

# MINUTES SEASIDE PLANNING COMMISSION

## September 5, 2017

**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: Chair Ray Romine, Vice Chair Bill Carpenter, Lou Neubecker, Teri Carpenter, Chris Hoth, David Posalski, and Dick Ridout, Staff Present: Kevin Cupples, Planning Director, Absent: Debbie Kenyon

**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: August 1, 2017;

Commissioner Ridout would like the minutes to reflect the first names to the Carpenter Commissioner's so that other people know which Carpenter is speaking. Mr. Cupples stated that under the attendance we could add Vice Chair Bill Carpenter and Commissioner Teri Carpenter so that the public would know Vice Chair is Bill and Commissioner is Teri. Vice Chair Bill Carpenter made a motion to approve the minutes as amended. Commissioner Neubecker 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.) 17-055CU:** A conditional use request by **Rick & Lisa Sauve**, that will allow the sales and rental of motorized bikes at 407 Broadway (T6, R10, 21AC TL: 1000). The property is zoned resort commercial (C-2). Although the rental of non-motorized bikes is permitted outright in the zone, motorized bicycle rental requires Planning Commission approval.

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. Lisa Sauve, 18315 32<sup>nd</sup> Ave Ct E, Tacoma, WA. The idea is to have electric bike rentals in Seaside to get people out into the city a little bit more. They own them and have a great time. They would supply helmets and locks to each person and they cannot be rented if the person is under 15 years of age. They will have it set up so that parents can bring their children with them. It will be set up so that the bikes exit the back of the building not out the front onto Broadway. Riders will be instructed to stay off the Prom and the beach. They are also going to request that people stay off of Highway 101. Commissioner Teri Carpenter asked if Lisa thought that riding bikes on the Highway in the bike lane is too dangerous. Lisa stated it depends on where people want to go for example when they come up on a small bridge and there is not enough room for cars and bicycles on both sides it becomes dangerous. They went for a bike ride on Highway 101 and when there is a lot of traffic it was fine because cars were going slow, but if there is no traffic and cars and trucks are doing the speed limit, it can be dangerous because they are going so fast.

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 that there are parking spaces out back, are they not going to use one so that people can exit out the back? Lisa stated that they planned on using one of the parking spots. They have been there several times and there has always been parking available. If someone came in with their own bicycle and wanted to rent one of theirs, they would house the bike at the shop.

Commissioner Ridout asked how fast do these bikes go, and what style are these bikes? Lisa stated that the bikes are standard height and are the cruiser style bike with a maximum speed of 20 mpg. Commissioner Ridout asked when people come in to rent the bikes do they have to prove their ability to ride the bikes? Lisa stated yes, they also have safety things that the people will have to read and sign. Commissioner Ridout asked why would they not have anything on the bikes that would make them more visible? Lisa stated that bikes will have flags on them, and headlights and taillights. They will also have a bell on them. Commissioner Ridout stated that the contract says they will not have flashing lights. Lisa stated that was an error. Commissioner Ridout stated that he believes the intent to have the beach, the Prom and sidewalks off limits is a good thing. In the contract it says that they will not ride bikes on the Prom, the beach and downtown sidewalks, it should say any sidewalk. Lisa agreed to amend the contract. Commissioner Ridout asked what is the legal definition of bike friendly? No one had an answer. Commissioner Ridout stated that it is being used in the contract and he has never considered Seaside as being bike friendly. Commissioner Teri Carpenter stated that she rides a bike all the time and finds Seaside very bike friendly.

Commissioner Posalski asked if they were going to be running the store or are they going to hire someone else to run the shop. Lisa stated that at first they will manage the business and then eventually they will hire someone.

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

**B.) 17-057VRD** is a conditional use request by **Pamela Kelley-Dockter** 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 **321 Avenue U (6 10 28BA TL 5101)** 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. Leslie Vipond, 337 17<sup>th</sup> Avenue, Seaside. Property Manager for VACASA. The owners have owned the house for about a year now and have been using it for themselves and now wish to use it as a vacation rental. VACASA also manages the house next door.

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 that it has two garage doors, but the parking shows one car in the garage and the other two parking spaces in the driveway, will the owner use that for themselves? Leslie stated that the other half of the garage will be locked off for owner's storage.

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

**ORDINANCE ADMINISTRATION:** None

**COMMENTS FROM THE PUBLIC:** None

**COMMENTS FROM COMMISSION/STAFF:** Commissioner Hoth asked if there was any further discussion coming up regarding the school. Mr. Cupples stated that he wanted to talk with Dan VanThiel, (Cities Attorney) at the last City Council meeting but didn't have time to discuss it with him. He will get with him and Greg Winterowd and if he gets any updates he will let the commissioners know.

**ADJOURNMENT:** Adjourned at 7:25 pm.

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Ray Romine, Chairperson

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Debbie Kenyon, Admin. Assistant