



CITY OF SEASIDE

PLANNING COMMISSION AGENDA

Tuesday, May 2, 2023 6:00 PM

To provide public comment for Planning Commission meetings, participants should register prior to the meeting. Please complete the form linked below to offer public comment at an upcoming Planning Commission meeting. You may provide public comment using the following methods:

1. In-person (meetings are held at Seaside City Hall, 989 Broadway, Seaside, OR)
2. Via Zoom web conference or telephone (obtain link and register at cityofseaside.us)
3. Written comments may be submitted using this [form](#), via e-mail to publiccomment@cityofseaside.us or in person at City Hall (989 Broadway, Seaside, OR).

If you are providing public comment in person or via Zoom, please keep in mind your comments will be limited to three (3) minutes. If your comments will be longer than three (3) minutes, please submit your comment in writing and utilize your three (3) minutes to summarize your written document. Please review the [Public Comment Rules of Conduct](#) prior to the meeting.

-
1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE**
 3. **ROLL CALL**
 4. **APPROVAL OF MINUTES**
 5. **DECLARATION OF POTENTIAL CONFLICT OF INTEREST**
 6. **PUBLIC HEARING**
 - a) **22-064CU:** The applicant, **Gus Bourg**, is requesting a Conditional Use to remodel an existing building located at **809 S. Holliday Dr.** to create office spaces as well as an attached living unit within the same structure.
 7. **ORDINANCE ADMINISTRATION:**
 8. **PUBLIC COMMENTS** Members of the public may use this time to provide comment to the Planning Commission on items that are not scheduled on this agenda for a public hearing or public comment. Speaking time is limited to three minutes.
 9. **PLANNING COMMISSION & STAFF COMMENTS:**
 10. **ADJOURNMENT**

Complete copies of the Current Commission meeting Agenda, Packets, and Minutes can be viewed at: www.cityofseaside.us.

All meetings other than executive sessions are open to the public. When appropriate, any public member desiring to address the Commission may be recognized by the presiding officer. Remarks are limited to the question under discussion except during public comment. This meeting is handicapped accessible. Please let us know at 503-738-5511 if you will need any special accommodation to participate in this meeting.



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, April 4, 2023

Planning Commission Meeting

I. Call to Order and Pledge of Allegiance

II. Roll Call

Council Members	P/A
Robin Montero, Chairperson	P
Kathy Kleczek, Vice Chairperson	P
Brandon Kraft	A
Lou Neubecker	P
Gretchen Stahmer	P
Chris Rose	P
Don Johnson	A

Staff Members	Staff Members
Jeff Flory, Community Development Director	Jordan Sprague, Community Development Administrative Assistant

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Susan Penrod	Chris Niebergall
Brian Hardebeck	
Nancy Mclune	
Janice Magness	
Darren Gooch	
Blake Davis	
Levi Conner	
Celeste Bodner	
Skylar Archibald	
Chris Mastrandrea	
Ryan Dann	
Taylor Dann	
Brian Taylor	

III. Approval of Minutes

March 7, 2023 minutes were adopted as written

IV. Declaration of Potential Conflict of Interest

Chair Montero and Vice Chair Kleczek declared ex parte contacts.

V. Public Hearings

23-013CU: The applicant, Seaside School District, is requesting a Conditional Use to expand the existing softball field that will include an additional parking area north of the SEPRD building, additional seating for spectators, fencing and backstop, as well as adding an announcer booth at 1120 Broadway (T6 R10 22BB TL 4700 & 4800). The property is zoned General Commercial C-3 and Medium Density Residential R-2.

Community Development Director Flory presented the staff report, decision criteria findings, condition, and conclusions.

Susan Penrod, Seaside School District, spoke as the applicant of the project for the installation of the new softball field. The softball field needed an update due to a Title IX complaint. Community engagement events had been held for site selection for the softball field location.

Brian Hardebeck, Otek CPM, provided additional information regarding the siting of the softball field and site conditions.

Blake Davis, ZCS Engineering, provided details for the construction of the fencing, backstop, parking areas and relocation of the Herche Training Facility.

Chair Montero opened the discussion to those in favor.

Chris Niebergall, 1141 2nd Ave, spoke about the maintenance of the fence, storage buildings, and the requirement of insurance for damages and injuries.

Brian Taylor, 256 N Hemlock, Cannon Beach, spoke in favor of the softball field.

Celeste Bodner, 145 N Wahanna Rd, spoke in favor of the softball field.

Janice Magness, 111 Park St, expressed concerns of trespassers and foul balls, but spoke in favor of the softball field.

Chair Montero opened the discussion to the Commission.

Commissioner Neubecker questioned the height and length of the netting along the northern property line and expressed concerns over the security for the storage sheds.

Commissioner Stahmer commented the lights for the new parking area could affect the neighboring properties.

Vice Chair Kleczek recommended fencing along the west side of the softball field and the netting be installed prior to the first practice and taken down after the season had been completed.

Chair Montero added the netting should be installed year-round and agreed with Commissioner Neubecker regarding the security and upkeep of the storage buildings.

Vice Chair Kleczek expressed concern that an IGA had not been settled at this time for the new softball field, potential damages to patrons and surrounding neighbors, and parking issues.

Vice Chair Kleczek read a statement regarding her reasoning for her vote.

Motion:	Motion to approve 23-013CU with the additional condition for the netting to be installed between the SEPRD building and the softball field and remain in place all year-round.			
Moved:	Neubecker			
Seconded:	Rose			
Ayes:	Montero, Rose, Stahmer, Neubecker	Nays: Kleczek	Absent: Kraft, Johnson	Recused: 0
Passed:	4-1			

VI. [Ordinance Administration](#)

There were none.

VII. [Public Comments](#)

There were none.

VIII. Planning Commission and Staff Comments

Commissioner Neubecker provided an update on Commissioner Johnson's surgery.

IX. Adjournment at 7:08 PM.

|
Approved by Commission on: _____

| Minutes prepared by: _____
Jordan Sprague, Administrative Assistant

|

ROBIN MONTERO, Chairperson



Planning Commission Staff Report

APPLICATION(S):	22-064CU – Conditional Use Dwelling Unit in General Commercial (C-3) Zone.
MEETING DATE:	May 2, 2023
PUBLIC HEARING:	Yes
Report Date:	April 20, 2023
Applicant:	Gus Bourg
Owner:	Gus Bourg
Location:	809 S. Holladay Seaside, OR 97138
Major Street Access:	S. Holladay with Secondary Access off of Avenue H
Parcel Number(s) & Size:	6-10-21DA-TL 5300 & TL 5200
Parcel Zoning:	General Commercial (C-3)
Adjacent Zoning:	General Commercial (C-3)
Current Use of Parcel:	Office Space/Vacant Building
Adjacent Uses:	Dental Office, Professional Office, Hotel
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Quasi-Judicial
Land Use Authority:	Planning Commission
Future Routing:	None
Planner:	Jeff Flory, Community Development Director

A. Summary:

The applicant is requesting a Conditional Use to remodel an existing building to create office spaces as well as an attached living unit within the same structure.

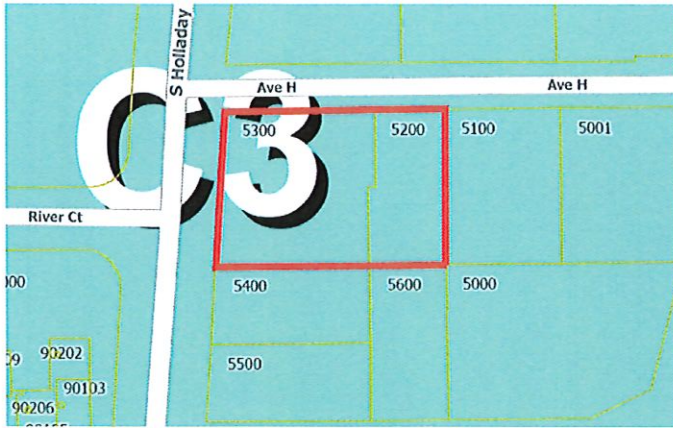
Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements, and conclusions in this report and approve the applicant's request subject to the listed conditions.

B. Exhibits:

1. Applicant Submittals
2. Site Plan

Location: 809 S. Holladay Dr. (6-10-21DA-TL 5300 & TL 5200)



C. Background:

The property currently contains a parking lot and vacant building. Records indicate the historical uses of this property has been as office space, a mortuary, and as a retail sporting goods store.

D. Required Dates:

This application was accepted as complete on April 5, 2023. The 120-day decision timeframe is August 3, 2023.

E. Specific Request:

The applicant is requesting a conditional use to install a one-bedroom dwelling unit within the existing building. The building will contain four professional office spaces and a large open, business workspace. The applicant is also requesting to lease the additional parking spaces within their lot.

F. Process:

This request is being reviewed under Article 6 and Article 10 of Seaside Zoning Ordinance. Article 6 establishes the criteria for conditional uses and Article 10 establishes the process and procedures that are applicable to this request.

G. Community Review:

Notice of this public hearing was published in the Daily Astorian on April 13, 2023. Additionally, mailed notice was sent on April 12, 2023 to all property owners within 100ft of the subject property.

H. Written Comments:

At the time of this report, no written comments have been received.

I. Comprehensive Plan:

This property is located in the general commercial land use designation. The general commercial land use designation provides areas of higher intensity commercial uses which do not require prime areas such as the central business district or resort areas.

J. Zoning Ordinance Criteria for a Conditional Use:

Pursuant to Section 6.031 of the Seaside Zoning Ordinance, all conditional use requests must comply with the specific standards in the zone and other applicable supplementary provisions in Article 4. In permitting a new conditional use or alteration of an existing conditional use; the Planning Commission may impose additional conditions considered necessary to protect the best interests of the surrounding area of the city as a whole. These conditions may include (but are not limited to) the following:

- 1. Increasing the required lot size or yard dimension.** *Finding: The applicant's lots total approximately .34 acres. The C-3 zone does not require setbacks unless the property abuts an 'R' zone. There is no abutting residential zoning around this property.*
- 2. Limiting the height of buildings.** *Finding: The C-3 zone restricts building heights to 45ft. The applicant's plan is to convert an existing, single story, building that already meets the zone standard. The current structure is compatible with surrounding buildings within the immediate vicinity. The applicant's plan does not increase the current height of the structure.*
- 3. Controlling the location and number of vehicle access points.** *Finding: The applicant's site plan shows a parking lot that is accessed from S. Holladay Dr. and from Avenue H. The applicant's plan shows the S. Holladay access as "enter only" which will limit vehicles from exiting the parking lot onto the heavier traveled arterial street.*
- 4. Increasing the street width.** *Finding: The current streets, S. Holladay Dr. and Avenue H are mostly improved with sidewalks and appropriate curb cuts. The applicant will need to complete the sidewalk on Avenue H by obtaining the appropriate permits from Public Works.*

5. **Increasing the number of required off-street parking spaces.** *Finding: The applicant's floor plan indicates the need for the 11 parking spaces for the proposed use. The applicant's site plan shows 17 total spaces with 58.82% of the spaces being compact. Section 4.129 of the Seaside Zoning Ordinance requires approval by the Planning Commission to have more than 30% compact spaces within the parking lot. In no case shall compact spaces exceed 60%. The Planning Commission will have to approve the increase in compact parking spaces. The applicant will need to designate which spaces are used for rent and which spaces are used for the tenants of the building.*
6. **Limiting the number, size, location and lighting of signs.** *Finding: Signage will be subject to Chapter 155 of the Code of Ordinances and will be reviewed with the issuance of a building permit.*
7. **Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.** *Finding: The building and parking lot are pre-existing and do not contain fencing or landscaping.*
8. **Designating sites for open space.** *Finding: The applicant property is fully developed and will be improved with approval of this project. The applicant's site plan shows an existing building and there is not plan to expand the building's footprint. The applicant has designated an outdoor courtyard that will house the trash and recycling receptacle.*

K. Additional Findings, Conclusions, and Justification Statements:

Request Summary: 22-064CU: A Conditional Use request to convert a vacant building into office space and a single bedroom dwelling unit.

1. The applicant's submitted justification is adopted by reference and is summarized as follows:
 - a. The primary use of the property is as a professional office building. Offices are an outright permitted use within the C-3 zone. The accessory use to the building is a residential, single bedroom dwelling within the same building. Residential uses in conjunction with a permitted use when located within the same structure are a conditionally permitted use within the zone.
 - b. Access to the building will be from the parking lot through the entry way. The applicant is required to meet all ADA requirements associated with this use.
 - c. The applicant's site plan shows sufficient off-street parking for the proposed use as well as additional spaces to be used as paid parking.
2. The applicant property is located in the General Commercial (C-3) zone. Residential uses are a conditionally permitted use when in conjunction with a permitted use and when located within the same structure.
3. The ingress/egress into the parking lot has been reviewed by the Seaside Fire Department. Additional fire lane striping may be required if vehicles are found to be parked outside of the designated parking spaces.
4. The site plan has been reviewed by the Public Works Director. The Avenue H approach and sidewalk will need to be improved through a Public Works permit and the sidewalk will need to extend to the eastern edge of the property.
5. The site is already developed with an existing parking lot and existing building. The applicant will be required to obtain the appropriate change of occupancy building permits that will be subject to review by the Building Official.
6. Appendix G of the TSP requires bike parking for apartment facilities. Apartments require the following bicycle parking spaces:

Residential Apartments:

Long Term: One covered space per four units.

Short Term: Two spaces or one per 20 units.

Office:

Long Term: Two, or one per 40,000 sq. ft. of floor area.

Short Term: Two, or one per 10,000 sq. ft. of floor area.

Location and Design: Bicycle parking should be no farther from the main building entrance than the distance to the closest vehicle parking space, or 50 feet, whichever is less. Long-term (i.e., covered) bicycle parking should be incorporated whenever possible into the building design.

The applicant's site plan shows 4 short-term bike parking stalls and the applicant has indicated that an additional 3 long-term bike parking stalls will be provided within the building.

Proposed Conditions:

The proposed dwelling unit within the existing commercial building will satisfy the applicable development standards and be compatible with the surrounding area provided the following conditions are attached to the approval.

Condition 1: If vehicles are found to be parking outside of the designated parking spaces on the approved site plan, additional "No Parking" signage and striping will be required by the Fire Marshal.

Condition 2: The trash and recycle area must be appropriately screened from public view or enclosed within a building. The capacity must meet guidelines established by the trash and recycling hauler and additional trash and recycle areas may need to be incorporated into the development plan.

Condition 3: The applicant/owner will need to obtain the appropriate permit from Public Works and provide a sufficient curb cut for access to the parking lot off of Avenue H. Additionally, the Avenue H sidewalk will need to extend to the eastern property boundary.

Condition 4: The applicant's parking lot will need sufficient striping and signage to designate which parking spaces are reserved for tenant's use. Eleven parking spaces shall be designated for the proposed uses within the building. The remaining spaces can be used for paid/leased parking.

Condition 5: The applicant/owner must obtain a permit from the Building Department for a change of occupancy for the proposed dwelling space within the building. The proposed space in the building shall not be occupied by long term residents until all of the applicable building permits have received approval and passed final inspections.

Condition 6: Vacation Rental Dwellings are not an approved use within the General Commercial (C-3) zone. The dwelling unit within this building shall not be used for any short-term rental.

Condition 7: The applicant's proposed plan has been reviewed and approved by the Community Development Director, the Fire Marshal, the Building Official, and the Public Works Director. Minor modifications to the applicant's proposed plan must be submitted in writing and reviewed and approved by the Community Development Director. These could be required in order to comply with other code issues applicable to the request or reduce impacts to the neighboring property. Any major changes or conflicts over a proposed modification will be reviewed with the Planning Commission prior to any final approval.

L. Recommendation and Alternatives:

Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements, and conclusions in this report and approve the applicant's request subject to the listed conditions.

Although they are not conditions of approval, the following is a reminder to the applicant.

- The conditional use will become void one (1) year from the date of decision unless the permit is utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- All necessary permits (such as structural, plumbing, mechanical, electrical, etc.) must be obtained prior to development.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance (e.g. erosion control, drainage, setbacks) and any other applicable City of Seaside Ordinances.

Alternative 1:

The Planning Commission may choose to continue this request to the regularly scheduled June 6, 2023 Planning Commission meeting to allow the Commission time to review submitted evidence or to allow the applicant, other affected parties, and the public, additional time to review or submit further evidence, rebuttals, or justifications.

Alternative 2:

The Planning Commission may choose to hold the public hearing and review additional submitted comments or evidence. If new evidence justifies denial of the applicant's request, the Planning Commission could move to deny this application.

The information in this report and the recommendation of staff is not binding on the Planning Commission and may be altered or amended during the public hearing.

Seaside Planning Department Land Use Application



Office: 503-738-7100

E-mail: CAdmin@CityofSeaside.us

Fax: 503-738-8765

Mailing Address: 989 Broadway Seaside, OR 97138

Physical Address: 1389 Avenue U Seaside, OR 97138

Name of Applicant: <i>Gus Bourg</i>		Address: <i>2202 Wells CT S Renton WA 98055</i>		Zip Code: <i>98055</i>	
Street Address or Location of Property: <i>804 S Holladay Dr</i>					
Zone <i>C3</i>	Overlay Zones	Township <i>4</i>	Range <i>10</i>	Section <i>21A</i>	Tax Lot <i>5300</i>

Proposed Use of Property and Purpose of Application:
Conditional Residential / Commercial

(Attach additional pages if necessary.)

Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: <i>Gus Bourg</i>	Print Name of Applicant/Representative:
Address: <i>2202 Wells CT S Renton WA 98055</i>	Address:
Phone: <i>206 695 6762</i>	Phone:
E-mail: <i>gus@bourg.net</i>	E-mail:
Signature of Property Owner: <i>[Signature]</i>	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 type="checkbox"/> Vacation Rental | <input type="checkbox"/> PC <input 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: <i>04/05/23</i>	By <i>J. Flory</i>
File Number: <i>22-064 CU</i>	
Hearing Date: <i>05/02/23</i>	P.C. Action:

Office Use		
Fee: <i>67500</i>	Receipt: <i>18568</i>	
Date Filed: <i>12/8/22</i>	Time Filed: <i>3:25 pm</i>	By: <i>JAS</i>

PAID

769-23-00009-PLNG

CONDITIONAL USE - ARTICLE 6

TYPE 2 - PLANNING COMMISSION DECISION

FEE: \$ 675.00

In certain districts, conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, or special characteristics of the area in which they are to be located, conditional uses require special considerations so they may be properly located with respect to the Comprehensive Plan and to the objectives of this Ordinance.

The Planning Commission shall have the authority to approve, approve with conditions, or disapprove Conditional Use Permits in accordance with the provisions in Article 6 of the Seaside Zoning Ordinance.

In addition to those standards and requirements expressly specified by the Ordinance, the Planning Commission may impose conditions, which are necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include the following:

1. Increasing the required lot size or yard dimension.
2. Limiting the height of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Increasing the number of required off-street parking spaces.
6. Limiting the number, size, location and lighting of signs.
7. Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.

The Planning Commission will make a determination concerning a conditional use based on the applicant's justification of the following statements:

1. What is the proposed use in the zone?

Primary use is professional offices. Secondary use is residential within the same structure.

An additional requested use is as a paid / permitted parking lot.

2. How will the development conform to the general development standards in Ordinance and the specific standards in the zone?

- Primary use falls under outright use for C-3.
- Secondary use is residential within the same structure which falls under conditional use for C-3.
- No changes in existing building footprint or setbacks.

3. How will the development meet any of the applicable standards in Article 6?

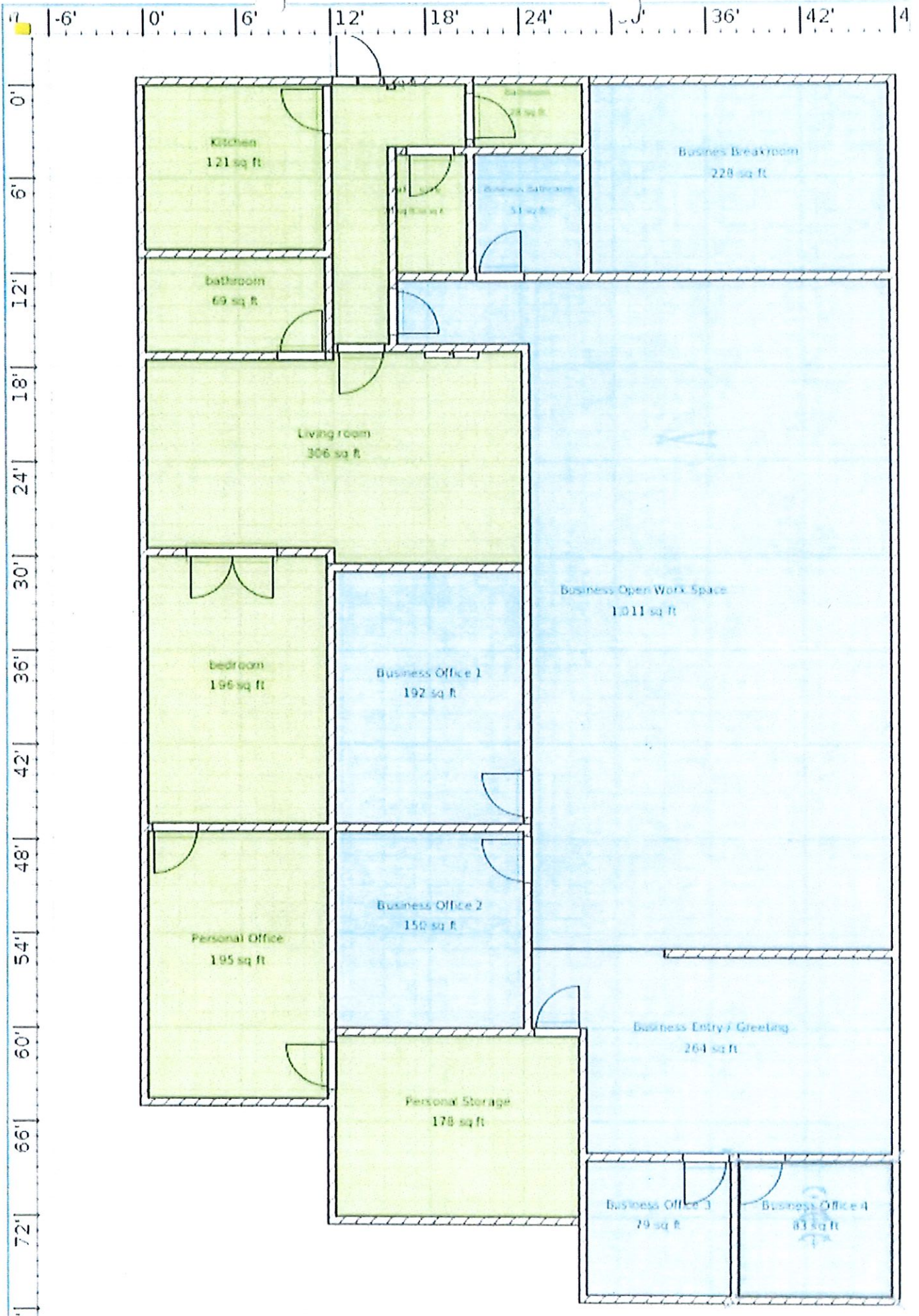
- Primary use falls under outright authorized use for C-3.
- Secondary use per conditionally permitted for C-3.
- Secondary use is consistent with the neighborhood. Neighborhood is already a mix of grandfathered residential, hotels, mixed commercial/residential and light commercial.

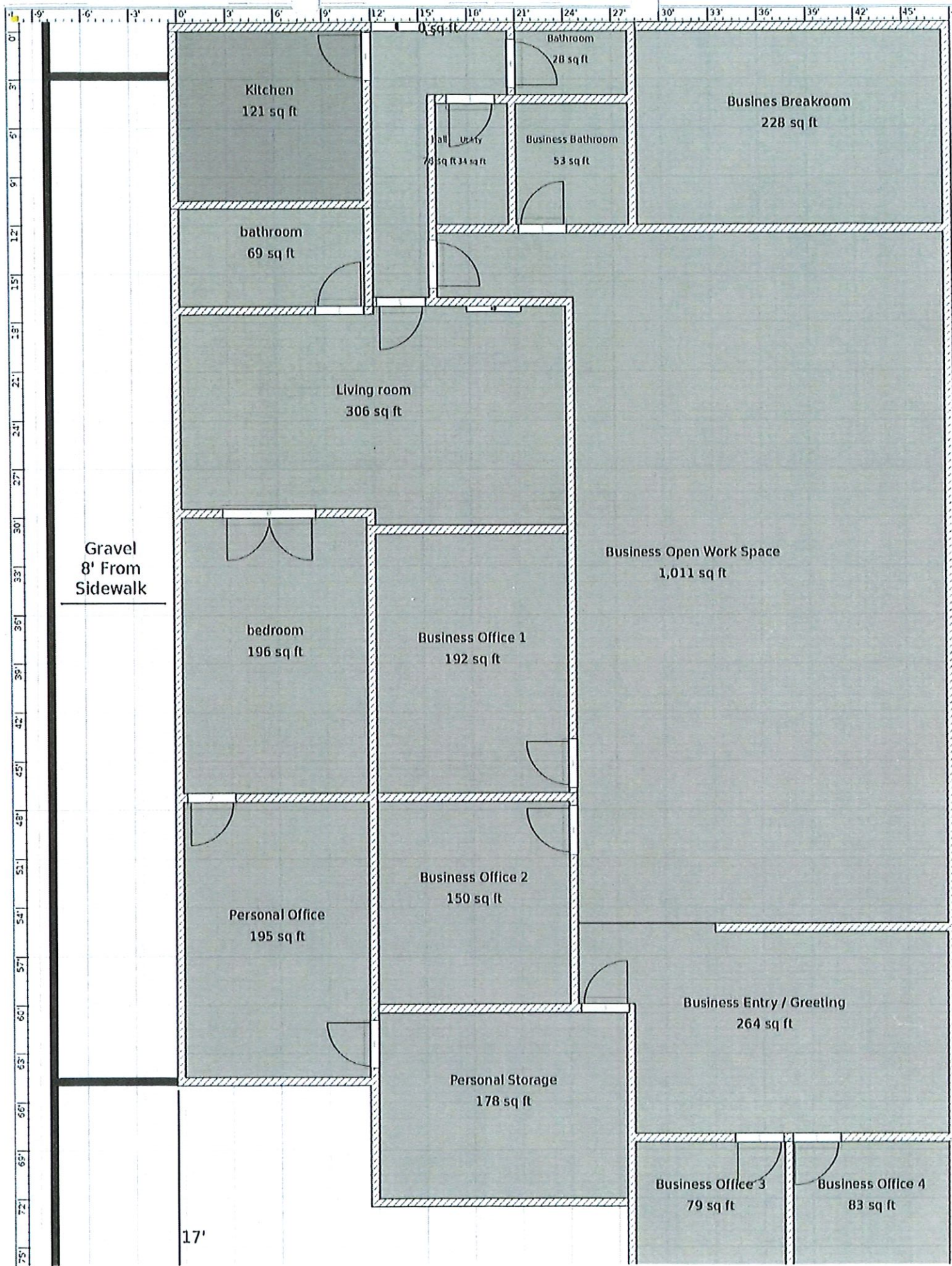
4. Describe any additional measures (if any) the applicant will take in order to protect the interests of the surrounding area or the city as a whole.

The facilities will be kept clean and having an on-site individual will provide better security for the property which will improve the after-hours atmosphere of the surrounding area. Additionally, if approved, allowing paid parking on the lot will help improve parking during the peak season, while also allowing for overflow for surrounding business which have limited parking availability.

5. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and other structures (existing & proposed), the existing and intended use of each building (include floor plans), and other information need to determine conformance with the development standards in the ordinance (e.g. setbacks, parking spaces, fences, accesses, landscaping, neighboring buildings, or uses, etc.)

ATTACH EXTRA SHEETS IF NEEDED





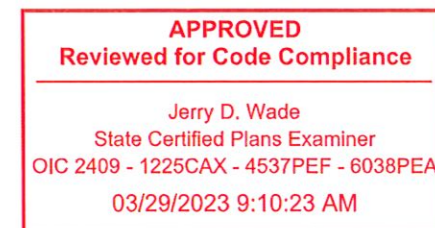
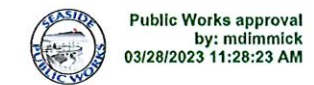
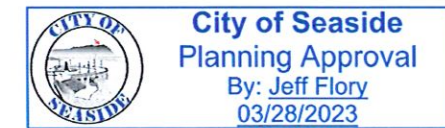
ZONING REVIEW:

SITE AREA: 14,643 sf
 ZONING: C-3 Commercial
 PARKING: VEHICLE PARKING: 17 STALLS
 BIKE PARKING: SHORT TERM: 4 STALLS
 LONG TERM: 3 STALLS (LOCATED INSIDE BUILDING)



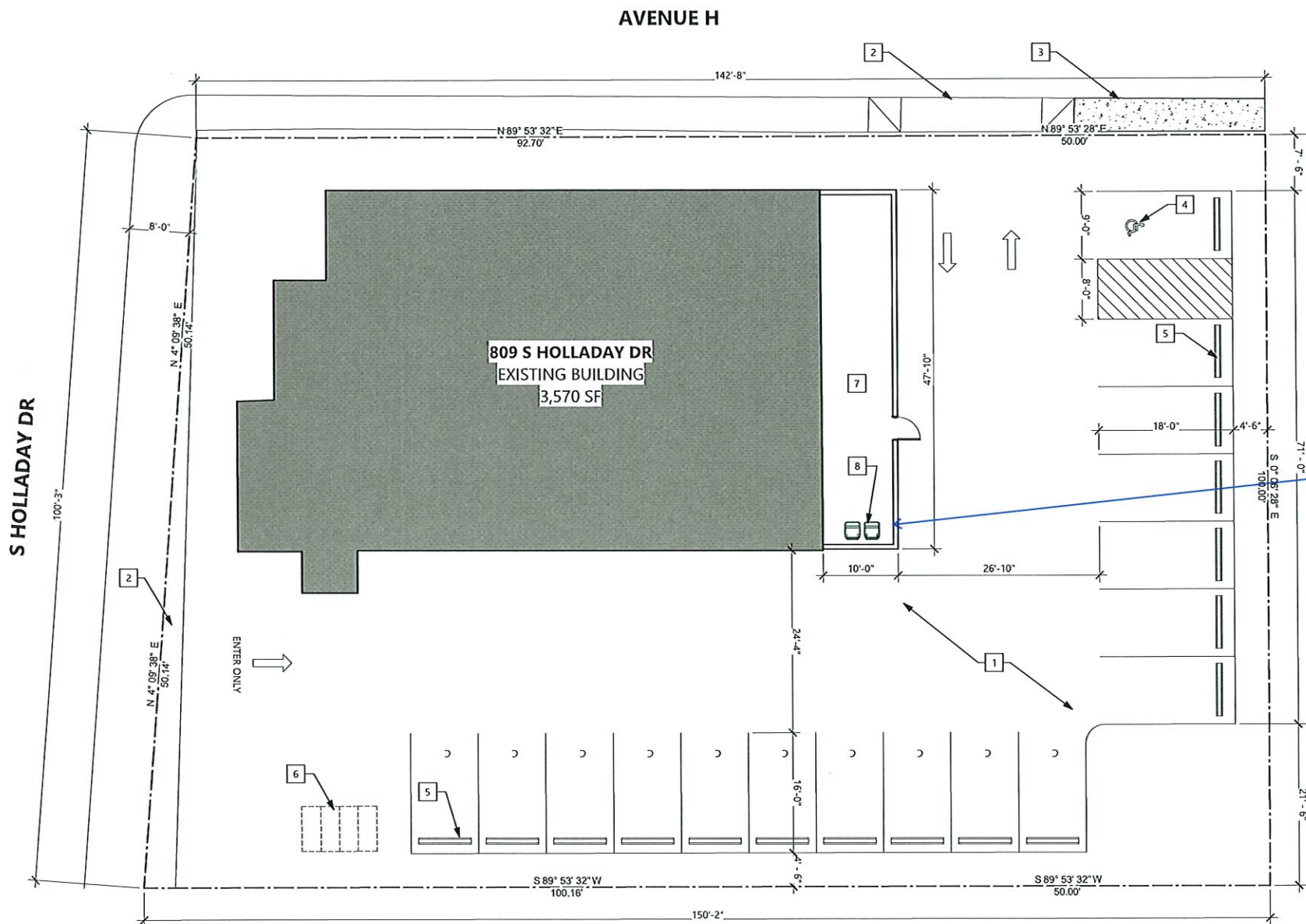
**PRELIMINARY
NOT FOR
CONSTRUCTION**

SITE PLAN NOTES	
NO.	DESCRIPTION
1	NEW STRIPING ON EXISTING ASPHALT PARKING SURFACE.
2	EXISTING CURB CUT/APPROACH TO REMAIN.
3	EXTEND EXISTING SIDEWALK TO EAST PROPERTY LINE. COORDINATE CONSTRUCTION STANDARDS WITH CITY OF SEASIDE PUBLIC WORKS.
4	NEW ACCESSIBLE PARKING STALL AND ACCESS AISLE.
5	MINIMUM 4" HIGH WHEEL STOP, TYP.
6	(2) NEW INVERTED-U STYLE RACKS, PROVIDES (4) SHORT-TERM BIKE PARKING STALLS. ADDITIONAL (3) BIKE PARKING STALLS TO BE PROVIDED WITHIN THE BUILDING FOR LONG-TERM USE.
7	NEW COURTYARD ENCLOSED BY 6'-0" WALLS W/ SIDING TO MATCH BUILDING.
8	TRASH/RECYCLING RECEPTACLES.



May require Fire Lane Striping in the future if vehicles are found parking on the property outside of designated spaces.

Trash service will need to be sufficient for proposed use.



Parking Analysis
 Compact - 10
 ADA - 1
 Standard - 6
 Total Spaces = 17 Percent Compact - 58.82%
 Planning Commission approval required for lots with more than 30% compact.
 Spaces For Proposed Use - 11
 (Based on Office Area / Dwelling Area / Employees)
 Spaces Available for Lease - 6

1 SITE
 SCALE: 1" = 10'-0"

Site Plan Review
809 S Holladay Dr
 Seaside, OR 97138

REVISIONS:

SHEET:
A1.01
 SITE PLAN

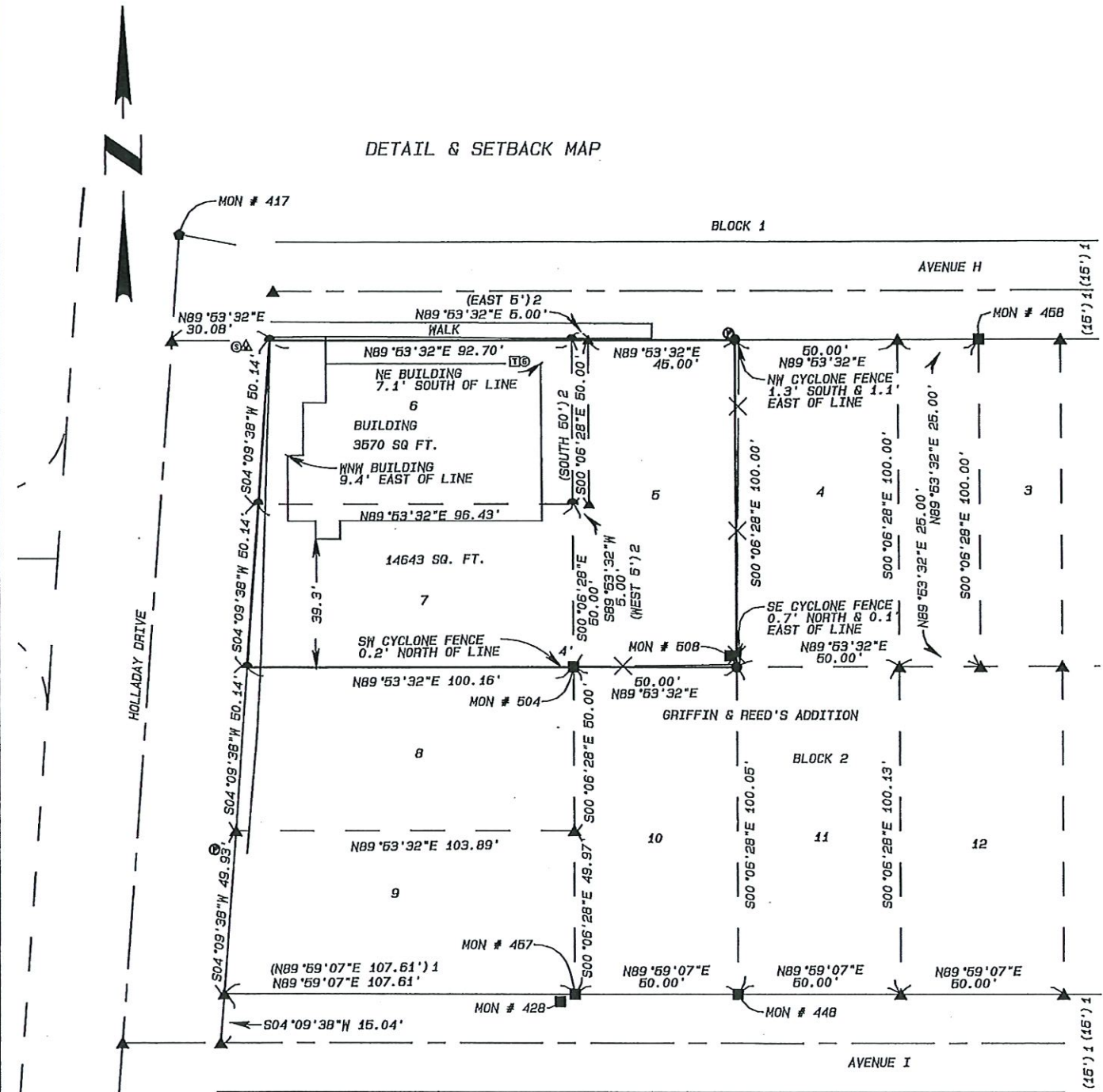
PROJECT # 2023-007
 DATE: 3/13/2022

A BOUNDARY SURVEY OF THAT PROPERTY DESCRIBED AS PARCEL NO. 1 & NO. 2 COMBINED INSTRUMENT # 202206088 CLATSOP COUNTY DEED RECORDS ALSO DESCRIBED AS LOT 5, LOT 6, AND LOT 7 COMBINED, BLOCK 2, GRIFFIN AND REEDS ADDITION TO OCEAN GROVE SITUATED IN THE SE 1/4 OF SECTION 21, T6N, R10W, W.M., CITY OF SEASIDE, CLATSOP COUNTY, OREGON

FEBRUARY 11, 2023

SHEET 2 OF 2

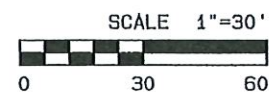
DETAIL & SETBACK MAP



Symbol	Description
☐	TELEPHONE BOX
▲	WATER METER
⊙	POWER POLE
⊗	GAS METER
⊙	STORM DRAIN
— X —	CYCLONE FENCE
- - -	LOT LINE

REGISTERED PROFESSIONAL LAND SURVEYOR
Neil A. Mendenhall Jr.
 OREGON
 JULY 16, 1982
 NEIL A. MENDENHALL, JR.
 *2001

RENEWAL DATE: 12/31/24



EXISTING LOT COVERAGE
 EXISTING BUILDING 3570 SQ. FT.
 TOTAL INST # 202206088 CDDR = 14643 SQ. FT. = 24.3 %

SURVEY BY: NEIL A. MENDENHALL JR.
 dba MENDENHALL & ASSOC
 PO BOX 2025
 GEARHART, OREGON 97138
 (503) 738-6363
 file: AVENUE H SEASIDE.pr0

SURVEY FOR
 GUS BOURG
 2202 WELLS COURT S
 RENTON, WA 98055
 (206) 606-6762

EQUIPMENT:
 SET 630R
 TOTAL STATION
 CREW: NAM, DNM, MM, ND-M

A BOUNDARY SURVEY OF THAT PROPERTY DESCRIBED AS PARCEL NO. 1 & NO. 2 COMBINED INSTRUMENT # 202206088 CLATSOP COUNTY DEED RECORDS ALSO DESCRIBED AS LOT 5, LOT 6, AND LOT 7 COMBINED, BLOCK 2, GRIFFEN AND REEDS ADDITION TO OCEAN GROVE SITUATED IN THE SE 1/4 OF SECTION 21, T6N, R10W, W.M., CITY OF SEASIDE, CLATSOP COUNTY, OREGON

FEBRUARY 11, 2023
SHEET 1 OF 2

BASIS OF BEARINGS:

THE BASIS OF BEARING FOR THIS SURVEY IS THAT RECORD BEARING FROM MONUMENT # 417 TO MONUMENT # 423 PER CCSR MAP B-11915. THIS SAME BEARING BEING S04°09'38"N.

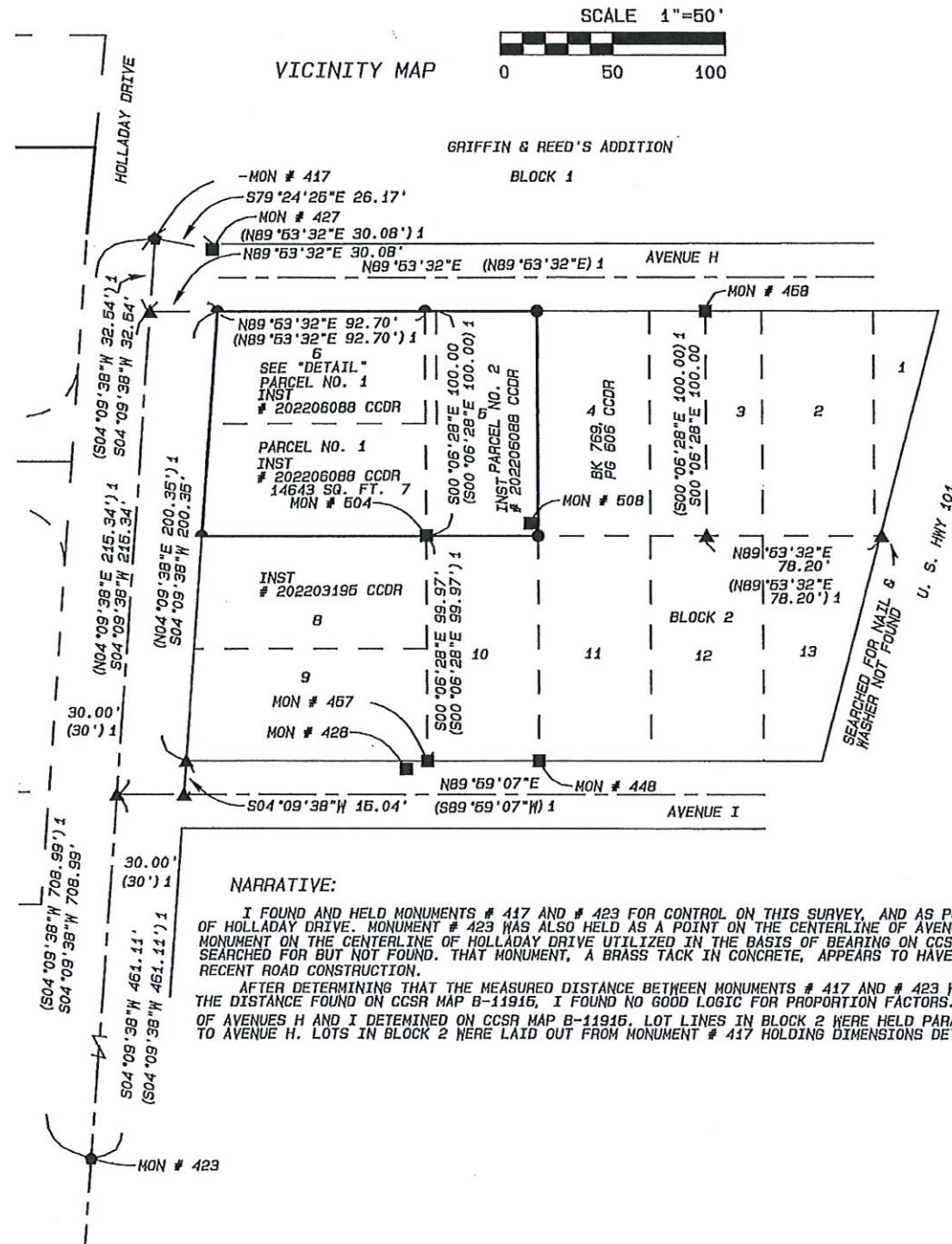
PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO SURVEY AND MONUMENT LOT 5, LOT 6, AND LOT 7, COMBINED BLOCK 2, GRIFFEN AND REEDS ADDITION TO OCEAN GROVE. AN ADDITIONAL PURPOSE IS TO MAP THE LOCATION OF THE EXISTING BUILDING ON THE SUBJECT PROPERTY.

MONUMENT NOTES

- MON # 417 FOUND 1 3/8" DIAMETER BRASS DISC IN MONUMENT WELL STAMPED "CITY OF SEASIDE, 0.6' BELOW THE SURFACE, HELD FOR CENTERLINE HOLLADAY DRIVE, SEE CCSR MAP AA-7344; N 4263.67, E 4927.80 (MON)
- MON # 423 FOUND 1 1/2" DIAMETER BRASS DISC IN MONUMENT WELL STAMPED "LS 1911" 0.6' BELOW THE SURFACE, HELD FOR CENTERLINE HOLLADAY DRIVE & CL AVE K, SEE CCSR MAP AA-7938; N 3546.76, E 4876.36 (MON)
- MON # 427 FOUND 1 1/2" BRASS CAP STAMPED "ODOT CONTROL", FLUSH IN CURB, ORIGIN UNCERTAIN; N 4249.05, E 4953.62 (MON)
- MON # 428 FOUND 3/4" INSIDE DIAMETER IRON PIPE, 0.7' BELOW THE SURFACE, ORIGIN POSSIBLY CCSE MAP AA-5212, NOT HELD, S62°04'29"W 0.81' FROM CALCULATED SW CORNER LOT 10, BLOCK 2; N 4021.68, E 6048.60 (CALC)
- MON # 448 FOUND 5/8" REBAR WITH PYC STAMPED "COOTER PLS 2029", 0.3' BELOW THE SURFACE, ORIGIN CCSE MAP B-11915, N35°12'24"E 0.07' FROM CALCULATED SE CORNER LOT 10, BLOCK 2; N 4021.69, E 6098.60 (CALC)
- MON # 457 FOUND 5/8" REBAR WITH PYC STAMPED "COOTER PLS 2029", 0.2' BELOW THE SURFACE, ORIGIN CCSE MAP B-11915, S67°38'54"E 0.13' FROM CALCULATED SW CORNER LOT 10, BLOCK 2; N 4021.68, E 6048.60 (CALC)
- MON # 468 FOUND 5/8" REBAR WITH PYC STAMPED "HLB & ASSOC INC", 0.2' BELOW THE SURFACE, ORIGIN CCSE MAP B-10786, S12°46'20"W 0.08' FROM CALC PROPERTY CORNER N BDRY 3, BLOCK 2; N 4221.68, E 6173.22 (CALC)
- MON # 504 FOUND 5/8" REBAR WITH PYC STAMPED "COOTER PLS 2029", 0.1' BELOW THE SURFACE, ORIGIN CCSE MAP B-11915, N44°34'41"E 0.07' FROM CALCULATED SE CORNER LOT 7, BLOCK 2; N 4121.65, E 6048.41 (CALC)
- MON # 508 FOUND 1/2" INSIDE DIAMETER IRON PIPE, 0.2' ABOVE THE SURFACE, ORIGIN POSSIBLY CCSE MAP AA-4010, NOT HELD, N31°27'13"W 0.61' FROM CALCULATED SE CORNER LOT 5, BLOCK 2; N 4121.74, E 6098.41 (CALC)

COORDINATES ARE LOCAL - ASSUMED



REGISTERED PROFESSIONAL LAND SURVEYOR
NEIL A. MENDENHALL JR.
OREGON JULY 18, 1982
RENEWAL DATE: 12/31/24

NARRATIVE:

I FOUND AND HELD MONUMENTS # 417 AND # 423 FOR CONTROL ON THIS SURVEY, AND AS POINTS ON THE CENTERLINE OF HOLLADAY DRIVE. MONUMENT # 423 WAS ALSO HELD AS A POINT ON THE CENTERLINE OF AVENUE K. AN ADDITIONAL MONUMENT ON THE CENTERLINE OF HOLLADAY DRIVE UTILIZED IN THE BASIS OF BEARING ON CCSR MAP # 11915 WAS SEARCHED FOR BUT NOT FOUND. THAT MONUMENT, A BRASS TACK IN CONCRETE, APPEARS TO HAVE BEEN DESTROYED BY RECENT ROAD CONSTRUCTION.

AFTER DETERMINING THAT THE MEASURED DISTANCE BETWEEN MONUMENTS # 417 AND # 423 HAS A GOOD FIT WITH THE DISTANCE FOUND ON CCSR MAP B-11915, I FOUND NO GOOD LOGIC FOR PROPORTION FACTORS. I HELD THE ORIENTATION OF AVENUES H AND I DETERMINED ON CCSR MAP B-11915. LOT LINES IN BLOCK 2 WERE HELD PARALLEL AND PERPENDICULAR TO AVENUE H. LOTS IN BLOCK 2 WERE LAID OUT FROM MONUMENT # 417 HOLDING DIMENSIONS DETERMINED ON CCSR MAP B-11915.

Symbol	Description
◆	FOUND CITY OF SEASIDE BRASS CAP, HELD AS CENTERLINE MONUMENT
■	OTHER FOUND MONUMENT - SEE MONUMENT NOTES
●	SET 5/8" X 30" REBAR WITH PLASTIC ORANGE CAP STAMPED "MENDENHALL LS 2001"
▲	SET MAG NAIL WITH 1 1/4" STAINLESS WASHER STAMPED "MENDENHALL LS 2001"
✓	BREAK - NOT TO SCALE
▲	CALCULATED POSITION ONLY
---	STREET CENTERLINE
-X-	CYCLONE FENCE
---	LOT LINE

NO () = MEASURED OR CALCULATED PER THIS SURVEY
() 1 = PER CCSR MAP B-11915
() 2 = PER INST # 202206088 CCCR

CALC = CALCULATED
CCDR = CLATSOP COUNTY DEED RECORDS
CCSR = CLATSOP COUNTY SURVEYOR'S RECORDS
MON = MONUMENT
P.O.L. = POINT ON LINE
PYC = PLASTIC YELLOW CAP

SURVEY BY: NEIL A. MENDENHALL JR.
dba MENDENHALL & ASSOC
PO BOX 2025
GEARHART, OREGON 97138
(503) 738-6363
file: AVENUE H SEASIDE.pro

SURVEY FOR
GUS BOURG
2202 WELLS COURT S
RENTON, WA 98055
(206) 605-6762

EQUIPMENT:
SET 530R
TOTAL STATION
CREW: NAM, DNM, MM, ND-M

OTHER REFERENCE SURVEYS
CCSR MAP B-9329