

**MINUTES SEASIDE PLANNING COMMISSION**  
**July 2, 2013**

**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: 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/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 4, 2013 minutes;  
Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Horning seconded. The motion was carried unanimously.

**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.) **13-018VRD** is a request by Karen Dollar, Victor Dollar, Robert & Eleanor Fuglee, and Daniel Fuglee for a **three** (3) bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **6** people. The property is located at **2233 S Columbia** 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. Karen Dollar, 2233 S Columbia, Seaside OR, Mrs. Dollar stated that they have owned the home for 25 years now and have not rented it out before. They are renting it out to earn a few dollars and hopefully will be able to retire here.

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

Commissioner Dideum stated that the yard is over grown and has some concern that a VRD is allowed to look like that. Mrs. Dollar stated that they do keep the yard up and they just got here today and mowed it. Commissioner Dideum also had some concerns regarding Rogers Inn phone number it seems that the number that's on the application is not answered 24/7 is there another number that is local and answered. Mr. Cupples stated that he would verify that they have a local number that is answered. Mr. Cupples also stated that some of the property managers are using a call forwarding

service. Commissioner Dideum asked if we could put that as one of the conditions for the vacation rental that they have a local contact phone number. Mr. Cupples stated yes, we could add that to the conditions of approval. Commissioner Hoth stated that we need to make sure that the local contact is available 24/7 to not only protect the neighborhood but also to protect the homeowner. Commissioner Ridout asked about the letter that was received regarding trees that overhang onto the neighboring property. Mr. Cupples stated that we could put that as one of the conditions that any vegetation encroachments on the neighboring property must be removed. Commissioner Winters asked if the owners were aware that this problem existed. Mrs. Dollar stated that there are trees in the backyard but the neighbor stated that after a storm there are leaves blown into her garden. But other than that they haven't heard any other complaint. Commissioner Winters asked if this was only an issue because it's a vacation rental. Commissioner Hoth stated that it's an issue because it was raised as an issue by someone. Commissioner Winters stated that it's being an issue because it's a vacation rental. Commissioner Hoth stated that it has nothing to do with a vacation rental, people encroaching on other peoples property is the issue for any body. Commissioner Winters asked if this was the planning commission's jurisdiction to be regulating foliage. Mr. Cupples stated that if you wanted to address compatibility to that extent then yes you can address landscaping along property lines. Karen stated that she doesn't think that the limbs are hanging over the property line, but she will go look and have them trimmed up. Commissioner Dideum asked Mrs. Dollar if she would go and talk to the neighbor. Mrs. Dollar stated that yes she would be glad to. Commissioner Ridout asked if the property managers are going to be taking care of the landscaping. Mrs. Dollar stated that she hasn't talked to them about it, but she is sure they can if she will check into it.

Commissioner Hoth made a motion to approve the VRD under the guidelines that staff has presented with the condition that Rogers Inn have a 24 hour a day contact number. Commissioner Winters seconded and the motion was carried unanimously.

**ORDINANCE ADMINISTRATION:** None

**COMMENTS FROM THE PUBLIC:** Erin Barker wished everyone a Happy and Safe 4<sup>th</sup> of July.

**COMMENTS FROM COMMISSION/STAFF:** None

**ADJOURNMENT:** Adjourned at 7:18 pm.

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Ray Romine, Chairperson

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Debbie Kenyon, Admin. Assistant