

**SEASIDE PLANNING COMMISSION AGENDA**  
**989 Broadway - City Hall Council Chambers**  
**December 2, 2014**  
**7:00 p.m.**

- 1. CALL TO ORDER:**
- 2. PLEDGE OF ALLEGIANCE:**
- 3. OPENING REMARKS:**
- 4. DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
- 5. APPROVAL OF MINUTES:** November 4, 2014
- 6. PUBLIC HEARING:**  
None
- 7. ORDINANCE ADMINISTRATION:**
  - A.) Planning Commission directs staff to initiate work on an ordinance amendment that will address fences in the OPR zone.**
  - B) Planning Commission directs staff to initiate updates to the City of Seaside's Foredune Management Plan and seek reauthorization of a Goal 18 exception that allows grading below the elevation specified in the Goal (base flood elevation plus four feet).**
- 8. PUBLIC COMMENTS:** Not related to specific agenda items:
- 9. PLANNING COMMISSION & STAFF COMMENTS:**
- 10. ADJOURNMENT**

# MINUTES SEASIDE PLANNING COMMISSION

## November 4, 2014

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

### PLEDGE OF ALLEGIANCE

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

**OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT:** Commissioner 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. Commissioner 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:** October 7 2014;

Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Perkel seconded. The motion was carried unanimously.

### AGENDA:

#### PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Commissioner 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.) 14-055VRD** is a request by **Terri Flynn** for a **two** (2) bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six** (6) people over the age of three. The property is located at **440 12<sup>th</sup> Avenue** 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.

Commissioner Horning asked if there was anyone who would like to offer testimony in favor of the request. Lisa Kieran, with John L. Scott Real Estate. This home has been a vacation rental for 9 years and hopefully will continue to be one.

Commissioner Horning asked if there was anyone else who would like to offer testimony in favor of the request. Markus Simentel, 460 12<sup>th</sup> Avenue. Seaside. Mr. Simentel has owned his home since 2000. This home has been a good vacation rental and he has no complaints regarding that issue. He is here to criticize the ordinance. Mr. Simentel stated he doesn't understand if the current ordinance says there shouldn't be more than 20% vacation rentals in a particular area than why are there so many in his area. The current law seems to be redundant because everything is just rubber stamped approved. Commissioner Hoth explained that if the neighborhood has less than 20% vacation rentals within 100 feet of the subject property then it is an administrative decision. If it has more than 20% then it comes to the planning commission and they are able to put more restrictions on the vacation rental if need be.

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

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

Commissioner Horning indicated the issue was opened for Commission discussion.

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

**ORDINANCE ADMINISTRATION:**

**COMMENTS FROM THE PUBLIC:**

**COMMENTS FROM COMMISSION/STAFF:**

Elections for Vice Chair: Commissioner Carpenter nominated Commissioner Horning to be Vice Chair because he has the experience. Commissioner Wright seconded the motion. Commissioner Hoth nominated Commissioner Carpenter with a second from Commissioner Perkel. Commissioner Horning stated that he thinks it's a good idea to rotate this position so that all members of the planning commission have an opportunity to participate in this capacity. Nominations were closed. Mr. Cupples asked for a raise of hands for the nomination of Bill Carpenter. Five hands were raised in favor of Commissioner Carpenter. Mr. Cupples asked for a raise of hands for Tom Horning and one hand was raised by Commissioner Carpenter. Commissioner Carpenter was elected Vice Chair. Mr. Cupples stated that there will be Planning Commission work session. There are currently two items on the agenda that will be up for discussion: OPR Zone and a VRD issue.

**ADJOURNMENT:** Adjourned at 7:20 pm.

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Ray Romine, Chairperson

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Debbie Kenyon, Admin. Assistant