

MINUTES SEASIDE PLANNING COMMISSION

July 1, 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, Robert Perkel, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, Absent: Bill Carpenter,

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 June 3, 2014 minutes;

Vice Chair Dideum made a motion to approve the minutes with a correction on the third page, third paragraph to read Vice **Chair** Dideum. 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.) 14-031VRD is a request by **Steve and Donna Oberg** for a **three (3)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **nine (9)** people over the age of three. The property is located at **2339 S Edgewood** and it is zoned Medium Density Residential (R-2). The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a Conditional Use. The specific review criterion for Vacation Rental Dwellings is included in Section 6.137 of the Ordinance.

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. Steve Oberg, PO Box 2462 Renton, WA. They will be using the home ½ time and want to rent it out as a vacation rental when they are not here. Oceanside Vacation Rentals will be the local management company.

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

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 Ridout asked why there is no landscaping out front, just a sign that says no parking. Mr. Cupples stated that these townhomes in particular do not have any front yard to speak of and at the last planning commission meeting it was decided that a no parking sign or a bench out front makes the neighborhood look nicer instead of having the owners put driftwood or other stuff out front. Chair Romine stated this is a reasonable question because with the zero lot line townhomes there may only be 32 feet of street frontage and of that driveway is 20 feet wide so there really is no room for landscaping. Commissioner Hoth stated in previous cases we asked ourselves was the pavement put there to increase the possibility of getting a vacation rental. With these zero lot line townhomes they were built that way because there isn't room for much else. Vice Chair Dideum commented that eliminating some of those parking spaces with the potted bamboo should also help stop those people coming and trying to park six cars there. Commissioner Hoth stated that we should maybe have a work session on what type of landscaping would be appropriate for these types of vacation rentals.

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

B.) 14-034CU is a request by the **City of Seaside** to replace the floating dock facility at Broadway Park. The proposed dock will be designed as a canoe/kayak launch point that will be ADA accessible. The original dock structure was removed after being damaged during winter storms. The property is located at **1230 Broadway** and it is zoned Medium Density Residential (R-2). The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a Conditional Use. The specific review criterion for Docks & Moorages is included in Section 6.153 of the Ordinance.

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. Neal Wallace City of Seaside Public Works Director. Mr. Wallace stated Mr. Cupples has outlined the nuts and bolts of the proposed new dock and it is a replacement of the old wooden dock that was damaged a couple of years ago during the king tides. We lost a piece of it at that time and it was falling into disrepair. We have worked a lot with the Sunset Empire Parks and Recreation and also with the Necanicum Watershed Council. They traveled down to Eugene 1 ½ years ago and received a Grant through the Oregon Dept. of Fish and Wildlife recreation enhancement grant to help fund this project which is in the \$50,000 to \$55,000 range and the grant was \$40,000. So with that money and the money we receive from Hood to Coast, we should be fine. The dock was widely used for the Parks and Rec canoe class. This new dock is slightly larger and has an allowance for ADA accessibility and has a launch seat. On the side is a place where you can get into your canoe or kayak where you are up on high ground. There are rails on both side and you give a little tug on the rails and you go down to the water on wheels and launch into the water. Also the handicapped people can paddle up on the ramp and pull themselves up on the dock. It is really the only point of entry on the Neawanna and only ADA accessible dock in Clatsop County.

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

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 Hoth stated this is a great idea and all the difficult issues are dealt with by the other state agencies and they will tell you what needs to be done.

Commissioner Ridout asked about the floating logs. Mr. Wallace stated this will not have any appearance of logs the panel themselves are floatation units. There is nothing protruding underneath. The launch piece itself is one of the panels that has been shaped to allow the rollers and rails to conform to the bottom of a canoe or kayak. It is basically the same type of construction, it has a hard surface.

Chair Romine asked if Mr. Wallace had a proposed timeline. Mr. Wallace stated he was hoping to have the permits in place by the "in water" work window which is November 15 to February 15. This is a very simple project. There are four piles that are approximately 5" circular pile that are 31 feet long. They will probably be driven to a depth of anywhere from 15 to 20 feet. The rest of the project is premade so they bring it up to the piling and put it together. There will be very little fill or removal of fill and they have already done the fill/removal permits with the Corp of Engineers and the Division of State Lands.

Commissioner Horning stated he is on the Parks Advisory Committee and they have talked about this before but he has no conflict of interest in this case.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Vice Chair Dideum made a motion to approve the conditional use under the guidelines that staff has presented. Commissioner Horning seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: NONE

COMMENTS FROM THE PUBLIC: NONE

COMMENTS FROM COMMISSION/STAFF: Vice Chair Dideum stated that this will be her last Planning Commission meeting because she is moving to Gearhart. All planning commission members wished her well.

Mr. Cupples stated he had a meeting with the consultant from OTAK-Don Hanson. Mr. Hanson has put together a map that shows all of the areas of interest and the property owners that are in that area. We will send out a letter to those property owners to let them know that their properties are properties of interest. We need to find out if they will be interested in the development of their property or if they are adamant about the development of their property in the future so we are not chasing our tails looking at property that someone is not willing to develop.

Commissioner Horning asked if there will be a work session. Mr. Cupples said he wasn't sure if all the paper work has been completed yet but will let the commissioners know as soon as he knows.

ADJOURNMENT: Adjourned at 7:30 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant