

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
December 6, 2016
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 1, 2016
6. **PUBLIC HEARING:**
 - A.) **16-059ZC-** A request by James Spicer for a zone change at 405 N Wahanna Rd. (T6 R10 22BA TL: 101). The proposal will rezone the upland suburban residential (SR) zoned portions of the subject property (approximately 20,394 sq. ft.) to high density residential (R-3). This would allow urban density residential development in conjunction with annexation of the property that is within Seaside's current urban growth boundary.
 - B.) **16-066CU:** A conditional use request by **Terry Lowenberg** that will allow the establishment of a 1 bedroom residential dwelling on the second floor of the existing commercial use located at 1616 S Roosevelt (T6, R10, 21DD TL: 9400). The property is zone general commercial (C-3) and it conditionally permits the residential use when located within the same structure.
 - C.) **16-067CU:** A conditional use request by **George Horga (Golden Age Center)** that will convert the existing apartment building into a 50 bed nursing home facility. The property is located 822 Necanicum (T6, R10, 16DD TL: 900 & 2000) and it is zoned high density residential (R-3). The building was previously used as a nursing home, but it was converted to apartments. The new owner would like to convert it back to its original use.
 - D.) **16-068HOZ** is a Highway Overlay Zone request by **Dustin Johnson & CIDA Architects** to establish a new single story commercial building (approximately 1,950 sq. ft.) located at 420 S Roosevelt (T6 R10 S21AD TL: 16300). The property is zoned general commercial (C-3) and the new building will house a Starbucks with a drive through.
 - E.) **16-070PCR:** A request by Tube Art Group to install a new reader board sign (approximately 86.30 sq. ft.) along the Highway 101 frontage. The property is located at 1901 N Holladay Dr. (T6, R10, 15BC TL: 2900) and the 8.91 acre parcel is zoned medium density residential (R-2). The Seaside Sign Ordinance allows the Planning Commission to authorize additional signage exclusive of zoning for conditionally permitted uses.
7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**