

MINUTES SEASIDE PLANNING COMMISSION
April 3, 2012

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

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Steve Winters, Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, Bill Carpenter, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE CONTACT: Chair 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. Chair Horning then asked if any of the Commissioners wished to declare a conflict of interest or exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the March 6, 2012 minutes; Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Ridout seconded the motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair 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.) 12-008VRD is a request by Greg & Heather Schroeder for a **Three** (3) bedroom Vacation Rental Dwelling Permit within the Residential Medium Density (R-2) zone. The property is located at **416 17th Ave.**

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Horning asked if there was anyone who would like to offer testimony in favor of the request. Erin Barker Beachhouse Vacation Rentals, 800 N Roosevelt, Seaside. This is a basic VRD and if you have any specific questions just ask.

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

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

Chair Horning closed the public hearing and the issue was opened for Commission discussion.

Commissioner Hoth stated that he wants to make sure that the renters will be aware of the parking and how they will need to park.

Commissioner Ridout asked if any of the drawings were to scale. Erin stated that they Schroeder's did all the paperwork on this one. There is one parking space in the garage and two outside the garage.

Commissioner Ridout made a motion to approve the VRD under the guidelines that staff has presented. Commissioner Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: Mr. Cupples stated that at the last City Council meeting a few counselors brought up signage in the downtown core area specifically looking at sandwich boards and banners. Mr. Cupples would like to set a joint work session to discuss the sign ordinance. There is some concern that some people are putting sandwich board signs out on the weekends when there is no enforcement. Maybe at that same meeting we could discuss the lighting ordinance and that would be set up on May 15th. The Planning Commission members should go up and look at the outside lights at Costco and Home Depot, and see the difference and take note of how a lighting control ordinance could actually cut down on a lot of wasted light.

If you look at the public restroom by the visitor's bureau it is all lit up but you don't see any of the light bulbs or fixtures it only lights the building and not the surrounding area. Commissioner Horning stated that if you want to see a current example of light pollution it is at the concrete plant over at the airport. They have put up a light that shoots light out horizontally with such a sodium vapor lamp that it will cast a shadow over at 12th Avenue. If you have worked late and driven home you have probably seen it.

Commissioner Ridout asked if the sign ordinance allows or not allows sandwich boards. Mr. Cupples stated that the sign ordinance does allow sandwich board with restrictions. In the downtown core area there seems to be some confusion because you can only place a sandwich board on your property. Most of the businesses in the downtown core area do not have private property in front of the business. There are a few businesses that have their doorways inset and they are able to use sandwich boards. If they do not have the inset doorways then they will not be able to use sandwich boards because it puts the sign in the public right-of-way. We have had a lot of discussion with the shop owners on the west side of Columbia. (Wyndham Parking Garage) That building does not sit right on the property line. It sits back several feet so they are able to have sandwich boards. The signs that are put up in the flag pole holes are in violation of the ordinance. That is why Mr. Cupples went to the new ACE Hardware and asked them to please take the flagpole signs out of the planting strips in front of their store along Broadway and Holladay.

There are some people who like the flagpole signs and others who don't.

Commissioner Ridout stated that many years ago people didn't want all the sandwich boards signs out. They went through a great deal of effort with the merchants to have the downtown area look nice. Now there are different merchants and they may have different attitude towards signs and signage.

Commissioner Ridout stated that from his point of view this is a business community decision and the businesses should be able to decide how they want their signs.

COMMENTS FROM THE PUBLIC:

COMMENTS FROM COMMISSION/STAFF:

ADJOURNMENT: Adjourned at 7:25 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant