

MINUTES SEASIDE PLANNING COMMISSION
February 20, 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, Bill Carpenter, Teri 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: Chair Hoth 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 Hoth then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact.

APPROVAL OF MINUTES:

AGENDA:

PUBLIC HEARING REQUIREMENTS:

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, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

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 altered the proposed plat and is now seeking a tentative plat approval for a two phase residential subdivision that would ultimately create 59 lots.

Kevin Cupples, City Planning Director, presented a draft final order that if will be sent out tomorrow.

Commissioner Bill Carpenter asked Mr. Brien if he had any questions with the memo. Mr. Brien asked on page 3 at the bottom of the memo it states that: this approval will become void one (1) year from the date of the appeal deadline; however, the Planning Commission may grant an extension of time for a period of one year based on the standards in the Ordinance 74-36, Section 5, 11. Mr. Brien stated that it is going to take a year just to correct what is already there. Mr. Cupples stated that is just to get the approval of the plat within one year. Mr. Brien stated he had no other concerns. Commissioner Posalski stated on item #1 the bike lane is going through phase two of the project, but we don't have any timing built into that stipulation he assumes that there is going to be road work that will need to be done before the bike lane can be installed. Mr. Brien stated that once Public Works approves the utilities and before construction begins on any lot that bike lane will be put in.

Vice Chair Posalski made motion to approve the subdivision with the conditions that staff has recommended. Commissioner Bill Carpenter seconded and the motion was approved with a 4 to 2 vote. Commissioner Nuebecker and Commissioner Ridout voted no

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Mr. Cupples stated at the last City Council meeting Sandra Gee had concerns that we have too many vacation rentals. Mr. Cupples stated that city has purchased a program that lets the city know if people are renting out their properties. City Hall then lets Debbie know and then Debbie contacts the property owners to let them about the vacation rental process. We currently have around 30 non-licensed homes that have been sent letters to and most have responded and we have about 10 more waiting to have letters sent out. Mr. Cupples stated that in some cases the property owners don't know that their property is being rented out through airbnb. They have responded to our letters stating that they have rented the home out as a month to month rental and they had no idea their renters are renting them out on airbnb. Mr. Cupples stated that he will try to get a draft document for accessory dwelling units and then the planning commission can at least start looking at something in draft form. That way we can at least get a notice out to the DLCD in draft form. Then when we do a public notice, people will know what we are contemplating as far as accessory dwelling units go.

Commissioner Bill Carpenter asked about parking and Mr. Cupples stated that he hasn't started working on that yet but we have discussed putting the parking amendment into the accessory dwelling unit amendment. Commissioner Teri Carpenter stated right across from her home a unit just sold and they have two kids and their garage is full of stuff so then they park two cars in front of the garage with the bumpers of the cars hanging over the sidewalk and then the kids park their two cars on the street. Mr. Cupples stated that if this is a regular home and they fill their garage up with stuff and park in front of the garage they can do that. If this is a vacation rental and the garage is part of their required parking then they cannot have the garage full of stuff. Mr. Cupples stated that at one of the recent VRD inspections, the people had one space that would qualify as a compact space but not as a regular parking space. If someone had a single family dwelling and they had two compact parking spaces and they said they wanted to put in an accessory dwelling unit, which is intended to be a small dwelling unit, would the commission consider one of those required parking spaces be a compact parking space? Vice Chair Posalski stated no he didn't think that would work. Chair Hoth stated that if we keep trying to accommodate everything that people are requesting and change things it could turn things impossible to keep track of. Commissioner Bill Carpenter stated that one of the issues that he has is that we have no ordinance that says a big truck can't park in a compact parking space. Mr. Cupples stated that he purposely looks for parking places that have a double space so he can go into the next space. Commissioner Teri Carpenter stated that she feels a 9 x 18 parking space is a pretty tight parking space no matter the size of the vehicle. The convention center parking lot has pretty small spaces. Commissioner Neubecker stated that the van accessible spot over there is not van accessible. He had to take two spot in order to get the door open. Mr. Cupples stated that van accessible spot is supposed be a 9 x 18 spot and then the door side is supposed to have an 8 ft. wide spot.

ADJOURNMENT: Adjourned at 7:30 pm.

Chris Hoth, Chairperson

Debbie Kenyon, Admin. Assistant