

Red
12/13/22

Seaside Planning Department Land Use Application



Office: 503-738-7100

E-mail: CDAdmin@CityofSeaside.us

Fax: 503-738-8765

Mailing Address: 989 Broadway Seaside, OR 97138

Physical Address: 1389 Avenue U Seaside, OR 97138

Name of Applicant: Donald Bruce	Address: 4928 N. Argyle Pl. Ruston WA	Zip Code: 98407
Street Address or Location of Property: 1691 S. Edgewood St Seaside OR 97138		
Zone R2	Overlay Zones	Township 610
		Range 10
		Section 21DC
		Tax Lot 06000
		61021DC06000

Proposed Use of Property and Purpose of Application:

The primary use of the property will be as my family's second home but will also like to use the home for VRD purposes

(Attach additional pages if necessary.)

Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: Donald Bruce	Print Name of Applicant/Representative:
Address: 4928 N. Argyle Pl. Ruston WA 98407	Address:
Phone: 202-714-3480	Phone:
E-mail: Donald.N.Bruce@gmail.com	E-mail:
Signature of Property Owner: 	Signature of Duly Authorized Applicant/Representative:

FOR OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE.

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Non-Conforming | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zoning Code Amendment |
| <input type="checkbox"/> Landscape/Access Review | <input type="checkbox"/> Planned Development | <input type="checkbox"/> Temporary Use | <input type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> Major Partition | <input type="checkbox"/> Property Line Adjustment | <input checked="" type="checkbox"/> Vacation Rental | <input type="checkbox"/> PC <input checked="" type="checkbox"/> PD <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Minor Partition | <input type="checkbox"/> Setback Reduction | <input type="checkbox"/> Variance | <input type="checkbox"/> |

Planning Department Use	
Date Accepted as Complete: 1.11.23	By: JF
File Number: 22-065 VRD	
Hearing Date: NA	P.C. Action: NA

Office Use		
Fee: 430.00	Receipt: 18599	
Date Filed: 1/10/23	Time Filed: 4:59 PM	By: JAS

Vacation Rental Dwelling Property Information



VRD Address: 1691 S. Edgewood St Seaside OR 97138

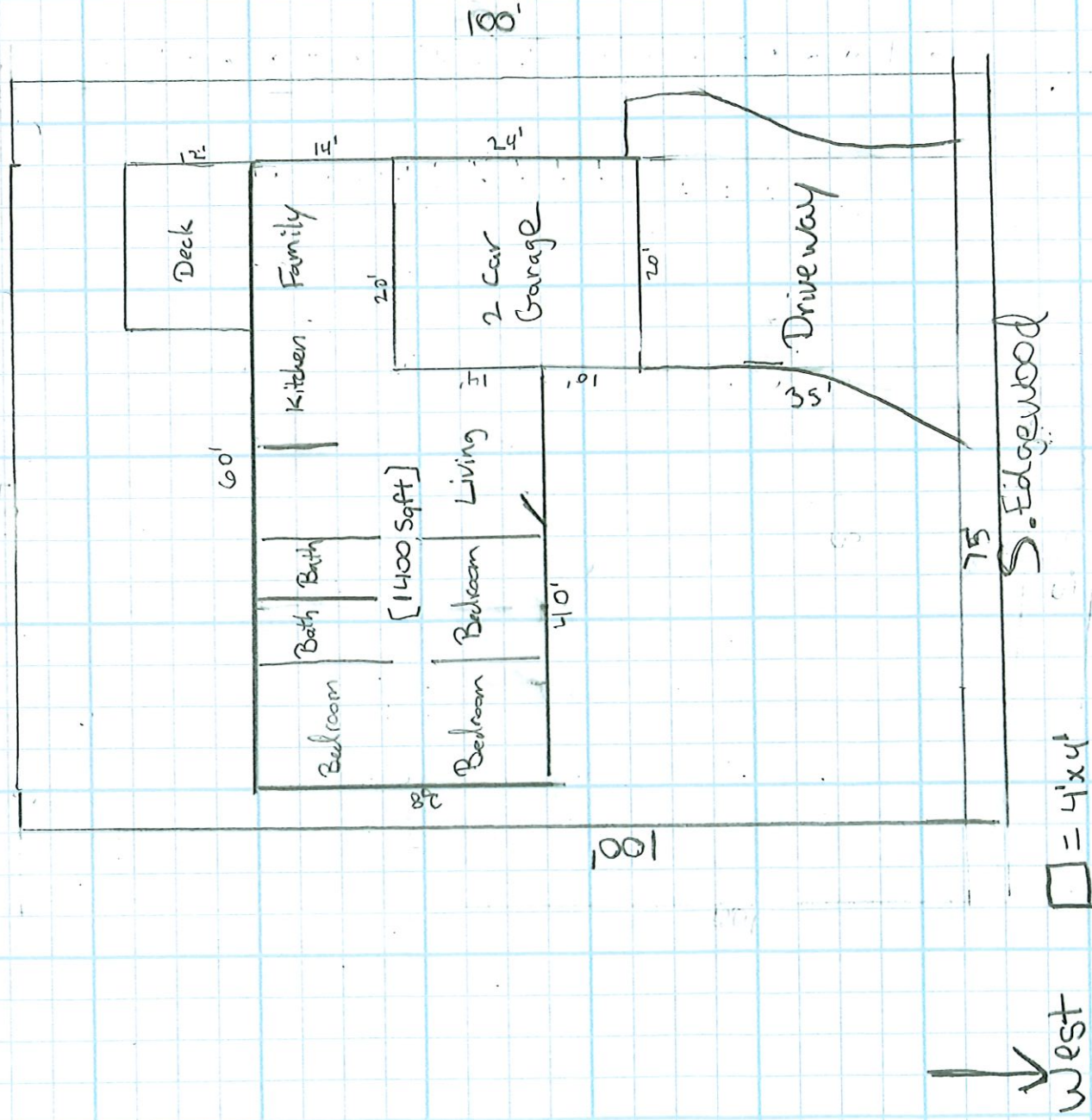
1. TOTAL NUMBER OF BEDROOMS: 3
2. TOTAL NUMBER OF OFF-STREET PARKING SPACES: 4
 - a. VRDs are required to have a minimum of two parking spaces (each space must be 9'x18') plus one additional space for each bedroom in the dwelling over two bedrooms.
3. OCCUPANCY REQUESTED (OVER THE AGE OF THREE) : 9
 - a. To calculate your maximum occupancy, multiply the number of bedrooms by 3. If the number of parking spaces is less than the number of bedrooms, calculate your occupancy by multiplying the number of parking spaces by 3.
4. DO THE REQUIRED OFF-STREET PARKING SPACES TAKE UP MORE THAN 50% OF THE VRD'S REQUIRED YARD AREAS?
Yes ☐ No ☒
5. DO YOU HAVE ANY OWNERSHIP IN ANY ADDITIONAL PROPERTIES IN THE CITY OF SEASIDE?
Yes ☐ No ☒
If yes what are the property addresses? _____
6. DO YOU HAVE OWNERSHIP IN ANY OTHER SHORT-TERM RENTALS? Yes ☐ No ☒
If yes, what City/County/State are they located in? _____
7. WHO WILL BE THE LOCAL CONTACT FOR YOUR VRD?
(Your local contact must reside within Clatsop County.)
Name Anna Knutson Address 2657 HWY 101 N25 24-hr Phone 503-739-5719
Seaside, OR
8. ATTACH SCALE DRAWINGS OF YOUR SITE PLAN, FLOOR PLAN, AND PARKING MAP.

By signing this application, the applicant acknowledges that if the request requires review by the Planning Commission (Seaside Zoning Ordinance 6.137E), additional Planning Commission review fees may apply and the applicant or a duly authorized representative must attend the Public Hearing. The applicant has answered these questions truthfully and to the best of their knowledge and the applicant understands that omitting information on this application could be grounds for denial of their request for VRD Conditional Use Permit.

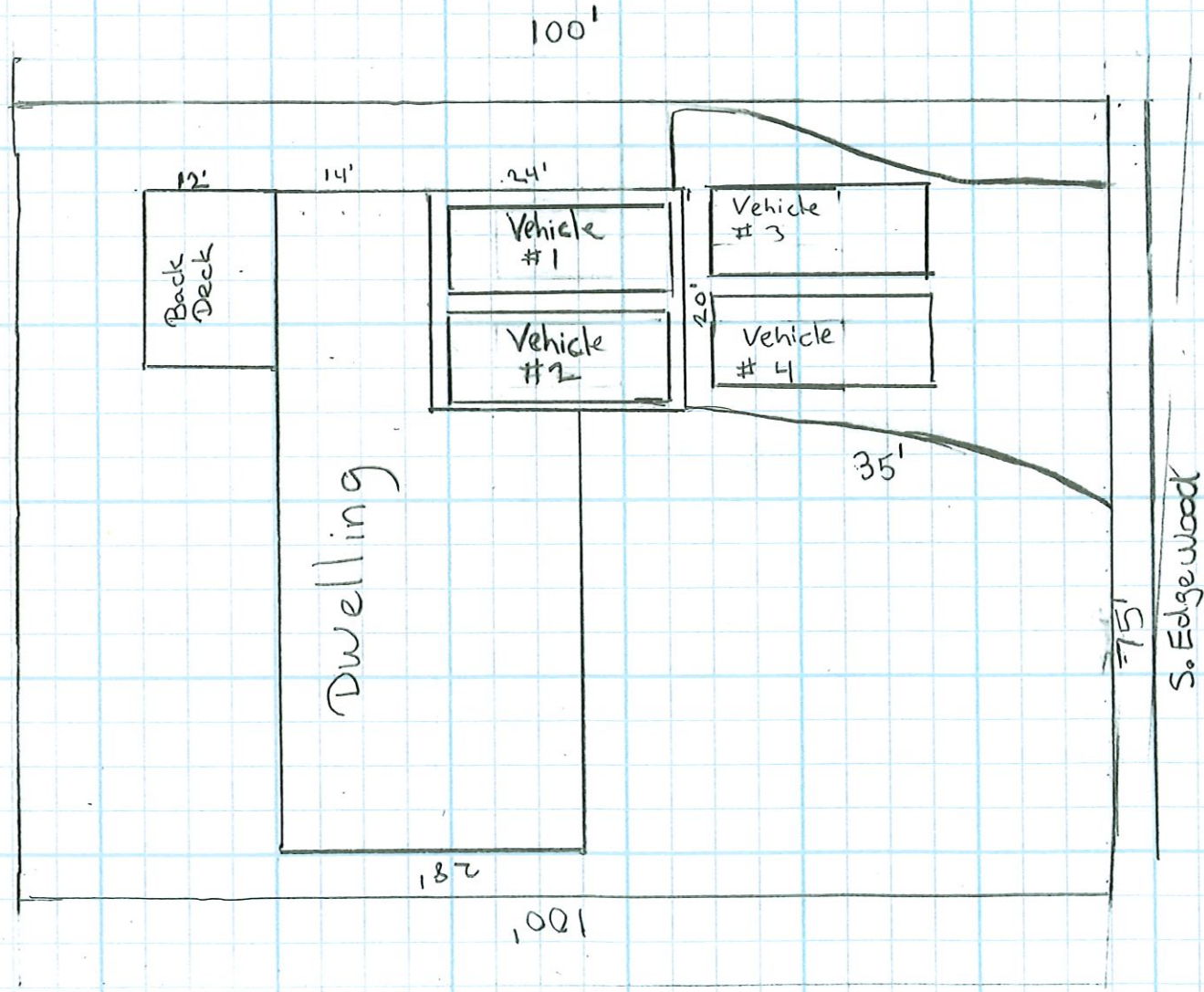
Applicant Signature: [Signature] Date: 12-10-22

Printed Name: Donald Bruce

Building Sketch/Floor Plan



Parking Map



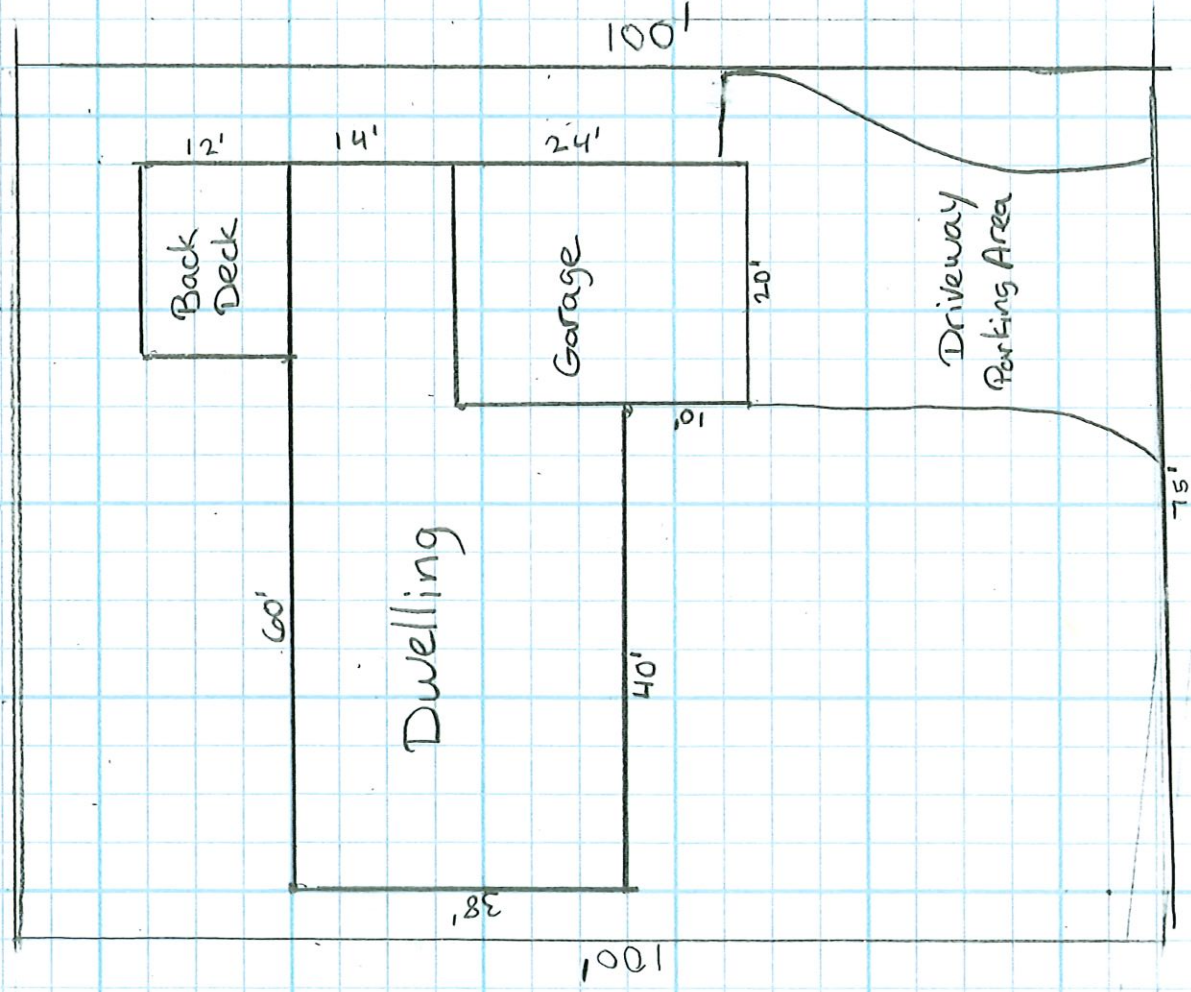
Scale $\square = 4' \times 4'$

ON-STREET PARKING CANNOT BE

USED BY RENTERS

(Please use the off-street spaces provided)

Site Plan



S. Edgewood St.



□ = 4' x 4'



Recording Instrument #202206296
Recorded By: Clatsop County Clerk
of Pages: 2 Fee: 92.00
Transaction date: 08/26/2022 12:11:37
Deputy: Nelson

RECORDING REQUESTED BY:



2263 N Roosevelt Dr.
Seaside, OR 97138

GRANTOR'S NAME:

Robert S. Rekdahl and Deborah R. Rekdahl

GRANTEE'S NAME:

Donald N. Bruce, Jr. and Aubrey Bruce

AFTER RECORDING RETURN TO:

Order No.: 360422003905-OP
Donald N. Bruce, Jr. and Aubrey Bruce, as tenants by the entirety
4928 N. Argyle Place
Ruston, WA 98407

SEND TAX STATEMENTS TO:

Donald N. Bruce, Jr. and Aubrey Bruce
4928 N. Argyle Place
Ruston, WA 98407

APN: 12722

Map: 61021DC06000

1691 S Edgewood Street, Seaside, OR 97138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert S. Rekdahl and Deborah R. Rekdahl, as tenants by the entirety, Grantor, conveys and warrants to Donald N. Bruce, Jr. and Aubrey Bruce, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clatsop, State of Oregon:

Lot 2, Block 2, RIVERWOOD PARK, in the City of Seaside, County of Clatsop and State of Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$515,000.00). (See ORS 93.030).

Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as Edgewood Street.
2. Easements for utilities over and across the premises formerly included within the boundaries of streets, now vacated, if any such exist.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

RECORDED BY TICOR
TITLE INS. CO. 360 42200 3905

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 8-22-22

Robert S. Rekdahl
Robert S. Rekdahl

Deborah R. Rekdahl
Deborah R. Rekdahl

State of OREGON

County of Muscoy

This instrument was acknowledged before me on 22 August 2022 by Robert S. Rekdahl and Deborah R. Rekdahl.

Emilee Kay Newberg
Notary Public - State of Oregon

My Commission Expires: 9/10/2024





1691 S Edgewood 100' Analysis—R2- PD Decision
30% Density—Ownership past 90 day waiting period

2 / 15 = 13%

