

MINUTES SEASIDE PLANNING COMMISSION
June 5, 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: Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, Bill Carpenter, and Dick Ridout. Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director.
Commissioner Winters was absent because he was out of town on the day of the meeting.

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 May 1, 2012 minutes:

Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Romine seconded and the motion 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.) 12-015VRD: A request by Barbara Nizich for a Three (3) bedroom vacation rental dwelling permit within the Residential Medium Density (R-2) zone. The property is located at 2430 S Edgewood.

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. Barbara Nizich, Seaside address 2430 S Edgewood, This is a nice home and should make a great addition to the vacation rentals in Seaside.

Seeing there was no one else present who wished to testify, Chair Horning closed the public hearing and the issue was opened for Commission discussion.

Commissioner Ridout asked if this has been a vacation rental before. Mr. Cupples stated not that he didn't go through historical records but to the best of his knowledge no, it has not been a vacation rental. Commissioner Ridout asked if the garage is going to be used for parking. Barbara stated that one side of the garage will be used for parking and the other side will be used for games.

Commissioner Carpenter made a motion to approve the VRD under the guidelines that staff has presented.

Commissioner Hoth seconded and the motion carried unanimously.

B.) 12-016Major Land Partition: A land division request by TLC Federal Credit Union to create three separate parcels). The subject property is located 2315 N Roosevelt. (6 10 15BA TL: 5800 and 5801) and it is zoned General Commercial (C3). The purpose of dividing the property is to leave flexibility in

the sizes of the future parcels to accommodate a wide range of potential buyers. The property line adjustment is to extend utilities to the end of the existing TLC parcel.

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; Diane Burkhart with TLC Credit Union. When they purchased the property they only needed an acre but the lot was a little over 4 acres so now they would like to sell the rest of the property for future development.

Chair Horning asked if there was anyone else who would like to offer testimony in favor of this project. 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 the staff report indicates the property line adjustment between the current TLC property and the property subject will reduce the parking, but it doesn't reduce it less than what is required. Mr. Cupples said correct, they actually have excess parking for a bank. If another business comes in then we will have to do a parking calculation to make sure the new business has the correct number of parking spaces.

Chair Horning stated that each of these new lots are slightly larger than what was submitted before. Is it basically taking the street into the new figures? Diane Burkhart stated that they are taking in the street as part of the total acreage.

Commissioner Ridout asked if there was still going to be housing on the site.

The realtor for TLC, Mr. Fausett, 2911 Marine Dr, Astoria, stated they still believe they will have some housing along the river. The frontage along highway 101 will now be all commercial. We have sales pending for the commercial properties already once this passes there should be construction starting this summer.

Commissioner Dideum asked if they were planning on coming back at a later date and then divide that last parcel. Mr. Fausett stated that they have parties that are already interested in purchasing that land. Commissioner Dideum asked Mr. Cupples if that land division would come back before the planning commission. Mr. Cupples stated that they cannot divide that parcel of land during the rest of this calendar year. If they come in with a building that is allowed outright in the C3 zone then it will not come back before the Planning Commission but if they come in with something that is required as a conditional use in the zone then they will come back before the Planning Commission.

Commissioner Romine made a motion to accept this application. Commissioner Carpenter seconded the motion and the motion carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: None

ADJOURNMENT: Adjourned at 7:23 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant