine:

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.) Continued from the Prior Meeting:**

**The Applicant has Requested a Continuance to the December 5, 2017 Planning Commission Meeting. Staff has contacted all the parties that participated in the last hearing and let them know that the applicant has requested a continuance.**

**17-054SUB:** A subdivision request by Nordoff Pacific Capitol, LLC. The subject property is located at the northwest corner of Wahanna Road and Avenue S (T6, R10, S22C, TL# 800 & 801) and it is zoned Medium Density Residential (R2) and Aquatic Natural (A1). The applicant is seeking a tentative plat approval for a three phase residential development (45 residential lots).

Vice Chair Bill Carpenter made a motion to continue 17-054SUB until the December 5<sup>th</sup>, 2017 meeting. Commissioner Posalski seconded and the motion was carried unanimously.

**B.) Continued from the Prior Meeting:**

**17-059V and 17-060MP:** A Major Partition request by Benjamin F. Lawrence for Cravalynn Weber to divide her property into three separate parcels. The subject property is located at 1825 Lewis and Clark Road (T6-R10-S15D-TL0400) and it is zoned Suburban Residential (SR). Each unit of land would be approximately half an acre. A variance request to the minimum lot size has been included in the request since the property does not currently have sewer service available and the access road is not intended to be developed to conventional street standards.

Mr. Cupples stated that at the last meeting the Planning Commission directed staff to come back with revised findings and denial for the request.

Vice Chair Bill Carpenter made a motion to accept the staff report for the denial of the variance, Commissioner Posalski seconded and the motion was carried unanimously. Mr. Cupples stated that the notice will be mailed out on the 9<sup>th</sup> of November.

**ORDINANCE ADMINISTRATION:** Mr. Cupples stated the planning department is getting calls from the Portland Metro area regarding accessory dwelling units. In June or July we will have to have the ordinance in place to address that.

**COMMENTS FROM THE PUBLIC:** None

**COMMENTS FROM COMMISSION/STAFF:** Vice Chair Bill Carpenter asked if there was going to be a work session on November 21<sup>st</sup> because he will not be able to make it. Commissioner Neubecker stated that he will not be able to make it on that evening either. Chair Romine stated that he would like to skip the next work session because it is so close to the Holiday and two member can't make it. Commissioner Teri Carpenter stated she would like to pass on that meeting also. Chair Romine stated that on the December 19<sup>th</sup> work session he would like to discuss the accessory dwelling structures.

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

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Ray Romine, Chairperson

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Debbie Kenyon, Admin. Assistant