

To attend the meeting virtually, a direct link to the Zoom webinar is available on the City of Seaside web page www.cityofseaside.us/meetings

SEASIDE PLANNING COMMISSION MEETING AGENDA

989 Broadway - City Hall Council Chambers

December 6, 2022

6:00 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **OPENING REMARKS:**
4. **DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
5. **APPROVAL OF MINUTES:** October 4, 2022 (November meeting was canceled)
6. **PUBLIC HEARING:**
 - A. **22-059CU:** A request by **David Koller** to develop a 120-unit mini storage facility on vacant lots **6-10-22DD-TL03700, TL03801, TL01000, & TL00902** located just north of Alder Mill Rd on Avenue S.
7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**

MINUTES SEASIDE PLANNING COMMISSION
October 4, 2022

CALL TO ORDER: Vice Chair Kleczek called the regular meeting of the Seaside Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Vice Chair Kathy Kleczek, Lou Neubecker, Chris Rose, Seth Morrissey, Brandon Kraft and Don Johnson. Staff present: Jeff Flory, Planning Director, Jordan Sprague, Administrative Assistant. Absent: Chairperson Robin Montero

APPROVAL OF MINUTES: September 6, 2022 minutes were adopted as written.

INTRODUCTORY STATEMENTS

This is the time duly advertised for the Seaside Planning Commission to hold its monthly meeting. Agenda items can be initiated by the general public, any legal property owner, Seaside City Council, City staff, and the Seaside Planning Commission.

Vice Chair Kleczek asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There were none.

PUBLIC HEARING PROCEDURES, EX PARTE CONTACTS, & CONFLICTS OF INTEREST:

Vice Chair Kleczek stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. She then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest. There were none.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Vice Chair Kleczek:

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.
5. Electronic testimony can be submitted via Zoom using the meeting ID of 817-4719-0379.

PUBLIC HEARING

- A. 22-050SR & 22-051NCS:** A request by **Julieta Sicat** for a review of Planning Commission decision 0-033NCS, an enlargement of a non-conforming structure **404 N Prom Seaside, OR (T6-R10-16DC-TL13200)**. The previous property owner was approved for an enlargement of a non-conforming structure but was prohibited from building an exterior stairway to the third floor of the dwelling. The applicant is requesting the Planning Commission review and reverse the previous Planning Commission's decision and allow the stairway and subsequent setback reduction.

Jeff Flory, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusion. Vice Chair Kleczek asked if there was anybody who would

like to speak in favor of the proposal. Julieta Sicut, 404 N Prom, stated the staircase was being installed as an emergency exit. Family, friends, and foster care clients would be using the exit from the second floor. When the house was purchased, the realtor had told her that the property was pre-approved for a second exit and the staircase. Mrs. Sicut questioned why a setback reduction was required when the staircase is roughly 11 feet from the neighbor's house. Mr. Flory responded that the setback within the RR zone for 3 stories or taller is 8 feet, and the staircase is shown to be 3 feet from the property line. Oscar Merino, 14095 SW Walker Rd #5 Beaverton, stated that when he measured the distance from the house to the staircase, it was 11 feet. Mr. Flory responded that the site plan submitted shows the stairs 3 feet away from the property line. Commissioner Morrisey asked if the project would be brought to the Planning Commission if a building permit had been applied for before the work took place. Mr. Flory responded that the structure is non-conforming and the Planning Commission is required to approve the expansion of a non-conforming structure. The previous owner applied for an expansion of a third story to the building in 2000 and the Planning Commission had approved the application, but denied the expansion of the footprint of the building. Mr. Merino stated the staircase was being built in response to the fire that destroyed a house on 3rd Ave and N Roosevelt Dr.

Vice Chair Kleczek asked if there was anybody else who would like to speak in favor. Angelina, Ortiz, 14095 SW Walker Rd #5 Beaverton, stated that the stairs were to be installed to allow disabled clients to exit the house. The stairs inside the structure are narrow and they would not be able to easily use the stairs without assistance.

Vice Chair Kleczek asked if there was anybody else who would like to speak in favor. There were none.

Vice Chair Kleczek asked if there was anybody who would like to speak in opposition. Jim Murphy, PO Box 891 Chehalis, WA, stated that the stairs were being proposed for safety, but an interior elevator would be better for disabled folks. The fire that Mr. Merino used as a purpose for the stairs was spread from one building to the next because the buildings were too close to each other. People smoking cigarettes and discarding their cigarette butts around the staircase bring concerns of a fire starting and spreading to his house. The Planning Commission had already denied the construction of the staircase in 2000 and the decision should remain.

Vice Chair Kleczek asked if there was anybody who would like to speak in opposition. Trisha Murphy, PO Box 891 Chehalis, WA, reiterated Mr. Murphy's concerns and worries about having a staircase that close to the property line. Parking issues with the hotel could cause additional issues with Fire Department access if the staircase was erected.

Vice Chair Kleczek asked if there was anybody who would like to speak in opposition. There were none.

Chair Montero opened the discussion to the Commission. Commissioner Morrisey asked Mr. Flory if there had been any changes from the previous application in 2000 to this current application. Mr. Flory stated the only difference was the previous application was requesting a staircase to the third floor and the current application is requesting a stairway to the second floor. Commissioner Morrisey motioned to uphold the previous Planning Commission's condition of approval by denying the request to allow the expansion of the footprint of the dwelling. The Commissioner Johnson seconded the motion. The motion passed unanimously with Chair Montero absent.

ORDINANCE ADMINISTRATION

Mr. Flory presented the official Continuance Policy as previously discussed at the September 6th work session. The only change was to allow the applicant to attend the Planning Commission virtually to request the continuance and virtually if the Planning Commission decided to deny the continuance and continue the public hearing for that meeting. Commissioner Neubecker

motioned to adopt the continuance policy. Commissioner Kraft seconded the motion. The motion passed unanimously with Chair Montero absent.

COMMENTS FROM THE PUBLIC

There were none.

COMMENTS FROM COMMISSION/STAFF

Mr. Flory stated that staff reports have been changed to match the updated City Council staff reports as requested by City Hall. If the Commission has any recommendations or additions to the staff report to notify staff to discuss the changes with City Hall. Vice Chair Kleczek recommended staff to make alterations to the agenda and packet to make the electronic version more user friendly. The Commission has a joint work session with City Council in October and for Commissioners to send agenda items to Chair Montero. Mr. Flory stated that the November Planning Commission does not have items on the agenda, so at this time a meeting will not be held.

ADJOURNMENT: Adjourned at 6:48 PM.

Robin Montero, Chairperson (absent)
Kathy Kleczek, Vice Chairperson

Jordan Sprague, Admin. Assistant.



Planning Commission Staff Report

APPLICATION(S):	22-059CU: Conditional Use
MEETING DATE:	December 6, 2022
PUBLIC HEARING:	Yes
Report Date:	November 22, 2022
Applicant:	David Koller
Owner:	Big Chief LLC.
Location:	Avenue S north of Alder Mill Rd
Major Street Access:	Avenue S
Parcel Number(s) & Size:	6-10-21DD-TL03700, TL03801, TL01000, & TL00902/ Approximately .9 acres
Parcel Zoning:	Industrial (M-1)
Adjacent Zoning:	Industrial (M-1)
Current Use of Parcel:	Vacant Land
Adjacent Uses:	Vacant Land
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Administrative
Land Use Authority:	Planning Commission
Future Routing:	None
Planner:	Jeff Flory, Planning Director

A. Summary:

The applicant is requesting a conditional use to develop the above-mentioned vacant properties into a 120-unit mini storage facility. The facility will consist of one large "U" shaped building with two smaller interior buildings. The facility will be accessed off of Avenue S and contain one central entrance gate with exit gates on either side.

Staff Recommendation:

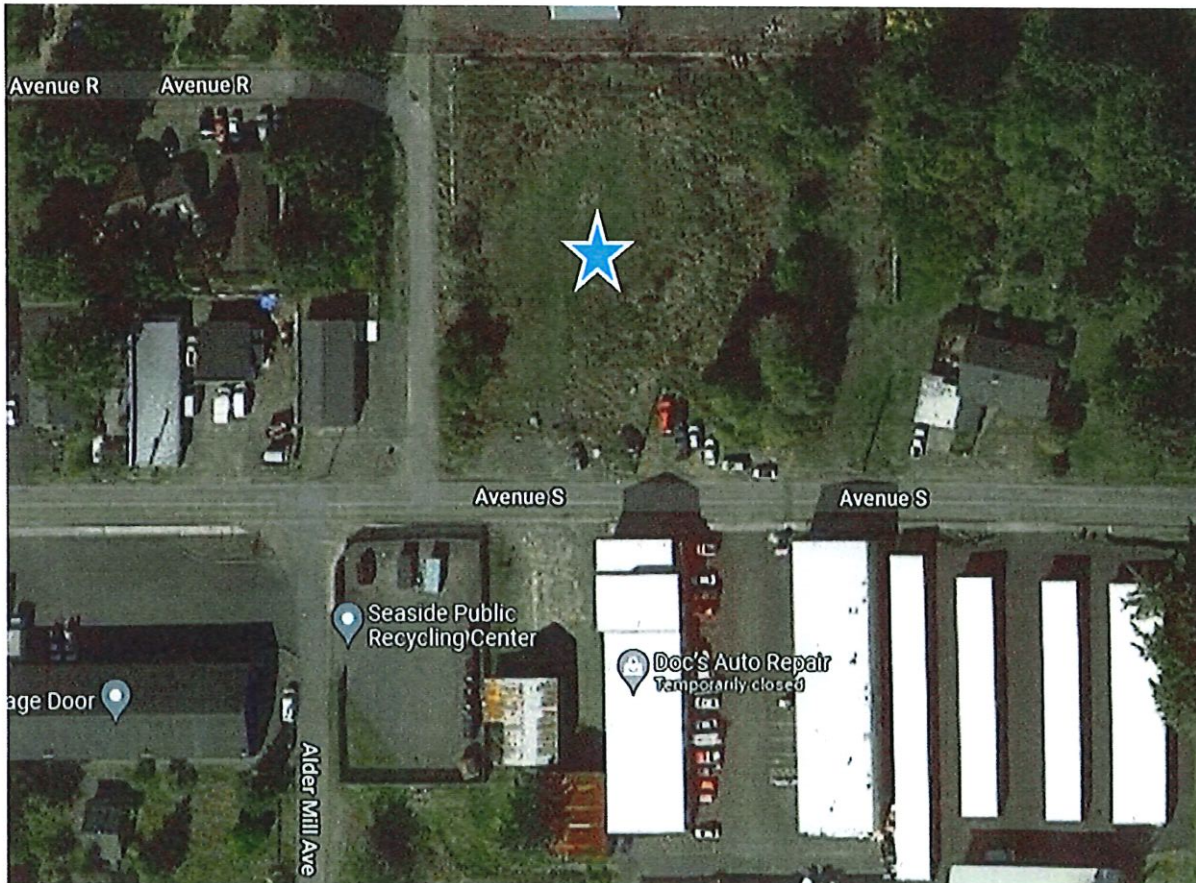
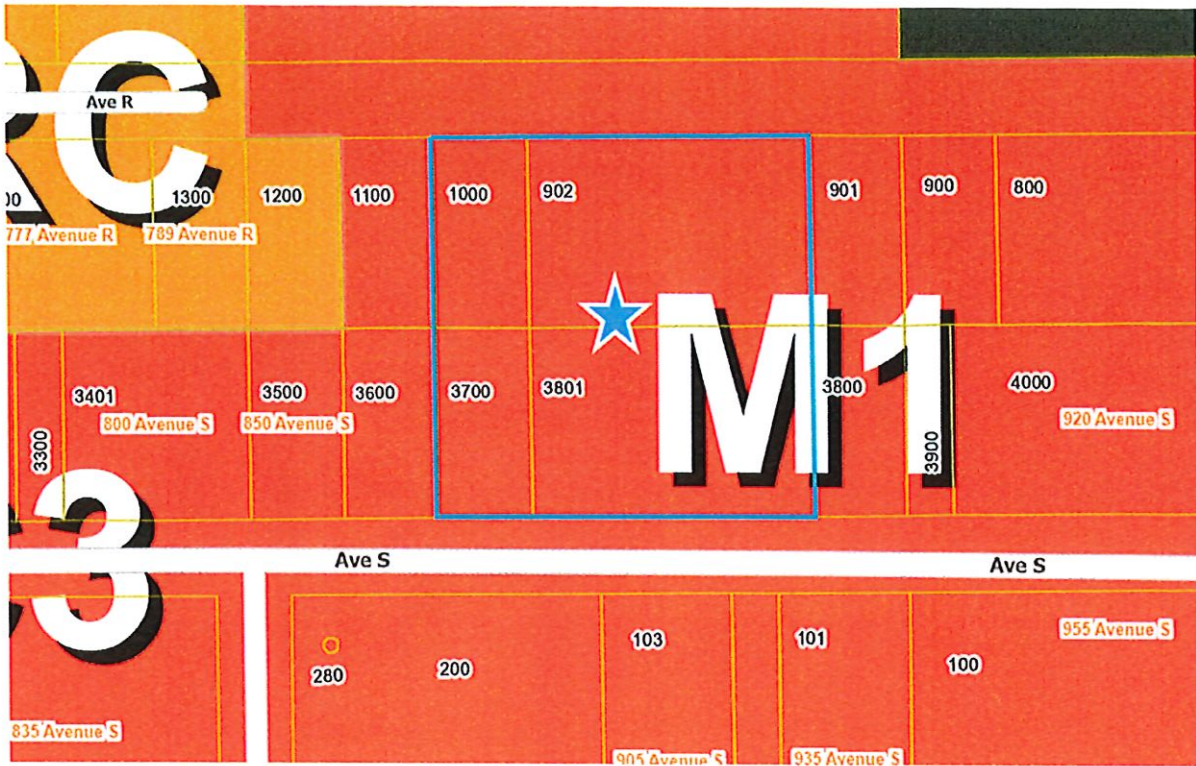
Staff recommends the Planning Commission conduct a public hearing on the application, take public comment, and review and discuss the request. Unless submitted comments or other clarifications or justifications are needed, staff recommends the Commission adopt the findings, justification statements,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

B. Exhibits:

1. Applicant Submittals
2. Site Plan

C. Location:

Avenue S north of Alder Mill Rd (6-10-21DD-TL03700, 03801, 01000, & 00902)



D. Background:

The property is currently vacant land in the Industrial (M-1) zone off of Avenue S. The site is undeveloped, does not contain any mapped wetlands, and it is not located in a special flood hazard area. The site is nearby other industrial and commercial uses and is bordered to the north by the Avenue R right of way and an ODOT storage yard.

E. Required Dates:

This application was submitted on October 19, 2022 and accepted as complete on November 7, 2022. The 120-day decision timeframe is March 7, 2023.

F. Specific Request:

The applicant is requesting a conditional use permit to develop the aforementioned property into a 120-unit mini-storage facility. The facility will consist of one large “U” shaped building with two smaller interior buildings. All of the storage units will be accessed from the exterior of the buildings. The applicant’s site plan indicates the storage units will range in size from 5ft x 5ft to 20ft x 25ft with the bulk of the units being 10ft x 20ft.

The facility will be accessed by a central entrance gate and two exit gates, one to the east of the entrance and one to the west of the entrance. The applicant’s property is surrounded by Industrial (M-1) zoned property and as such is not required to provide front, side, or rear setbacks. The applicant has allowed for 5ft side and rear setbacks and a 14ft front setback, not including a curb and sidewalk along the Avenue S frontage. The application indicates they will provide for landscaping along the Avenue S frontage.

G. Process:

This request is being reviewed under Article 3, Article 6, and Article 10 of Seaside Zoning Ordinance. Article 3 establishes the development standards, outright permitted and conditionally permitted uses in the M-1 zone, Article 6 establishes the criteria for conditional uses, and Article 10 establishes the process and procedures that are applicable to this request.

H. Community Review:

Notice of this public hearing was published in the Daily Astorian on November 15, 2022. Additionally, mailed notice was sent on November 14, 2022 to all property owners within 100ft of the subject property.

Written Comments:

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

I. Comprehensive Plan:

This property is located within the Industrial land use designation. The proposed development is compatible with adjacent land uses and is in a convenient location as it is on a collector street that services large, nearby, residential developments.

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 combined lots are approximately 200ft x 200ft. There is no required yard or setback in the M-1 zone however, the applicant has provided for 5ft setbacks on the side and rear yards and a 14ft setback for the front yard along the Avenue S frontage.*
2. **Limiting the height of buildings.** *Finding: The M-1 zone restricts building heights to 45ft. The applicant's plan calls for single story construction and the buildings will be well below the 45ft threshold.*
3. **Controlling the location and number of vehicle access points.** *Finding: The applicant's site plan shows three vehicle access points over a 200ft Avenue S Frontage. One entrance access point in the middle of the development and two exit points, one east and one west of the entrance. The applicant's entrance gate is only 14ft from the public right of way. The applicant will need to move the gate further into the property to prevent vehicles from stopping within the right of way to open the gate. Avenue S is a heavily traveled street and vehicles stopping within the right of way will create traffic safety and traffic flow issues.*
4. **Increasing the street width.** *Finding: Avenue S is scheduled to be reconstructed in 2024. At that time electrical utilities will be relocated underground and sidewalks installed on the north side of the street. The applicant is not required to make any improvements to Avenue S.*
5. **Increasing the number of required off-street parking spaces.** *Finding: The storage facility will not have on-site staff and there is no office or other area that will require parking for visitors other than loading and unloading in front of their units. Off-street parking has not been required for previous similar projects and will not be required for this project.*
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 application indicates the Avenue S frontage of the site will be landscaped but does not specify landscaping for the other sides of the property.*
8. **Designating sites for open space.** *Finding: the site plan shows open space in between buildings as well as a landscaped frontage along Avenue S.*

K. Additional Findings, Conclusions, and Justification Statements:

1. **Request Summary: 22-059CU:** A Conditional Use Permit to allow for the development of a 120-unit mini storage facility.
2. The applicant's submitted justification is adopted by reference and is summarized as follows:
 - a. The 120-unit storage facility will consist of 3 buildings. One large "U" shaped building and two smaller interior buildings.
 - b. The facility will be gated with one entrance gate accessed of Avenue S and two exit gates, one to the east and one to the west of the entrance gate.
 - c. The applicant has indicated landscaping will abut the Avenue S Frontage although no landscape plan has been submitted.
3. The applicant property is located in the Industrial (M-1) zone. A non-residential use permitted outright or as a conditionally permitted use in the C-3 zone is allowed as a conditionally permitted use in the M-1 zone. The applicant's request is not a residential project and a mini-storage is a conditionally permitted use in the C-3 zone therefore; the applicant's project is a conditionally permitted use in the M-1 zone.
4. The ingress/egress, turning radius, and distance between buildings have all been reviewed and approved by the Seaside Fire Marshal. The entrance/exit gates will be required to utilize a Knox Gate and Key Switch system and that gate system will need to be approved by the Fire Marshal prior to installation.
5. The site plan shows sidewalks are to be constructed along the Avenue S frontage. Avenue S is slated for reconstruction in 2024. This reconstruction project will include the addition of sidewalks along the north side of the street with the electrical utilities being entrenched underneath them. Normally, sidewalks would be required with this type of development but due to the upcoming reconstruction of Avenue S and the expense on the contractor to tear out the newly constructed sidewalks, they will not be required at this time. The applicant will need to surface their driving isles with asphalt, concrete, or another surface approved by the Planning Director and ensure that surface ties into the already existing asphalt in the Avenue S right of way.
6. The applicant's engineer will need to incorporate a drainage plan for storm water runoff for the project. The reconstruction of Avenue S will include the installation of a stormwater drainage system within the right of way. The applicant may utilize a temporary plan, approved by the Public Work Director, until such time as their drainage can tie into the stormwater system that will be installed in Avenue S.
7. Specification for the proposed exterior lighting is not addressed on the plan and future construction plans will need to conform to Seaside's outdoor lighting ordinance.
8. Generally, applicants are required to provide garbage and recycle space or can storage areas acceptable to Western Oregon Waste. This was not required for prior mini storage facilities and the provision of service could encourage extensive use by the renters. If the facilities are not required, the applicant is advised that the minimum service under city ordinance is that which is necessary to prevent accumulation or storage of solid wastes which create a fire, safety, health hazard, or public nuisance.

Proposed Conditions:

The proposed mini storage facility will satisfy the applicable development standards and be compatible with the surrounding area provided the following conditions are attached to the approval.

Condition 1: The applicant must provide an engineered drainage plan that indicates how the proposed facilities will accommodate storm water runoff from the parking lots and roof drains. The applicant may submit a temporary solution that is approved by the Public Works Director that can be used until the Avenue S street improvement is completed and the Avenue S stormwater system is installed.

Condition 2: The applicant must provide a detailed exterior lighting plan with their construction drawings. The plan must document that all exterior lighting fixtures will be designed to limit glare in accordance with the City's Outdoor Lighting Ordinance.

Condition 3: The owner must post a notice that advises storage unit renters that trash facilities are not provided on site and renters are responsible for removing their own trash.

Condition 4: The applicant will not be required to install sidewalks as the Avenue S street reconstruction will include sidewalk installation on the north side of the road. However, the applicant is required to surface their lot with asphalt, concrete, or other surface approved by Planning Director. The surfacing is required to tie into the asphalt on Avenue S to prevent gravel from entering the street.

Condition 5: The entrance gate on the applicant's site plan is only 14ft from the public right of way. This is not a sufficient distance to prevent vehicles that are entering the storage facility from blocking the flow of traffic on Avenue S. The entrance gate will be required to be moved further into the interior of the property to allow for an off-street driveway for vehicles to que for the gate to open. The distance of the driveway should be of sufficient length to accommodate large box vans or moving trucks.

Condition 6: A Knox Gate and Key Switch system is required to be installed on the entrance/exit gates for Fire Department access. The owner will need to consult with the Fire Marshal prior to installation to ensure the appropriate system is in place.

Condition 7: Minor modifications to the applicant's proposed plan must be reviewed and approved by the Planning 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 January 3, 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: CDAAdmin@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>David Koller</i>	Address: <i>PO Box 2392 Gearhart</i>	Zip Code: <i>97138</i>
Street Address or Location of Property: <i>Big Chief Property 890 Ave S</i>		

Zone <i>M1</i>	Overlay Zones	Township <i>6</i>	Range <i>10</i>	Section <i>2200</i>	Tax Lot <i>261000, 20902</i> <i>3700, 3801</i>
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Proposed Use of Property and Purpose of Application:

To get a conditional use permit allowing the construction and operation of the proposed storage facility.

← mini

(Attach additional pages if necessary.)

Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: <i>Big Chief LLC</i>	Print Name of Applicant/Representative: <i>David Koller</i>
Address: <i>PO Box 204 Astoria OR</i>	Address: <i>PO Box 2392 Gearhart 97138</i>
Phone:	Phone: <i>619-977-5040</i>
E-mail: <i>jdcarlisle@icloud.com</i>	E-mail: <i>davekoller@gmail.com</i>
Signature of Property Owner:	Signature of Duly Authorized Applicant/Representative: <i>[Signature]</i>

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

- | | | | |
|---|---|--|---|
| <input checked="" 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>11-7-22</i>	By: <i>JF</i>
File Number: <i>22-059CU</i>	
Hearing Date: <i>12/6/22</i>	P.C. Action:

Office Use		
Fee: <i>67500</i>	Receipt: <i>18502</i>	
Date Filed: <i>10/19/22</i>	Time Filed: <i>10:40 AM</i>	By: <i>JAS</i>

PAID

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: David Koller	Address: PO Box 2392 Gearhart	Zip Code: 97138
Street Address or Location of Property: Big Chief Property 890 Ave S		

Zone M1	Overlay Zones	Township	Range	Section	Tax Lot
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Proposed Use of Property and Purpose of Application:

To get a conditional use permit allowing the construction and operation of the proposed storage facility.

(Attach additional pages if necessary.)

Owner	Applicant/Representative (Other than Owner)
Print Name of Property Owner: Big Chief LLC	Print Name of Applicant/Representative: David Koller
Address: PO Box 207 Astoria OR	Address: PO Box 2392 Gearhart 97136
Phone:	Phone: 619-977-5040
E-mail: jdearlisle@icloud.com	E-mail: daveakoller@gmail.com
Signature of Property Owner: George D Brugh, JR Member	Signature of Duty Authorized Applicant/Representative: <i>[Signature]</i>

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"/> Varlance | <input type="checkbox"/> |

Planning Department Use	
Date Accepted as Complete:	By:
File Number:	
Hearing Date:	P.C. Action:

Office Use		
Fee:	Receipt:	
Date Filed:	Time Filed:	By:

Dave Koller
Ave S.

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. (Article 6 of the Seaside Zoning Ordinance may be found on the City of Seaside website.)

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?

Mini Storage Facility

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

• non-residential use
• no required set backs. However, we did design the project to include 5' setbacks and some landscaping along Ave S.

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

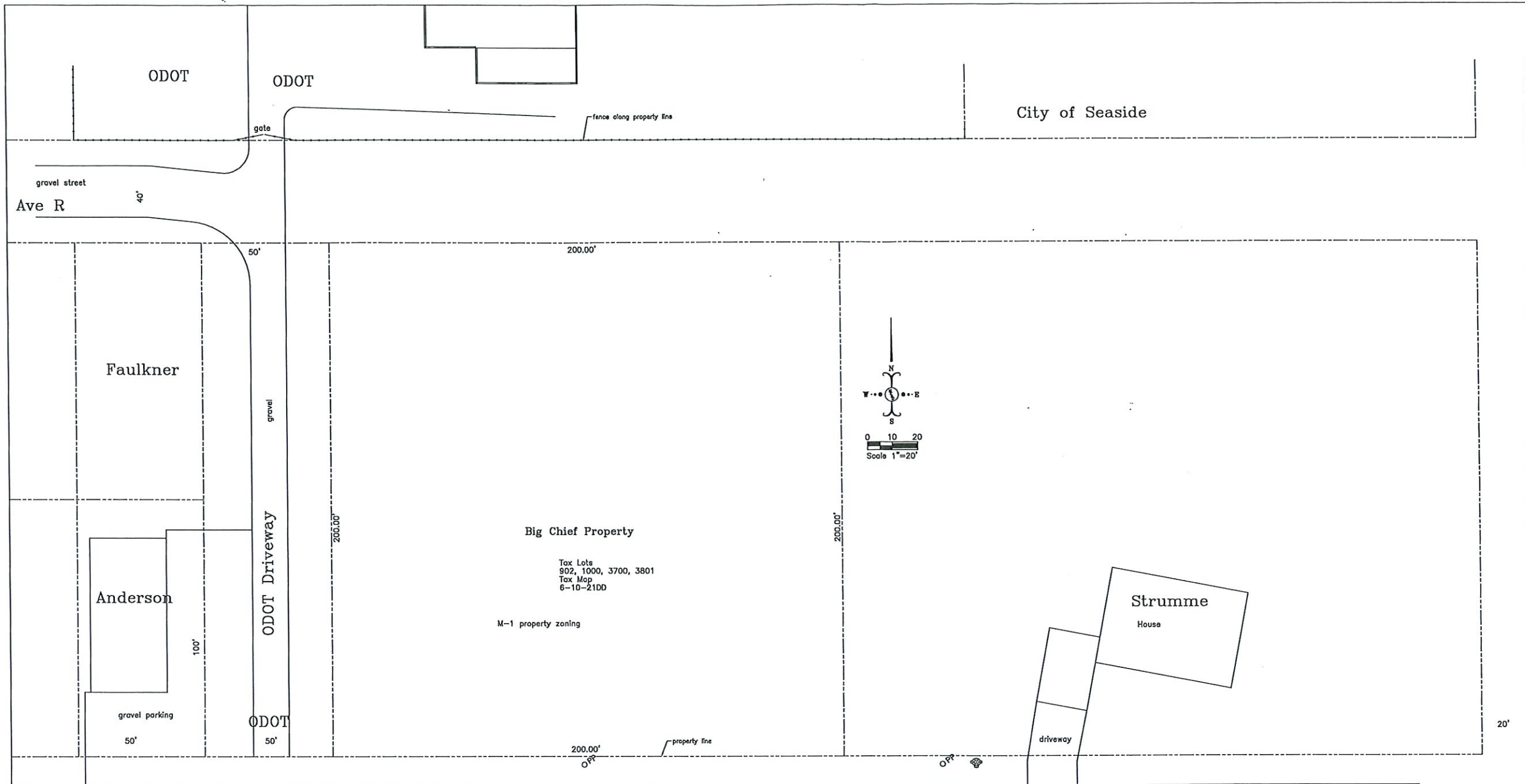
- This is a non-residential use permitted in a C-3 zone
- It is bordered on all sides by M-1 zone

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.

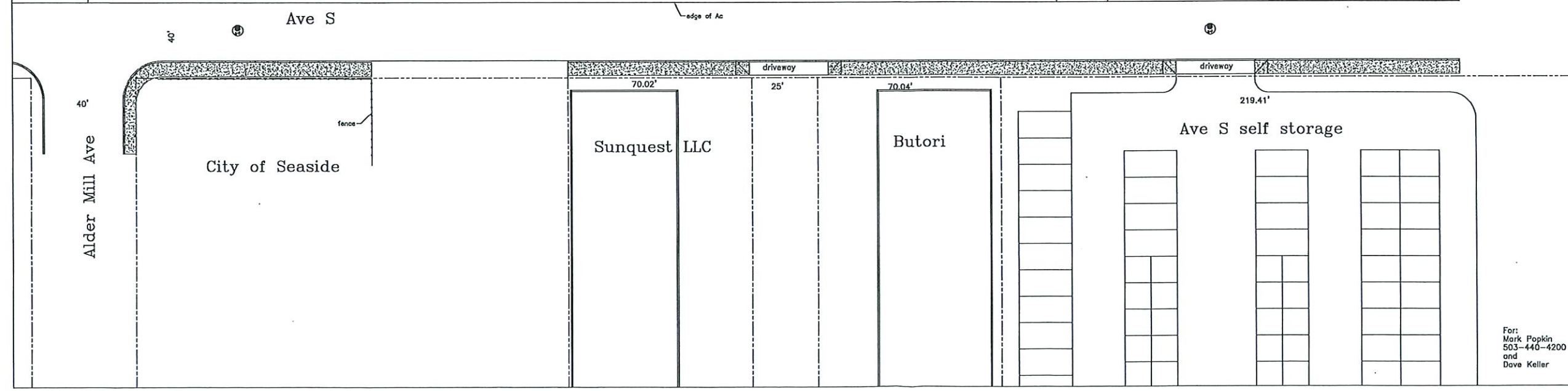
The facility will be kept clean and secure. It will provide a necessary service as Seaside continues to develop.

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



Sheet	Description
1	Existing Site Plan
2	Proposed New Site Plan
3	Typical Building



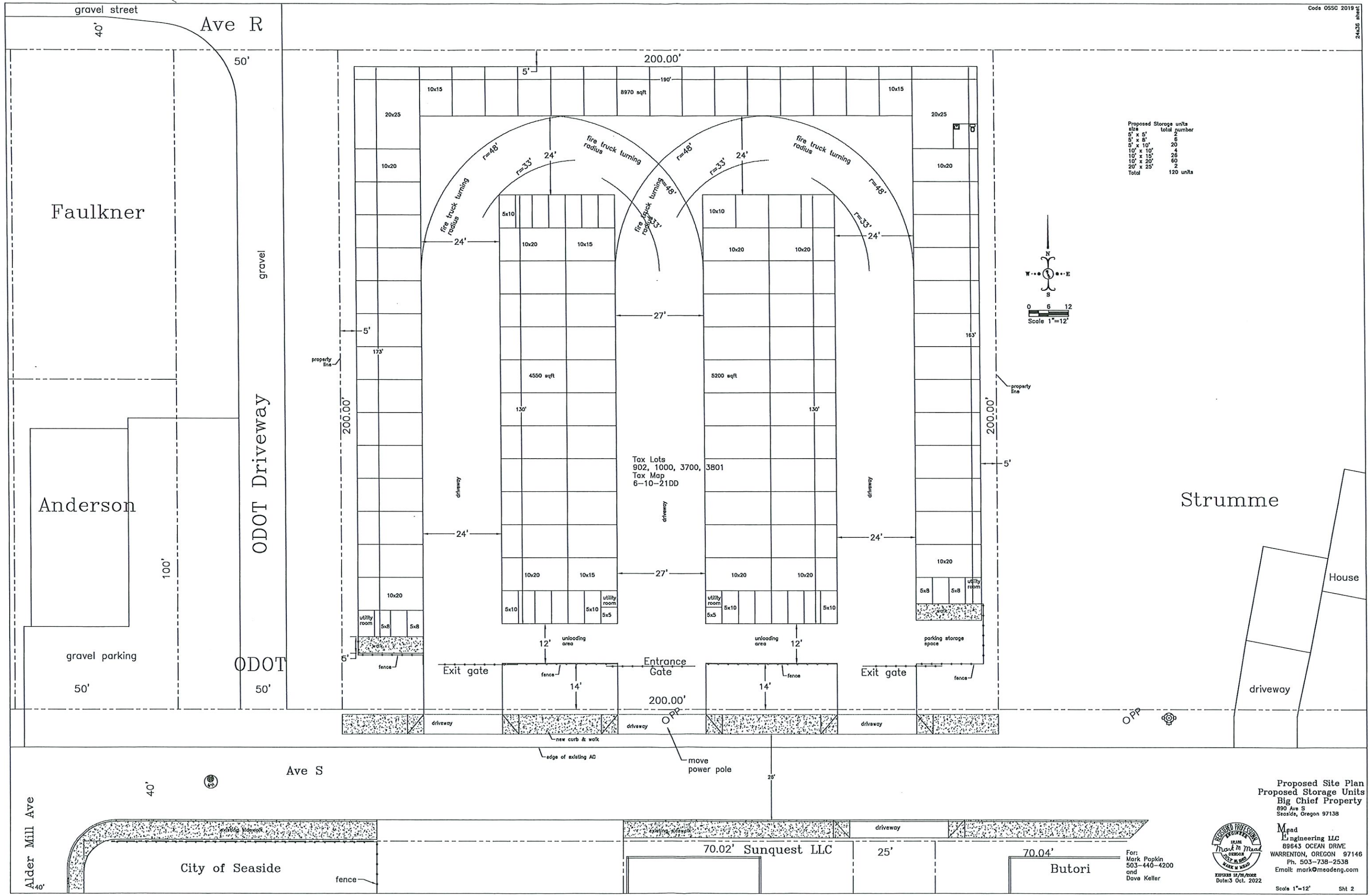
Existing Site Plan
Proposed Storage Units
Big Chief Property
890 Ave S
Seaside, Oregon 97138



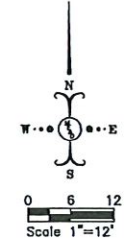
Mead
Engineering LLC
89643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-738-2538
Email: mark@meadeng.com

For:
Mark Popkin
503-440-4200
and
Dave Keller

EXPIRES 12/31/2022
Date: 3 Oct. 2022



Proposed Storage units size	Total number
5' x 5'	7
5' x 8'	6
5' x 10'	20
10' x 10'	4
10' x 15'	26
10' x 20'	60
20' x 25'	2
Total	120 units



Tax Lots
902, 1000, 3700, 3801
Tax Map
6-10-21DD

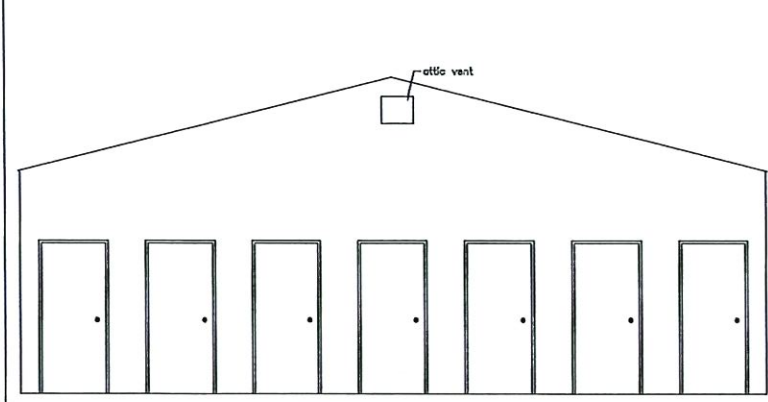
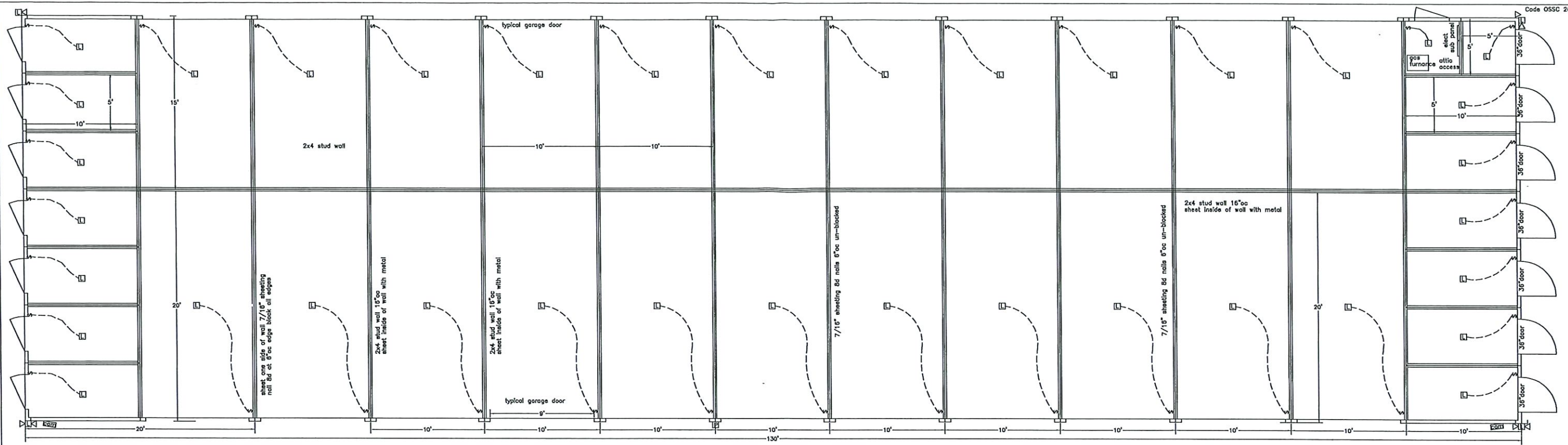
Proposed Site Plan
Proposed Storage Units
Big Chief Property
890 Ave S
Seaside, Oregon 97138



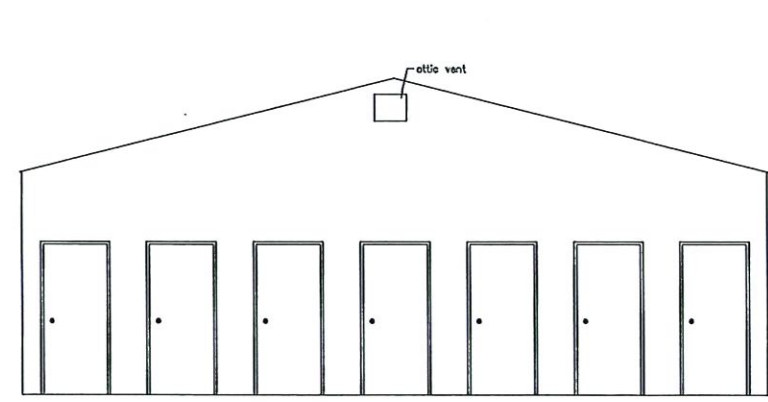
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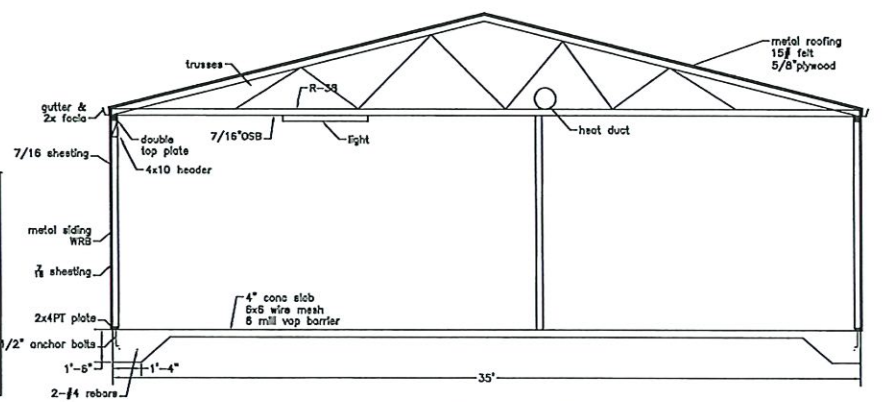
EX-223 12/28/2022
Date: 3 Oct. 2022



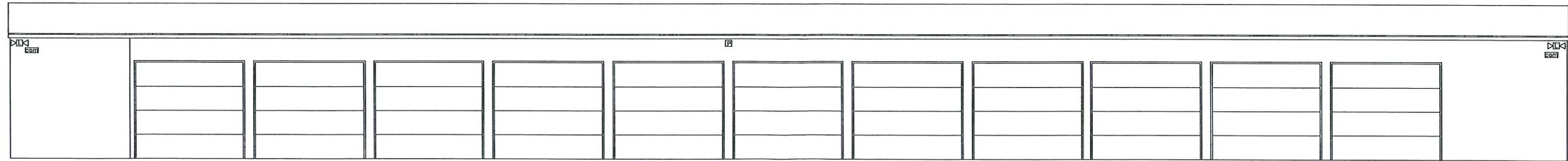
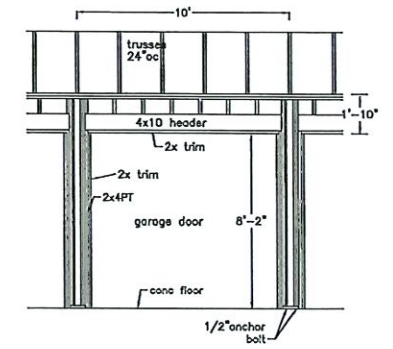
End View



End View



Typical Section



Long Side of Building

- gas furnace natural gas furnace
- elect sub panel electric sub panel for building
- Light in each storage unit LED
- Exterior light LED
- Photo cell for control of exterior lights
- Light switch
- security camera

Typical Building
Proposed Storage Units
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EX-12/26/2022
Date: 3 Oct. 2022