

# MINUTES SEASIDE PLANNING COMMISSION

March 4, 2014

**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: Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, Bill Carpenter, and Robert Perkel. Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director. Commissioner Ridout was absent.

**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:** Motion to approve the March 4, 2014 minutes;  
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 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.) 14-003VRD & 14-004V** are requests by Steven V. Brewer for a **Three** (3) bedroom Vacation Rental Dwelling Permit with a maximum occupancy of **nine** (9) people over the age of three. Mr. Brewer is also requesting a variance to the 50% front yard landscaping requirement. The property is located at **660 Necanicum** 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 Romine asked if there was anyone who would like to offer testimony in favor of the request. Erin Barker, 800 N Roosevelt, Seaside. Erin stated that this had been a vacation rental since 2005 and has not had any complaints. There is a new owner which is why it is before the planning commission. Erin passed out photos of both units being rented and noted that there is enough parking and they show the current landscaping. Erin introduced the Pomeroy's who own the unit next door at 662 Necanicum and they are in favor of the vacation rental. Their home is also a vacation rental.

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

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Carpenter asked what the occupancy was with the previous owners. Erin stated that it was 9, same as this request.

Commissioner Hoth asked about the plot plan that shows the parking and noted that there is a 6ft hash marked stretch that says add for parking. Mr. Cupples stated that they used the same parking plan that was submitted in 2005. They didn't have adequate room to park the cars at that time. Back in 2005, it

was a condominium, so they jointly owned the whole front area in common. Now that it is a townhome, and the lot is divided equally, they own 1/2 of the property in front yard. That is way they need the variance for the front yard landscaping.

Commissioner Dideum asked what's the difference between a townhome and a condominium? Mr. Cupples stated that with a condominium you only own the box and jointly own the land as common area. In the case of a townhome, you own the land that the home sits on and there is a firewall along the zero lot line in between the two units.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Hoth made a motion to approve the conditional use and variance under the guidelines that staff has presented.

Vice Chair Didiem seconded and the motion was carried unanimously.

**ORDINANCE ADMINISTRATION:**

**COMMENTS FROM THE PUBLIC:**

**COMMENTS FROM COMMISSION/STAFF:** Mr. Cupples stated that there is a visioning questionnaire on the City's website and it would be great if everyone could fill one out.

Commissioner Horning mentioned that March 27<sup>th</sup> is the 50 year anniversary of the Tsunami of 1964.

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

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Ray Romine, Chairperson

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Debbie Kenyon, Admin. Assistant