



# CITY OF SEASIDE CITY COUNCIL AGENDA

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**Monday, February 26, 2024**

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To provide public comment for City Council meetings, participants should register prior to the meeting. Please complete the form linked below to offer public comment at an upcoming City Council 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](http://cityofseaside.us))
3. Written comments may be submitted using this [form](#), via e-mail to [publiccomment@cityofseaside.us](mailto:publiccomment@cityofseaside.us) or in person at City Hall (989 Broadway, Seaside, OR).

If you are providing public comments in person or via Zoom, please keep in mind your comments will be limited to three (3) minutes. If your comments are 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.

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## **CITY COUNCIL WORK SESSION: 5:00 PM**

1. Discussion of Plans for Railroad Park Gardens {40 min}
2. Discussion Future City Council Agenda Items {50 min}

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## **CITY COUNCIL MEETING: 6:00 PM**

1. **Call To Order**
2. **Pledge Of Allegiance**
3. **Roll Call**
4. **Approval Of Agenda**
5. **Proclamation:**
  - A. Woman's History Month
  - B. American Red Cross
6. **Recognition:**

No recognitions

7. **Public Comments**

Members of the public may use this time to provide comments to the City Council on items that are not scheduled on this agenda for a public hearing or public comment. Speaking time is limited to three minutes.

8. **Declaration Of Potential Conflict of Interest**

9. **Consent Agenda**

- A. Payment of the bills - \$591,826.97
- B. Approval of minutes – February 12, 2024

10. **Reports And Presentations:**

- A. Update from Sunset Empire Transportation District

11. **City of Seaside Boards, Commissions, And Committees**

No items for boards, commissions, and committees

12. **Unfinished Business**

No items for unfinished business.

13. **New Business**

- A. Ordinance 2024-02 – An Ordinance of the City of Seaside, Oregon, Amending the Zoning Map Referenced in Code of Seaside Ordinance Chapter 151 Changing the Zoning at 201 N. Holladay Drive from R-2 to C-3
  - Open Public Hearing
  - Close Public Hearing
  - Council Comments
  - Motion to Read Ordinance 2024-01 first reading by title only
  - Optional: Motion to Read Ordinance 2024-01 second reading by title only
- B. Discussion of Future Use of Church Property
  - Open Public Comment
  - Close Public Comment
  - Council Discussion

14. **Comments From City Staff**

15. **Comments From the City Council**

16. **Executive Session:**

Recess into executive session:

In accordance with ORS 192.660(2)(e) regarding deliberations with persons designated to negotiate real property transactions.

In accordance with ORS 192.660(2)(f) regarding consideration of information or records that are exempt from disclosure by law.

17. **Reconvene into Regular Session:**

City Council action if any regarding executive session:

In accordance with ORS 192.660(2)(e) regarding deliberations with persons designated to negotiate real property transactions.

In accordance with ORS 192.660(2)(f) regarding consideration of information or records that are exempt from disclosure by law.

18. **Adjournment**

Complete copies of the Current Council meeting Agenda, Packets, and Minutes can be viewed at: [www.cityofseaside.us](http://www.cityofseaside.us).

All meetings other than executive sessions are open to the public. When appropriate, any public member desiring to address the Council 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.



989 Broadway  
Seaside, OR 97138

(503) 738-5511  
cityofseaside.us

## **PROCLAMATION**

Whereas, every March, beginning in 1987, Women’s History Month has provided an opportunity to honor the generations of trailblazing women and girls who have built our Nation, shaped our progress, and strengthened our character as a people; and

Whereas, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation; and

Whereas, generations of Native American women were stewards of the land and continue to lead the fight for climate justice. Black women fought to end slavery, advocate for civil rights, and pass the Voting Rights Act. Suffragists helped pass the 19th Amendment to the Constitution so that no American could be denied a vote on the basis of sex; and

Whereas, standing on the shoulders of the heroines who came before them, today’s women and girls continue to carry forward the mission of ensuring our daughters have the same opportunities as our sons; and

Whereas, despite the progress being made, women and girls, especially women and girls of color still face systemic barriers to full participation and wider gaps in opportunity and equality; and

Whereas, after all these contributions made, the role of American women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American history.

*NOW, THEREFORE, I, Steve Wright, Mayor of the City of Seaside, proclaim March 1-31, 2024 as*

## **WOMEN’S HISTORY MONTH**

and I call upon all people to observe this month and to celebrate with appropriate programs, ceremonies, and activities. I also invite all Americans to visit [www.WomensHistoryMonth.gov](http://www.WomensHistoryMonth.gov) to learn more about the vital contribution of women to our Nation’s history.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Seaside to be affixed this 26<sup>TH</sup> day of February, 2024.

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STEVE WRIGHT, MAYOR



## PROCLAMATION

**Whereas**, in times of crisis, people in Seaside come together to care for one another. This humanitarian spirit is part of the foundation of our community and is exemplified by American Red Cross Cascades Region volunteers and donors; and

**Whereas**, in 1881, Clara Barton founded the American Red Cross, turning her steadfast dedication for helping others into a bold mission of preventing and alleviating people's suffering. Today, more than 140 years later, we honor the kindness and generosity of Red Cross volunteers here in Seaside, who continue to carry out Clara's lifesaving legacy. They join the millions of people across the United States who volunteer, give blood, donate financially, or learn vital life-preserving skills through the Red Cross; and

**Whereas**, In the Cascades Region, serving Oregon and SW Washington, the contributions of more than 2,500 local Red Cross volunteers give hope to the most vulnerable in their darkest hours. The Red Cross does so by providing more than 1,600 emergency overnight shelter stays, along with food and comfort for families devastated by more than 680 local disasters, like home fires. Through the generosity of those donating more than 182,000 units of essential blood for accident and burn victims, heart surgery and organ transplant patients, and those receiving treatment for leukemia, cancer, or sickle cell disease. Or by supporting service members and veterans an average of eight times a day, along with their families and caregivers through the unique challenges of military life. And by helping to save the lives of others with first aid, CPR, and other skills; or delivering international humanitarian aid; and

Their work to prevent and alleviate human suffering is vital to strengthening our community's resilience. We dedicate this month of March to all those who continue to advance the noble legacy of American Red Cross founder Clara Barton, who lived by her words, "You must never think of anything except the need, and how to meet it." We ask others to join in this commitment to give back to our community.

**NOW, THEREFORE, I, Steve Wright, Mayor of the City of Seaside**, in the State of Oregon, do hereby proclaim March 2024, as

## RED CROSS MONTH

in Seaside and encourage all citizens of Seaside to reach out and support its humanitarian mission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Seaside to be affixed this 26th day of February 2024.

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STEVE WRIGHT, MAYOR



# CITY OF SEASIDE CITY COUNCIL

## DRAFT MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Monday, February 12, 2024

### Work Session 5:00 PM

1. Discussion of Church Property.

Mayor Wright stated the City Council toured the church at the last work session meeting. There were members of the public that contacted him because of their interest in using the church. They were asked to talk to the City Council regarding their interest.

Carrie Bond, Studio 138, asked the City Council to consider an engineer or architectural report on the building and the cost of the reports would be \$4,500.00 each.

RJ Marx stated he would like to know if there is a possibility for the church to become a performing arts center.

City Manager Kyle brought up the parking for the facility if there was a performing arts center. It would be difficult to solve the parking situation if the facility were allowed in that location.

Mayor Wright stated the City Council could have more discussion at the next City Council meeting and then make a decision on the \$4,500-\$9,000 at that time. Staff would present the City Council with options for the church and provide the history from 2014 when there was a committee formed to investigate options regarding the church.

2. Discussion of Seaside Sign Code Relating to Elections.

Mayor Wright stated there was a question regarding allowing more time to display political signs for elections.

City Manager Kyle stated he sent out to the City Council that no content can be regulated on any sign. City Manager Kyle explained the information regarding elections signs and free speech and his direction was that it was not legal to regulate election signs and the City would only enforce elections signs being placed on city property.

1. City Council Meeting 6:00 PM

2. Call to Order and Pledge of Allegiance

3. Roll Call

Council Members	P/A
Steve Wright, Mayor	P
David Posalski, Council President	P
Tita Montero	P
Tom Horning	P
Randy Frank (Zoom)	P
Seth Morrisey	P
Steve Dillard	P

<b>Staff Members</b>	
Spencer Kyle, City Manager	Jon Rahl, Assistant City Manager
Kim Jordan, City Recorder	Dave Ham, Police Chief
Zach Fleck, Finance Director	Mike Dimmick, Public Works Director
Genesee Dennis, Fire Marshal	Jeff Flory, Community Development Director

<b>Visitors in Chambers (attendance sheet)</b>	<b>Visitors on Zoom</b>
Brenda Watson	
Terry and Jackie Sturmu	
Judy Hixson	
Vivian Battjes	
Sheila Forte	
Sharon Essex-Stevens	

**4. [Approval of Agenda](#)**

Mayor Wright asked for approval of the agenda.

<b>Motion:</b>	So, moved.			
<b>Moved:</b>	Morrisey			
<b>Seconded:</b>	Horning			
<b>Ayes:</b>	Wright, Frank, Dillard, Morrisey, Posalski, Montero, Horning	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Recused:</b> 0
<b>Passed:</b>	7/0			

**5. Proclamations**

A. [Seaside Quasquicentennial Day.](#)

Mayor Wright read the proclamation for Seaside Quasquicentennial Day.

Mayor Wright thanked Public Information Officer Joshua Heineman for writing the proclamation. Mayor Wright would read the proclamation at the Seaside Museum on Saturday.

**6. Recognition**

There were no recognition.

**7. [Public Comments \(time is limited to 3 minutes\)](#)**

Brenda Watson commented on banning books at the Seaside Library.

Seamus McVey commented on the need for a red flashing light at Wahanna Road and Broadway.

Pete Battjes commented on banning books at the Seaside Library.

Vivian Battjes commented on banning books at the Seaside Library.

**8. Declaration of Potential Conflict of Interest**

<b>Council Members</b>	<b>Y/N</b>
Steve Wright, Mayor	N
Tom Horning	N
Randy Frank	N
Seth Morrissey	N
Steve Dillard	N
David Posalski, President	N
Tita Montero	N

**9. Consent Agenda**

<b>Motion:</b>	Move to approve the consent agenda, pay the bills, and approve the minutes.			
<b>Moved:</b>	Morrissey			
<b>Seconded:</b>	Montero			
<b>Ayes:</b>	Wright, Dillard, Morrissey, Frank, Posalski, Montero, Horning	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Recused:</b> 0
<b>Passed:</b>	7/0			

**10. Reports and Presentations.**

There were no reports or presentations.

**11. City of Seaside boards, commissions, and committees.**

There were no board, commission, or committee items.

**12. Unfinished Business**

Ordinance 2024-01 – An Ordinance of the City of Seaside, Oregon, amending Chapter 94 of the Code of Seaside Ordinances regarding fire prevention.

Division Chief Dennis updated the City Council about Ordinance 2024-01, which updated chapter 94 fire prevention to adopt the 2022 Oregon Fire Code as amended. This was the third and final reading for the ordinance.

Mayor Wright opened the public hearing for comments, and there were no comments.

<b>Motion:</b>	Move to read Ordinance 2024-01, by title only.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Montero			
<b>Ayes:</b>	Wright, Dillard, Morrissey, Frank, Posalski, Montero, Horning	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Recused:</b> 0
<b>Passed:</b>	7/0			

<b>Motion:</b>	Move to adopt Ordinance 2024-01.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Dillard			
<b>Ayes:</b>	Wright, Dillard, Morrissey, Frank, Posalski, Montero, Horning	<b>Nays:</b> 0	<b>Absent:</b> 0	<b>Recused:</b> 0

<b>Passed:</b>	7/0
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<b>Roll Call Vote</b>	<b>Y/N</b>
Steve Wright, Mayor	<b>Y</b>
Tita Montero	<b>Y</b>
David Posalski	<b>Y</b>
Tom Horning	<b>Y</b>
Randy Frank	<b>Y</b>
Seth Morrisey	<b>Y</b>
Steve Dillard	<b>Y</b>

**13. New Business**

No items for new business.

**14. Comments from City Staff and Partner Organizations**

City Manager Kyle stated in regard to Mr. McVey’s comments at the intersection of Wahanna and Broadway he started a draft for a traffic calming policy for when there are requests for speed limit changes and stop sign requests. That policy would then go to the Transportation Committee for review and then to the City Council for adoption. The Transportation Committee will take the requests and review the information.

City Manager Kyle stated he received the attorney’s review back from the City Council Guidelines and Procedures and he would go through that review and send it out to the City Council.

**15. Comments from City Council**

Councilor Morrisey commented on the Cannon Beach City Council meeting that was zoom bombed and he did a search on Google, and this is happening all over the country.

Councilor Montero stated she attended the Library Board meeting, and the board was there and there were no visitors in attendance.

Councilor Dillard commented on the Community Center Fascination fundraiser which will be held February 29, 2024, which is Phase 2 of the renovations on the center which will be presented to the City Council soon.

Councilor Horning stated the Parks Advisory Committee has been working on developing a plan for the North 40 at the old high school. There is a survey that was sent out and 1,000 people have responded so far.

Council President Posalski stated the school district held a listening session regarding the Community Gardens and the consensus was that Parks and Recreation will push on using the Railroad Park this year and expand if necessary.

Mayor Wright stated there will be a celebration at the museum to celebrate the city being 125 years old. Seaside CERT was honored and recognized at the Chamber of Commerce Annual Awards. On February 27, 2024, 6:00 PM at the Convention Center will be holding the Comprehensive Plan Summit.

**16. Executive Session: Recess into Executive Session at 7:34 PM:**

Mayor Wright recessed into executive session in accordance with ORS 192.660 (2) (e) regarding deliberations with persons designated to negotiate real property transactions, and

In accordance with ORS 192.660 (2) (f) regarding consideration of information or records that are exempt from disclosure by law.

**17. Reconvene into Regular Session at 8:19 PM:**

City Council action if any regarding executive session in accordance with ORS 192.660 (2) (e):

<b>Motion:</b>	Move that we authorize City Staff to make a purchase in a real estate transaction.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Morrisey			
<b>Ayes:</b>	Wright, Dillard, Morrisey, Posalski, Montero, Horning	<b>Nays:</b> 0	<b>Absent:</b> 1 Frank	<b>Recused:</b> 0
<b>Passed:</b>	6/0			

City Council action if any regarding executive session in accordance with ORS 192.660 (2) (f):

**18. Adjourn City Council Meeting 8:20 PM**

Approved by Council on: \_\_\_\_\_

Minutes prepared by: \_\_\_\_\_  
Kim Jordan, City Recorder

\_\_\_\_\_  
STEVE WRIGHT, Mayor



<b>APPLICATION(S):</b>	<b>769-23-000083-PLNG – Zoning Map Amendment</b>
<b>MEETING DATE:</b>	<b>March 26, 2024</b>
<b>PUBLIC HEARING:</b>	<b>Yes</b>
Report Date:	February 15, 2024
Applicant:	Roger Mitchell
Owner:	201 N Holladay Lodge LLC
Location:	201 N Holladay Dr., Seaside, OR 97138
Major Street Access:	N. Holladay Dr.
Parcel Number(s) & Size:	6-10-21AA-10300 Approximately .23 Acres
Parcel Zoning:	Medium Density Residential (R-2)
Adjacent Zoning:	Medium Density Residential (R-2), General Commercial (C-3)
Current Use of Parcel:	Former Masonic Lodge
Adjacent Uses:	Single-Family Residential, Commercial Offices, Hotel, Church
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Quasi-Judicial
Land Use Authority:	City Council
Planner:	Jeff Flory, Community Development Director

**A. Summary:**

A zone change request by Roger Mitchell for the property located at 201 N. Holladay Dr. (6-10-21AA-10300). The proposal will rezone the approximate .23-acre property from Medium Density Residential (R-2) to General Commercial (C-3).

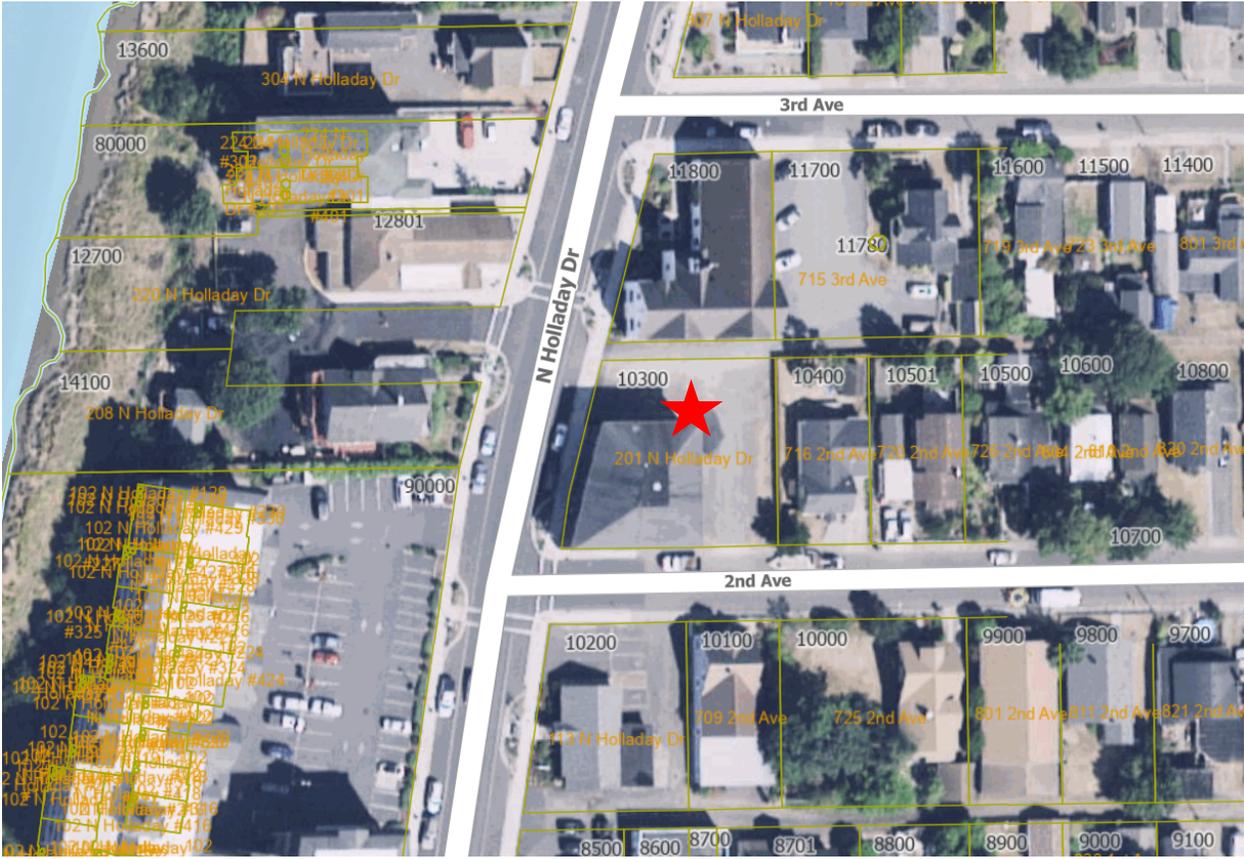
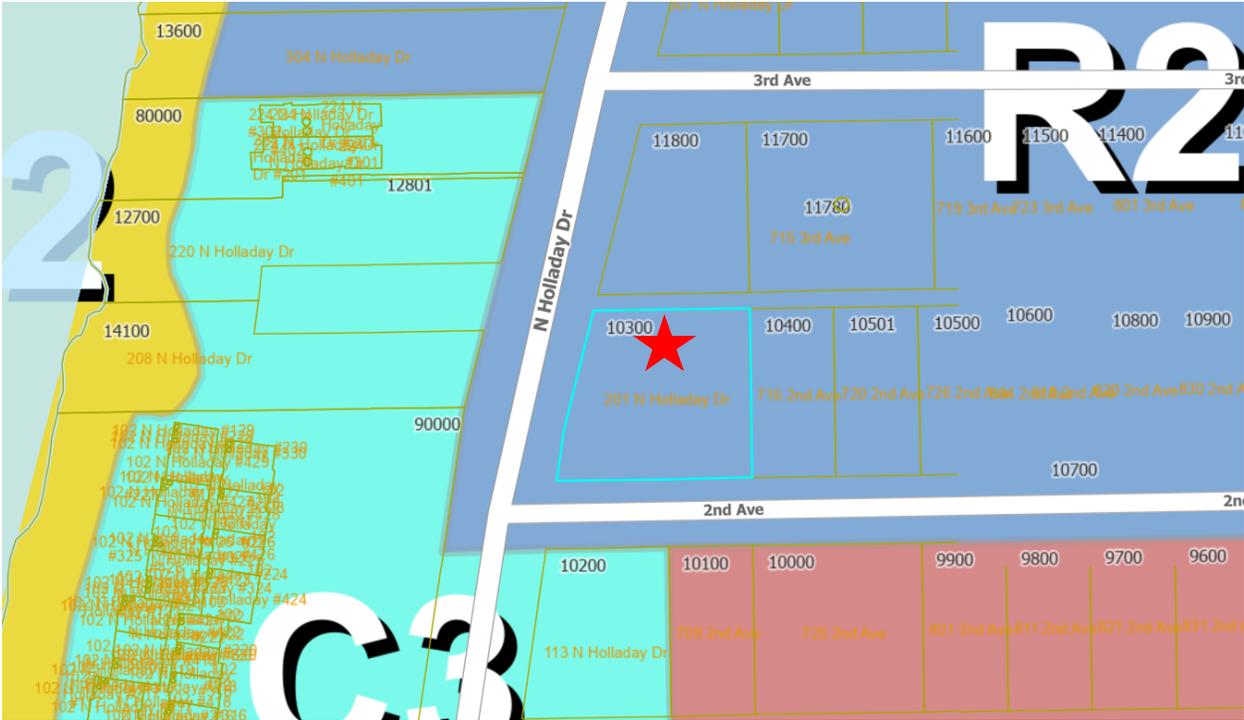
**Staff Recommendation:**

Staff recommends the City Council conduct a public hearing on the application, take public comments, and review and discuss the request. The City Council should consider any public comments, the findings presented in this staff report and the Planning Commission staff report, the applicant’s justifications, and the Planning Commission’s recommendation, and determine if the applicant’s request is consistent with the Comprehensive Plan.

**B. Exhibits:**

- 1. Ordinance 2024-02**
- 2. Planning Commission Staff Report**
- 3. Planning Commission Staff Report Addendum**

**Location: 201 N. Holladay Dr., Seaside OR 97138, (6-10-21AA- 10300)**



Jeff Flory, Community Development Director  
[jflory@cityofseaside.us](mailto:jflory@cityofseaside.us)  
989 Broadway, Seaside, OR 97138  
(503) 738-7100

**C. Planning Commission Recommendation:**

On February 6, 2024, the Seaside Planning Commission conducted a public hearing on the above-mentioned request. The Planning Commission heard testimony from the applicant, the applicant’s representatives, as well as members of the public. The Planning Commission unanimously voted to recommend to the City Council approval of the zone change request.

**D. Required Dates:**

This application was accepted as complete on December 1, 2023. The 120-day decision timeframe is March 30, 2024

**E. Written Comments:**

Written comments have been incorporated with the Planning Commission Staff Report Addendum. No additional comments have been received by staff.

**F. Community Review:**

Notice of this public hearing was published in the Daily Astorian on February 10. Additionally, a mailed notice was sent to all property owners within 100 feet of the subject property and other interested parties on February 8, 2024

**G. Staff Recommendation:**

Staff recommends the City Council conduct a public hearing on the application, take public comments, and review and discuss the request. The City Council should consider any public comments, the findings presented in the staff reports, and the applicant’s justifications and make one of the following motions.

**Alternative 1:**

If the Council determines the applicant's request is consistent with the Seaside Comprehensive Plan, a Councilor may make the following motion:

“I move for a first reading of Ordinance 2024-02 by title only.”

If the Council so chooses, they may make a motion for a second reading of the ordinance by stating the following:

“I move for a second reading Ordinance 2024-02 by title only.”

**Alternative 2:**

If the Council determines the applicant’s request is not sufficient to meet the requirements and goals of the Comprehensive Plan a Councilor may make the following motion:

“I move to deny the applicant’s request.”

**Alternative 3:**

The City Council can also choose to keep the record open to gather further information from staff or the applicant and set a date for a second City Council public hearing at the March 11, 2024, City Council Meeting. A counselor will need to make the following motion:

“I move to keep the record open and schedule a second City Council public hearing for the March 11, 2024, City Council Meeting.

**ORDINANCE NO. 2024-02**

**AN ORDINANCE OF THE CITY OF SEASIDE, OREGON, AMENDING THE ZONING MAP REFERENCED IN CODE OF SEASIDE ORDINANCE CHAPTER 151 CHANGING THE ZONING AT 201 N HOLLADAY DR. FROM R-2 TO C-3.**

**WHEREAS**, the Planning Commission conducted a public hearing regarding a proposed zone map amendment at 201 N. Holladay Dr. Seaside, OR 97138 (T6 R10 21AA TL:10300) that would re-designate the Medium Density Residential (R-2) zoned subject property to General Commercial (C-3) in order to permit commercial use of the property, and

**WHEREAS**, following the Planning Commission’s public hearing on February 6, 2024, the Planning Commission recommended the City Council approve zone change request 769-23-000083-PLNG based on the applicant’s submittal, the staff report, public testimony, adopted findings, and conclusions that support the proposed amendment; and

**WHEREAS**, the City Council held its own public hearing and reviewed the Commission’s recommendation on zone change request 769-23-000083-PLNG during their meeting on February 26, 2024, and determined the request is consistent with the provisions in the City’s Comprehensive Plan.

**NOW, THEREFORE, THE CITY OF SEASIDE ORDAINS AS FOLLOWS:**

**SECTION 1.** Amend the zoning map referenced in Section 2.030 of the Seaside Zoning Ordinance, as follows:

Change the Medium Density Residential (R-2) zoned property located at 201 N. Holladay Dr. Seaside, OR 97138 (T6 R10 21AA TL:10300) to General Commercial (C-3). Said property to be rezoned is identified on the attached map.

**SECTION 2.** The Seaside City Council held a public hearing on February 26, 2024, during which the public was given an opportunity to testify in favor and in opposition of the zone change.

**SECTION 3.** The City Council hereby approves the zone change (file reference 769-23-000083-PLNG) based on the adopted information in the staff reports, the Planning Commission’s recommendation, and the testimony and information obtained during the Council’s public hearing process.

**ADOPTED** by the City Council of the City of Seaside on this \_\_\_ day of \_\_\_\_\_, 2024, by the following roll call vote:

- YEAS:
- NAYS:
- ABSTAIN:
- ABSENT:

**SUBMITTED** to and **APPROVED** by the Mayor on this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
STEVE WRIGHT, MAYOR

ATTEST:

\_\_\_\_\_  
Spencer Kyle, City Manager

Proposed Zone Change  
File #769-23-000083-PLNG



**ZONE CHANGE OF SUBJECT PROPERTY (OUTLINED  
IN RED) FROM MEDIUM-DENSITY RESIDENTIAL (R-  
2) TO GENERAL COMMERCIAL (C-3)**



<b>APPLICATION(S):</b>	<b>769-23-000083-PLNG – Zoning Map Amendment</b>
<b>MEETING DATE:</b>	<b>February 6, 2024</b>
<b>PUBLIC HEARING:</b>	<b>Yes</b>
Report Date:	January 26, 2024
Applicant:	Roger Mitchell
Owner:	201 N Holladay Lodge LLC
Location:	201 N Holladay Dr., Seaside, OR 97138
Major Street Access:	N. Holladay Dr.
Parcel Number(s) & Size:	6-10-21AA-10300 Approximately .23 Acres
Parcel Zoning:	Medium Density Residential (R-2)
Adjacent Zoning:	Medium Density Residential (R-2), General Commercial (C-3)
Current Use of Parcel:	Former Masonic Lodge
Adjacent Uses:	Single-Family Residential, Commercial Offices, Hotel, Church
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Jeff Flory, Community Development Director

**A. Summary:**

A zone change request by Roger Mitchell for the property located at 201 N. Holladay Dr. (6-10-21AA-10300). The proposal will rezone the approximate .23-acre property from Medium Density Residential (R-2) to General Commercial (C-3).

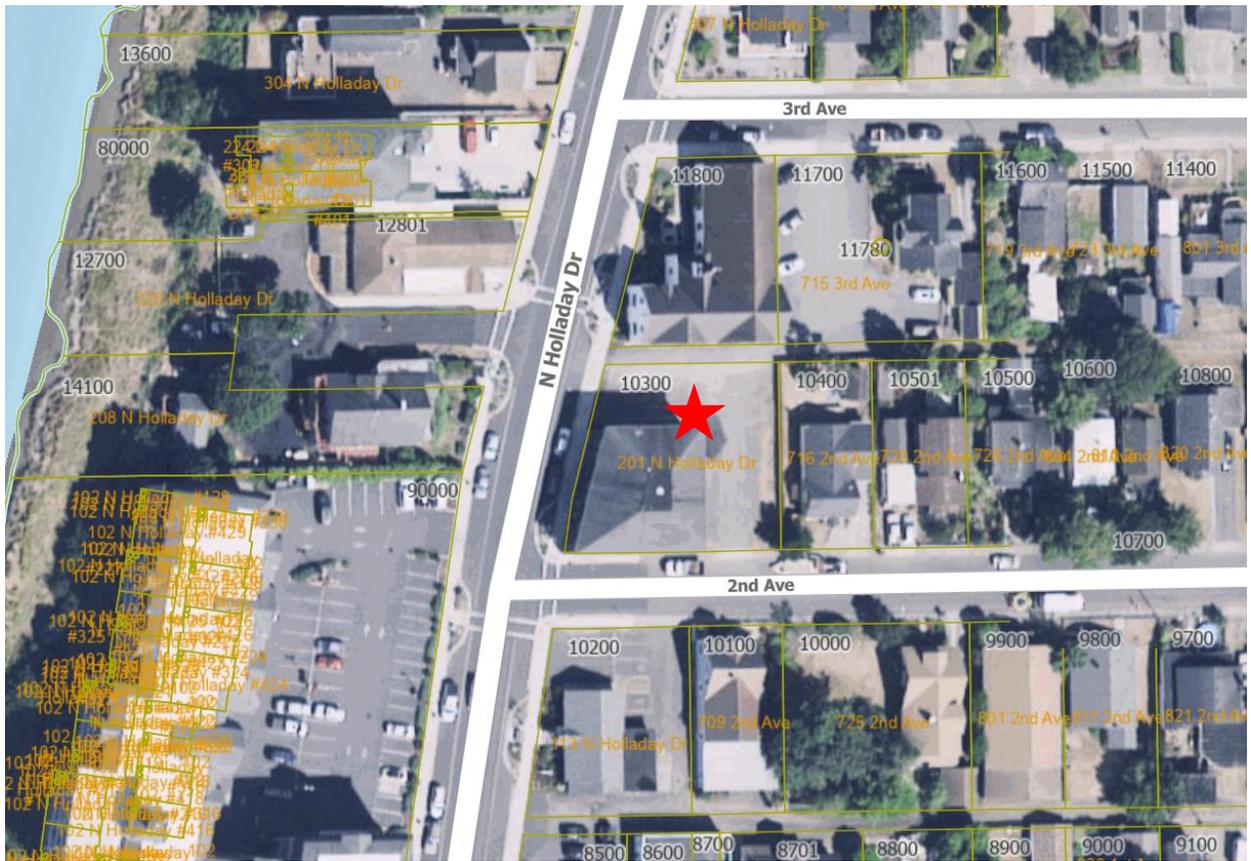
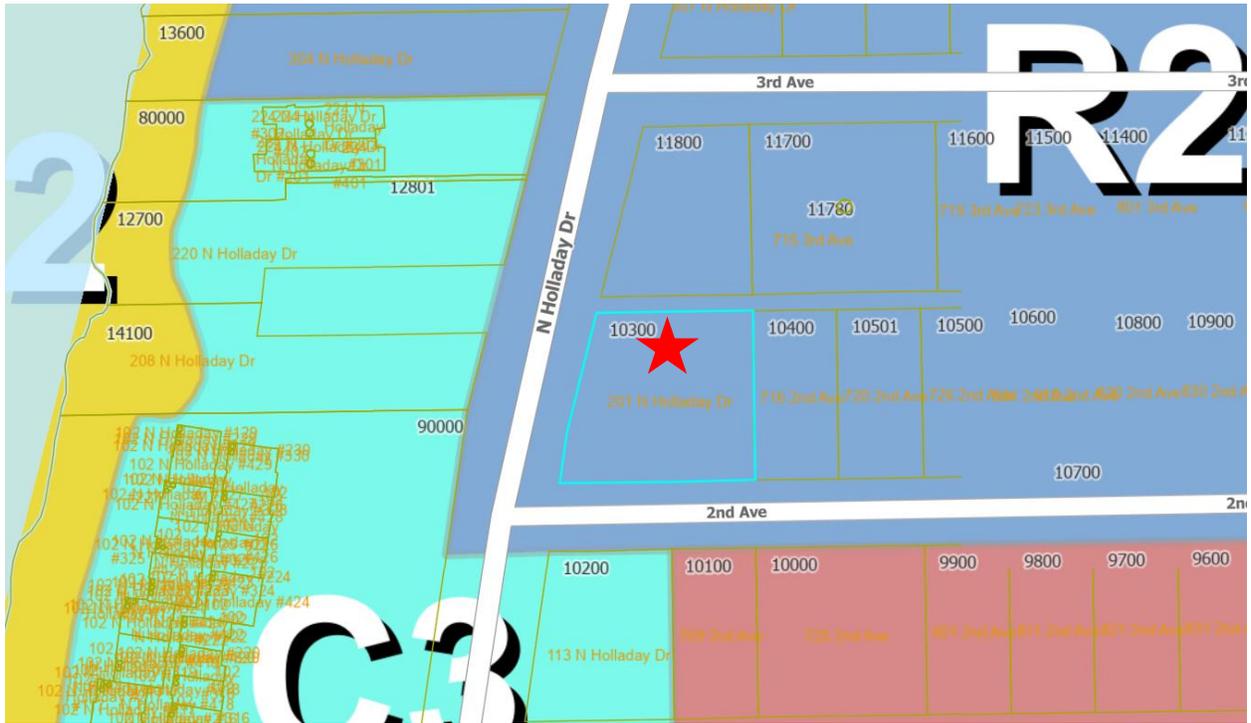
**Staff Recommendation:**

Staff recommends the Planning Commission conduct a public hearing on the application, take public comments, and review and discuss the request. The Planning Commission should consider any public comments, the findings presented in the staff report, and the applicant’s justifications and make a recommendation to the City Council to approve, or deny the applicant’s request.

**B. Exhibits:**

**1. Applicant Submittals**

**Location: 201 N. Holladay Dr., Seaside OR 97138, (6-10-21AA- 10300)**



Jeff Flory, Community Development Director  
[jflory@cityofseaside.us](mailto:jflory@cityofseaside.us)  
989 Broadway, Seaside, OR 97138  
(503) 738-7100

### C. Existing Conditions:

The subject property at 201 N. Holladay Dr., features a two-story building spanning approximately 7,457 sq. ft. It is believed the building was constructed in the early 1900s and has served as the Evergreen Masonic Lodge since the 1920s.

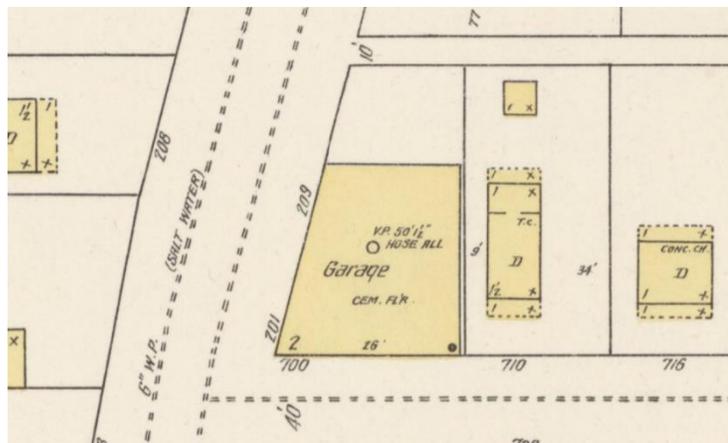
The property is accompanied by an asphalt and gravel parking lot, encompassing the north and west sides of the building. The northern boundary of the property abuts a narrow alleyway, measuring 10 feet in width, with N. Holladay Dr. situated to the west and 2nd Ave. to the east. Access to the parking area is facilitated through the alley which shares a common driveway apron from N. Holladay Dr., and an entrance on 2<sup>nd</sup> Ave. although the owner presently has the 2nd Ave. approach closed to vehicular traffic.

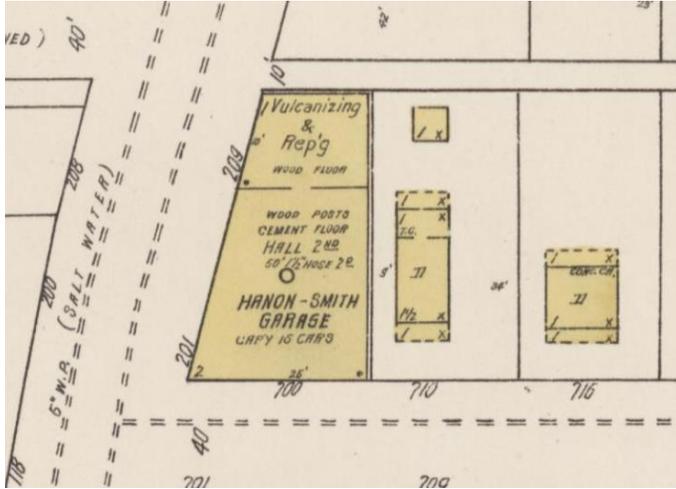


### D. Background:

The applicant purchased this property in 2020. The building historically has been used as a garage and vulcanizing shop, hospitality, and most recently the Evergreen Masonic Lodge. The property has been used in a commercial capacity for more than 100 years as demonstrated by the below Sanborn Fire Insurance Maps.

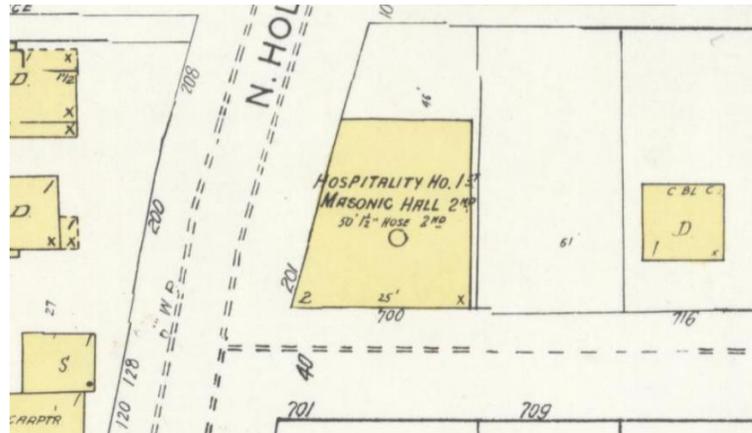
The 1914 Sanborn Fire Insurance Maps show the use at that time as a garage.





The 1921 map shows the use again as a garage with a 15-car capacity and a vulcanizing shop with a “HALL” on the second floor.

The 1949 revised map shows the first floor was used as hospitality while the second floor was the Masonic Hall. The revision also shows the buildings to the west have been removed.



While the use of the building as a fraternal organization has been abandoned, the structure remains usable and in good condition. The building was constructed for commercial use and a conversion to residential space would entail substantial costs. The dwelling unit density requirements in the R-2 zone limit the applicant’s ability to redevelop the property. Dwelling unit density will only allow for one or two single-family dwellings or one duplex. The applicant has stated he has a desire to keep the historical significance of the building and maintain the commercial use of the property.

**E. Required Dates:**

This application was accepted as complete on December 1, 2023. The 120-day decision timeframe is March 30, 2024.

**F. Specific Request:**

A zone change request by Roger Mitchell for the property located at 201 N. Holladay Dr. (6-10-21AA-10300). The proposal will rezone the approximate .23-acre property from Medium Density Residential (R-2) to General Commercial (C-3).

**G. Process:**

This request is being reviewed under Article 9 and Article 10 of the Seaside Zoning Ordinance. Article 9 establishes the criteria for amendments to the Zoning Ordinance or Zoning Map 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 January 18, 2024. Additionally, a mailed notice was sent to all property owners within 100 feet of the subject property on January 16, 2024.

**I. Written Comments:**

No comments have been received at the time of this report.

**J. Comprehensive Plan:**

The zoning of the applicant's property suggests it is located within the medium-density residential land use designation of the Comprehensive Plan. The property borders a residential neighborhood to the north and east and commercial development to the south and west. Although the property to the north is zoned residential, the use is as a religious institution and has been the Calvary Church since the late 1800s. The commercial properties to the west across N. Holliday Dr. are a large condo-hotel, mortuary, and residential treatment facility.

The General Commercial designation in the Comprehensive Plan states the higher intensity commercial uses should be located east of the Necanicum River. In section 5.0 of the Plan, the city is to make an effort "to improve the appearance of the city and encourage continued improvements of tourist and recreation facilities, and areas such as the Seaside Civic and Convention Center and supporting tourist accommodations, the downtown area, cultural attractions, and expanded river access." The location of the applicant's property is on the fringe of the downtown area within walking distance to the Convention Center, several hotels, and Broadway. The applicant's desire to maintain the existing structure will enhance the appearance of the surrounding neighborhood and N. Holladay Dr.

The applicant's proposal includes potential plans for a community meeting area that could be used as overflow for conventions or meeting space for adjacent hotels. The historic use of the property has been for community meetings, weddings, funerals, birthday parties, and other activities associated with the fraternal organization.

Additionally, the Comprehensive Plan states the City is to make an effort to "support economic development activities which enhance the area's economic base, which is tourism." The applicant's proposal would further the City's other goals related to off-season tourism by creating an indoor meeting space that can be used regardless of weather.

**K. Additional Findings, Conclusions, and Justification Statements:**

The 2013 Buildable Lands Inventory (BLI) commissioned by the City of Seaside found that the city has a shortage in both employment and residential developable acreage. The projection for the planning period (2013-2032) found that 790 additional dwelling units will be needed which translates into approximately 135 gross acres of buildable residential land. The same study found that the city is also short on employment lands. Based on the growth scenarios presented, the city will need 34.4 - 46.6 acres of employment land through the 2032 planning period. The city explored an Urban Growth Boundary expansion in 2015-2016 but it was never completed.

Recent project approvals in the city have taken approximately 5.54 acres of employment land and converted it to residential use. Apartments are a conditionally permitted use within the

General Commercial (C3) zone. The Red Lion Hotel conversion to the Hawk’s Eye Apartments (approximately 55 units) and the Cross Creek Development (approximately 74 apartments) have broken ground and are in various stages of construction, both properties are zoned General Commercial C-3. Additionally, 1.85 acres of employment land zoned Industrial (M1) are earmarked for an affordable housing project.

Reviewing the methodology used in the 2013 BLI, mapping shows the Evergreen Lodge was considered fully developed and not included as vacant land or land suitable for redevelopment for either residential or employment purposes.

**Residential Buildable Lands Inventory**

- Vacant Residential Land
- Redevelopable Residential
- Land Conservancy Land
- Tsunami Line
- Seaside City Taxlots
- Seaside UGB Taxlots



**Employment Buildable Lands Inventory.**

- Vacant Commercial Land
- Redevelopable Commercial
- Land Conservancy Land
- Tsunami Line
- Seaside City Taxlots
- Seaside UGB Taxlots

The subject property spans approximately 0.23 acres, equivalent to approximately 10,018.8 sq. ft. Under the Medium Density Residential (R2) zoning, ten (10) dwelling units per acre are permitted. Consequently, the applicant's lot size will only allow for a maximum of two (2) dwelling units. However, if the property were zoned as General Commercial (C3), the potential dwelling unit density would only be limited by the requisite number of parking spaces mandated per dwelling unit. Although the potential for maximizing the number of dwelling units permitted exists with a C3 designation, the applicant desires to preserve the existing historic building.

While the Evergreen Lodge remains in satisfactory condition, it was not originally intended or built for residential purposes. As a result, redevelopment of the property would likely necessitate the demolition of the Lodge. Given its age, there is a probability that the structure contains

Asbestos Containing Materials (ACMs). Undertaking a redevelopment project involving ACMs can significantly elevate the overall costs of the final product. Consequently, any housing established on this site, whether in the form of a duplex, single-family detached dwelling, or single-family attached dwelling, would need to be marketed or rented at the utmost profitability to offset the increased project expenses.

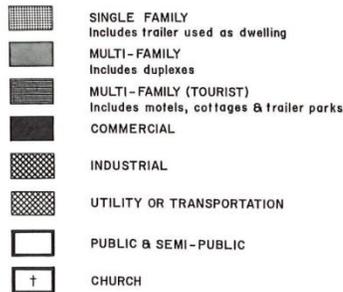
Additionally, redeveloping the property into residential housing will not be compatible with the immediate, surrounding land uses. Situated on a major arterial, N. Holliday Dr., the property is more suited to continue its historical commercial use.

As previously confirmed by the Sanborn Maps, the structure located on the applicant's property has no history of residential use. Land use maps from the 50s and the 60s show the use of the property as "Public & Semi-Public"

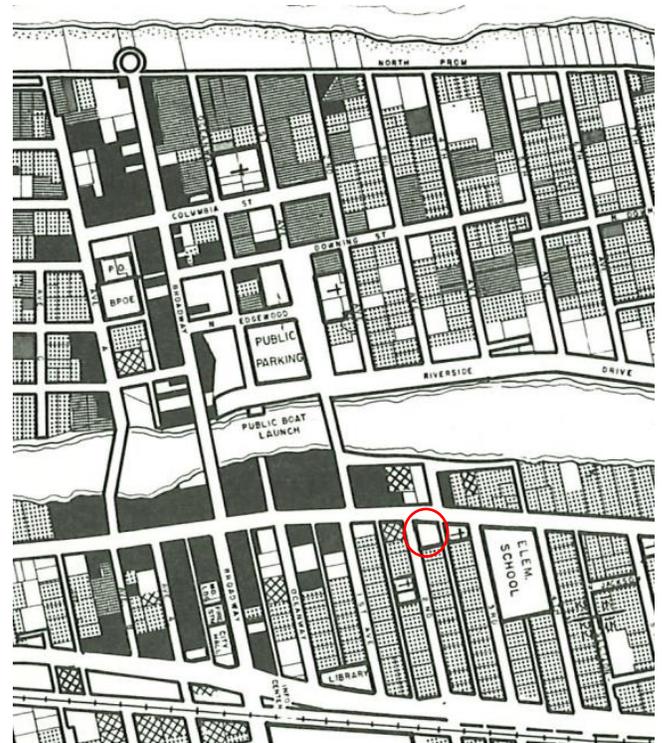
1957 Land Use Map



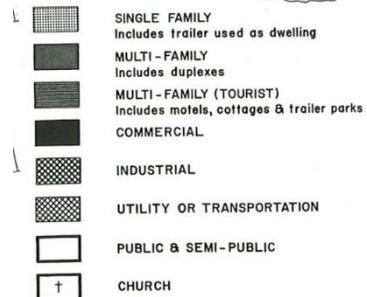
LEGEND



1968 Land Use Map

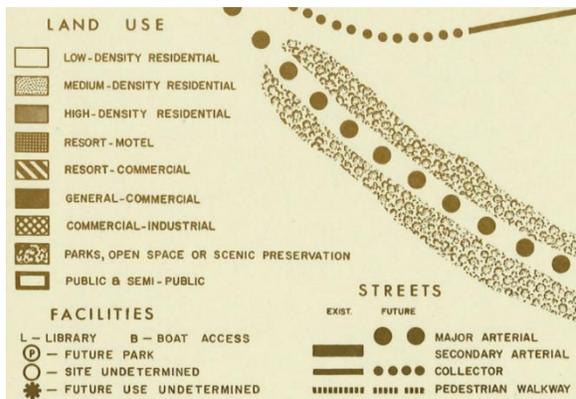
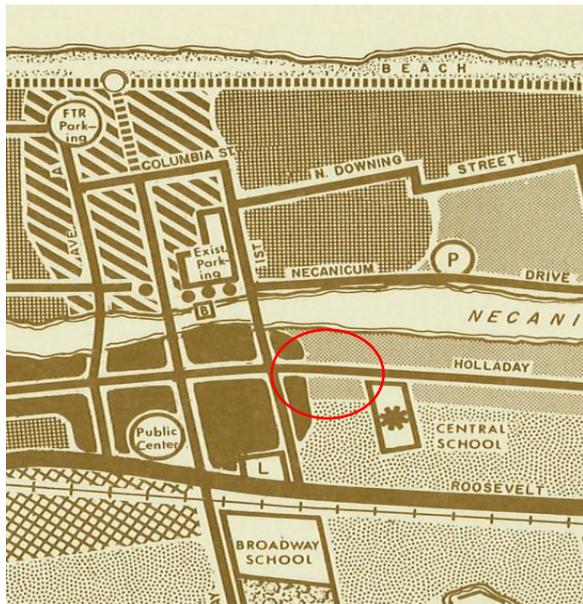


LEGEND



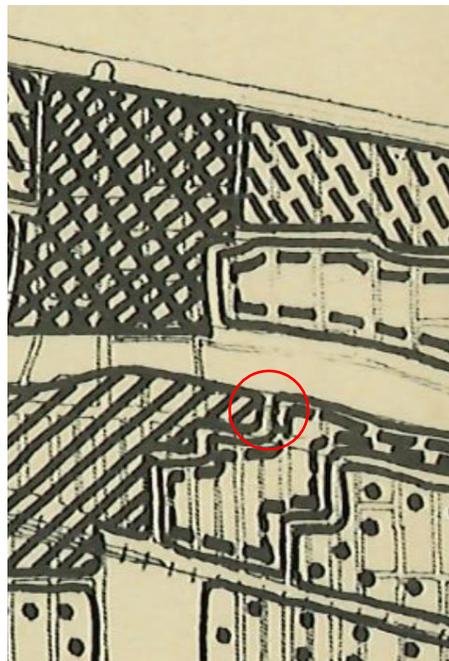
Although the detail is not sufficient to determine individual properties, the 1969 proposed Comprehensive Plan map shows the area of the Evergreen Lodge could be High-Density Residential or General Commercial. An argument can be made that due to the lack of detail in this early land use map, the use of individual properties near the different land use boundaries cannot be determined.

### 1969 Land Use Map



The 1977 Generalized Land Use Plan indicates the Lodge was designated as High Density Residential which is contradictory to the following 1979 map and our current zoning map.

### 1977 Generalized Land Use Plan



## 1979 Comprehensive Plan and Zoning Map

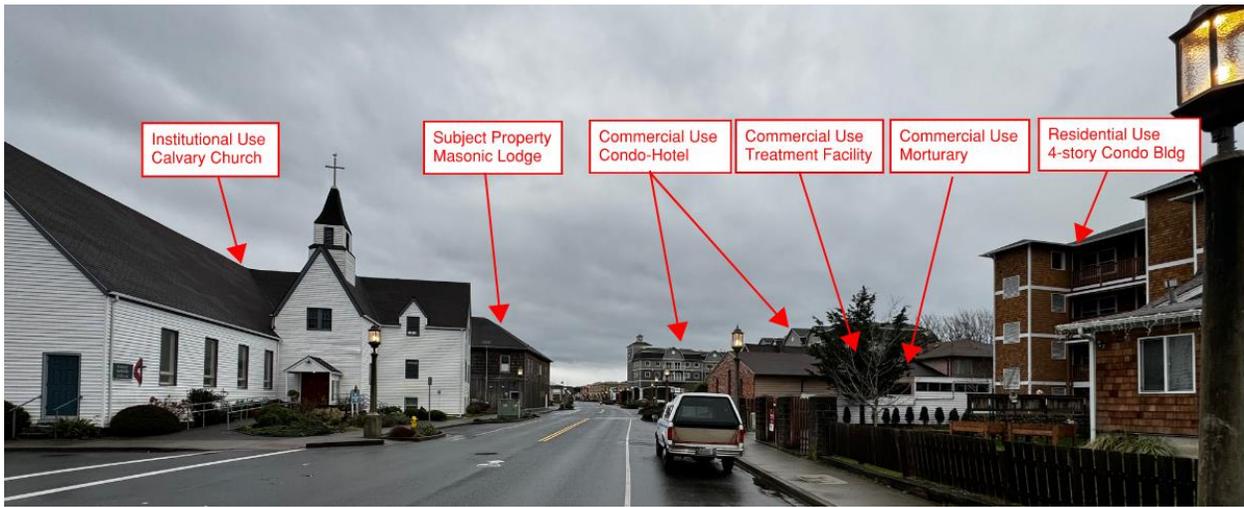


EFU	EXCLUSIVE FARM USE
R1	RESIDENTIAL / LOW DENSITY
R2	RESIDENTIAL / MEDIUM DENSITY
R3	RESIDENTIAL / HIGH DENSITY
RM	RESORT MOTEL
SR	RESIDENTIAL / SUBURBAN
C1	COMMERCIAL / NEIGHBORHOOD
C2	COMMERCIAL / RESORT
C3	COMMERCIAL / GENERAL
C4	COMMERCIAL / CENTRAL
M1	INDUSTRIAL
A1	AQUATIC / NATURAL
A2	AQUATIC / CONSERVATION
A3	FRESHWATER WETLANDS
AD	AIRPORT DEVELOPMENT
OPR	OPEN SPACE PARKS
<p>--- UGB URBAN GROWTH BOUNDARY</p> <p>--- ESTUARY BOUNDARY</p> <p>--- CITY LIMITS</p> <p>--- ORDINARY HIGH WATER (Normal Shoreline)</p>	
<p>BASE MAP PREPARED BY Clatsop Tillamook Intergovernmental Council R. Hoag July 1979</p>	

The above 1977 Generalized Land Use Plan map has more detail than the 1969 map but not the tax lot detail found in the 1979, 1968, or 1957 maps. The earlier maps that show tax lot lines categorize the property as “Public & Semi-Public” while the 1977 map shows the area of the Lodge characterized as High Density Residential. However, the 1979 map contradicts the 1977 map and designates the Lodge as Medium Density Residential (R-2) and that map serves as the foundation for our current zoning map that also designates the Lodge property as residential.

It is important to highlight that the adjacent property to the north, housing the Calvary Church, has been established since the late 1800s and has consistently served as a religious institutional use since its inception. Both the ongoing use of this property as a church and the historical functions of the Lodge have never been residential in nature. This further underscores the argument that the early zoning mapping lacked precision, possibly erroneously placing these properties within the residential zone instead of the appropriate commercial zone. Had the Masonic Lodge remained active, it is highly unlikely the Lodge nor the neighboring church would ever have been redeveloped into a residential use.

Although the use of the Evergreen Lodge has been abandoned, the use was existing non-conforming as it is not permitted within the Medium Density (R2) zone. Allowing commercial use of the property would allow the preservation of the building and continue its use as a commercial property. A C3 designation would bring an otherwise non-conforming use into conformance with the zoning ordinance.



The image above provides a visual overview of the adjacent land uses when viewed from N. Holliday Dr. looking south. Directly to the west, across N. Holliday Dr., are predominantly commercial properties, with the exception of a 4-story condominium building designated for residential use. Interestingly, despite its residential function, the condominium building is zoned as General Commercial.

Moving southward from the Lodge, the properties exclusively feature commercial uses and are uniformly zoned as General Commercial. To the east, the landscape is characterized by residential single-family dwellings. On the northern side, the property is zoned residential, although its current use is institutional in nature.

The historical utilization of the property as commercial, coupled with the mapping disparities highlighted earlier, lend support to the conjecture that the zoning of the Evergreen Lodge may have been inaccurately designated in past mapping endeavors. The property's location on N. Holliday Dr. and adjacent to neighboring commercial uses and zoning make for a logical expansion of the C3 zone.

## L. Recommendation:

### Staff Recommendation:

Staff recommends the Planning Commission conduct a public hearing on the application, take public comments, and review and discuss the request. The Planning Commission should consider any public comments, the findings presented in the staff report, and the applicant's justifications and make a recommendation to the City Council to approve, or deny the application.

### Alternative 1:

The Planning Commission may choose to continue this request and schedule a future, 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 the denial of the applicant's request, the Planning Commission could move to recommend the denial of this application.

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



<b>APPLICATION(S):</b>	<b>769-23-000083-PLNG – Zoning Map Amendment</b>
<b>MEETING DATE:</b>	<b>February 6, 2024</b>
<b>PUBLIC HEARING:</b>	<b>Yes</b>
Report Date:	February 6, 2024
Applicant:	Roger Mitchell
Owner:	201 N Holladay Lodge LLC
Location:	201 N Holladay Dr., Seaside, OR 97138
Major Street Access:	N. Holladay Dr.
Parcel Number(s) & Size:	6-10-21AA-10300 Approximately .23 Acres
Parcel Zoning:	Medium Density Residential (R-2)
Adjacent Zoning:	Medium Density Residential (R-2), General Commercial (C-3)
Current Use of Parcel:	Former Masonic Lodge
Adjacent Uses:	Single-Family Residential, Commercial Offices, Hotel, Church
Previous Meetings:	None
Previous Approvals:	None
Type of Action:	Legislative
Land Use Authority:	City Council
Planner:	Jeff Flory, Community Development Director

**A. Summary:**

A zone change request by Roger Mitchell for the property located at 201 N. Holladay Dr. (6-10-21AA-10300). The proposal will rezone the approximate .23-acre property from Medium Density Residential (R-2) to General Commercial (C-3).

**Staff Recommendation:**

Staff recommends the Planning Commission conduct a public hearing on the application, take public comments, and review and discuss the request. The Planning Commission should consider any public comments, the findings presented in the staff report, and the applicant’s justifications and make a recommendation to the City Council to approve, or deny the applicant’s request.

**B. Exhibits:**

**1. Public Comments**

### C. Corrections to the Staff Report

Under the Existing Conditions section, the description of the parking lot encompasses the north and east sides of the building, not the north and west sides. Under the Background section in the 1949 revised Sanborn Maps description, the buildings were removed from the east side and not the west side. Under the Comprehensive Plan section, the church described was incorrectly named. The Seaside United Methodist Church neighbors the applicant's property, not the Calvary Church.

### D. Written Comments

The applicant submitted several letters in support of the zone change.

1. Ruth Swenson wrote in support of the zone change as an advocate for “preserving Seaside history while creating economic growth.” Ruth states the Lodge's location and significance as a cultural landmark makes it an ideal candidate for the conversion.
2. Kerri Lambert’s letter of support states that in her position as the manager of the Times Theater and Public House she receives numerous phone calls and emails weekly asking to rent the Times for small, private events. Kerri states that they are unable to accommodate 80% of the inquiries at a cost that is feasible for the customer. Kerri believes the Masonic Lodge could fill this void.
3. Taylor Bowyn of Bowyn Entertainment LLC. states that as a caterer and event planner, there are not enough venues and community meeting centers in Seaside. Taylor believes having this event space will benefit many local businesses and will preserve the historical value of the Lodge.
4. The owner of two nearby commercial properties, David Koller, wrote in support of the zone change and believes the residential zoning seems outdated. The unique structure is more suitable for commercial use and the property has never been used residentially.
5. Owner of the Starry Night Inn, Anastasia Corya, states the Lodges use as a residence does not make sense due to its size and design. Anastasia states the building sitting empty is of no use to anyone. The location on Holladay is mainly commercially zoned and the change in zoning of this property would be a benefit to the community.
6. Owners of 749 4<sup>th</sup> Ave., Dick and Carole Demaret and Matt and Michelle Saruwatari, are in favor of the zone change as the Lodge has “great potential to be a public resource with the proper zoning in place.”
7. Destiny Deras, owner of Chez and The Culinary Concierge, states the zone change would be a boost for the local economy. Destiny states the historic building is currently underutilized and has a great deal of potential for both locals and tourism. Seaside is a town with a rich history and the Masonic Lodge is one of the few remaining buildings that reflects that history. The proposed conversion would allow the historic building to be restored to its former glory and used in a way that benefits the community and small catering and event businesses.
8. Briana Smith states the “Lodge’s strategic location and its significance as a cultural landmark makes it an ideal candidate for this conversion.”
9. Eric Saucedo, of 109 N Holladay, wrote in support of converting the Masonic Lodge to commercial use. The distinctive character is a reminder of the town’s past and a source

of pride for many residents. The development would create new jobs and businesses in the neighborhood and would lead to increased spending at other businesses which benefits the entire community. The proposed conversion would enhance the overall appeal of Seaside and its central location would be a welcome addition to the downtown business district.

10. Terry Bichsel, owner of the Rivertide Suites states the Lodge has a strategic location near the Seaside Civic and Convention Center and is in favor of it being rezoned so it can be converted to event space.

Staff received one letter expressing some concerns.

1. Deborah Vail, Council President of the Seaside United Methodist Church, states they “fully support the applicant’s desire to preserve the historical essence of the landmark.” The church is concerned about the change to commercial zoning and retail businesses and the potential impact that could have if the applicant sells the building due to unforeseen circumstances. The zone change could potentially make the applicant’s property significantly more valuable and a new owner could demolish the building and establish a new business that could irreversibly impact their neighborhood. The church is concerned about the prospect of being exposed to the scents of a restaurant or brew pub and becoming neighbors to a noisy establishment, including a bakery. The Church Council is conflicted in making a definitive proposal to the Commission and is requesting to extend the date of the Commission’s decision so they can gather as a congregation and neighborhood to arrive at a decision.

*Staff Note: The Planning Commission does not make the final decision on a zone change, they only make a recommendation to the City Council. The City Council will also hold a public hearing on this matter. Further public comment can be presented to the Council should the Commission recommend approval.*

## **E. Recommendation:**

### **Staff Recommendation:**

Staff recommends the Planning Commission conduct a public hearing on the application, take public comments, and review and discuss the request. The Planning Commission should consider any public comments, the findings presented in the staff report, and the applicant’s justifications and make a recommendation to the City Council to approve, or deny the application.

### **Alternative 1:**

The Planning Commission may choose to continue this request and schedule a future, 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 the denial of the applicant’s request, the Planning Commission could move to recommend the denial of this application.

**Alternative 3:**

The Planning Commission may choose to leave the record open and continue the public hearing to a later date. Unless the applicant waves the 120-day decision timeframe, the Commission will have to schedule a special meeting on February 14, February 15, or February 16, 2024, to conclude this hearing.

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

Ruth Swenson  
118 N Columbia Street  
Seaside, Oregon 97138

City of Seaside Planning Commission  
989 Broadway  
Seaside, Oregon 97138

Subject: Support for Masonic Lodge Zoning Conversion to Commercial

Dear Members of the Planning Commission,

I am writing to express my support for the proposed zoning conversion of the historic Masonic Lodge from residential to commercial use. The Lodge's strategic location and its significance as a cultural landmark make it an ideal candidate for this conversion. As some of you may know, I am a strong proponent of preserving Seaside history while creating economic growth.

The project enjoys broad neighborhood support, reflecting its potential positive impact on the area's development.

Please consider granting approval for this zoning conversion, as it aligns with the vision of progress and community prosperity.

Thank you for your attention to this matter.

Sincerely,

*Ruth Swenson*

Kerri Lambert  
765 4 th Ave  
Seaside, OR 97138  
Subject: Support for Masonic Lodge Zoning Conversion to Commercial

Dear Members of the Planning Commission,

I am writing to express my support for the proposed zoning conversion of the historic Masonic Lodge from residential to commercial use. The Lodge's strategic location and its significance as a cultural landmark make it an ideal candidate for this conversion. Converting the Lodge to a commercial space will preserve its historical value while promoting economic growth in our community. The project enjoys broad neighborhood support, reflecting its potential positive impact on the area's development. I have lived two blocks from the Masonic Lodge for over four years and would love to see this building used commercially. Given the number of vacant residential properties in this neighborhood, I do not believe converting the Masonic Lodge into a residence would improve our neighborhood.

As the manager of the Times Theatre & Public House I receive numerous phone calls and emails weekly asking to rent the Times for small, private events. We are not able to accommodate 80% of these inquiries at a cost that is feasible for the customer. A moderately sized and dedicated event space would fill the void left between the small conference rooms available at the neighborhood hotels and the size and expense of the Seaside Civic & Convention Center. I also believe that allowing the Masonic Lodge to operate as an event space will help other neighborhood businesses succeed by increasing the foot traffic to the area. The blocks between Holladay and Roosevelt on First and Ocean Way have struggled in this area.

Please consider granting approval for this zoning conversion, as it aligns with the vision of progress and community prosperity.

Thank you for your attention to this matter.  
Sincerely,  
Kerri Lambert

**BOWYN ENTERTAINMENT LLC  
4580 FAIRWAY DR S  
GEARHART, OR, 97138**

**Issued: 08/24/23**



989 Broadway  
Seaside, OR 97138]

Subject: Support for Masonic Lodge Zoning Conversion to Commercial

Dear Members of the Planning Commission,

I am writing to express my support for the proposed zoning conversion of the historic Masonic Lodge from residential to commercial use. The Lodge's strategic location and its significance as a cultural landmark make it an ideal candidate for this conversion. In my time spent as an event planner and caterer in the area, I have found that we are in desperate need of more venues and community meeting centers in Seaside. We have a serious need for more development in this area and the ability to provide more venues will benefit many local businesses, including, but not limited to my own.

Converting the Lodge to a commercial space will preserve its historical value while promoting economic growth in our community. The project enjoys broad neighborhood support, reflecting its potential positive impact on the area's development.

Please consider granting approval for this zoning conversion, as it aligns with the vision of progress and community prosperity.

Thank you for your attention to this matter.

Sincerely,  
Taylor Bowyn



Taylor Bowyn,  
4580 Fairway Dr S  
Gearhart, OR 97138

530-205-8814  
taylorbowyn@gmail.com

February 6, 2024

Seaside Planning Commission,

I am writing this letter in support of a requested zone change at the property located at 201 S. Holladay. I own two C3 properties on First Avenue (748 and 719) and would welcome the zone change on this particular property. Historically, this property has not been used residentially although it is currently in an R2 zone. The current R2 zone seems outdated.

The current structure is unique and more suited to a commercial use, and the property is adjacent to the existing C3 zone. There is ample parking at this location for most commercial uses so it does not seem like it would put added parking stress on nearby businesses. Hotels and lodging have expanded across the street so it makes sense that we would expand the commercial area to serve additional visitors.

Best Regards,

Dave Koller

To whom it may concern,

I am a small business owner in Seaside, Oregon. I have a small Inn on 1st Ave called the Starry Night Inn. We are part of a small business section of downtown Seaside.

The Masonic Lodge that is located around the corner from us would be a great addition to the business and local economy if it could be used as a commercial space. It does not make sense as a residence with its size and design and when it sits empty, it is of no use to anyone.

The property is on Holiday street and is mainly a commercial zone. Please consider the benefit to the community that a thriving local economy would provide. Please consider changing this property to a commercial use and get it back to its glory days of entertaining the local community.

Thanks for your consideration,  
Anastasia Corya

Dick and Carole Demaret and Matt and Michelle Saruwatari  
749 4th Ave  
Seaside OR 97138

To the City of Seaside.

We are neighbors of the Masonic Hall at 201 N Holladay Drive.

We wholeheartedly endorse this change of zoning from R2 to C3. The Lodge has great potential to be a public resource with the proper zoning in place.

Thank you



To the Seaside Planning Commission,

I am writing to express my support for the proposed conversion of the Masonic Lodge from residential to commercial use. I am a member of the Chamber of Commerce & a small business owner in Seaside, and I believe that this development would be a major boost for the local economy, as well, very beneficial for my business and others alike.

The Masonic Lodge is a historic building that is currently underutilized & has a great deal of potential for both locals and travel/tourism. The proposed conversion would generate new jobs for the community, and it would attract more visitors to the area through the use of it as a venue/hall.

Seaside is a town with a rich history, and the Masonic Lodge is one of the few remaining buildings that reflects this history. The proposed conversion would allow this historic building to be restored to its former glory and used in a way that benefits the community & small catering/event businesses like myself.

In addition to the economic benefits, the proposed conversion of the Masonic Lodge would also help to enhance the overall appeal of the Seaside area. The lodge is located in a central location, and it would be a welcome addition to the downtown business district. It would also be a popular destination for tourists, who would be drawn to its historic charm and its unique character.

I believe that the proposed conversion of the Masonic Lodge is a wise use of this historic property. It would preserve the building's distinctive character, create new jobs and businesses, attract more visitors to Seaside, and help other businesses in the area- mine included. I urge the Planning Commission to approve this proposal.

Sincerely,

Destiny D Deras  
Owner of Chez & The Culinary Concierge  
destiny@theculinaryconcierge.com  
(503) 917-0808

Briana Smith, 872 15th St Astoria, OR, 97103

Subject: Support for Masonic Lodge Zoning Conversion to Commercial

Dear Members of the Planning Commission,

I am writing to express my support for the proposed zoning conversion of the historic Masonic Lodge from residential to commercial use. The Lodge's strategic location and its significance as a cultural landmark makes it an ideal candidate for this conversion.

Converting the Lodge to a commercial space will preserve its historical value while promoting economic growth in our community. The project enjoys broad neighborhood support, reflecting its potential positive impact on the area's development.

Please consider granting approval for this zoning conversion, as it aligns with the vision of progress and community prosperity.

Thank you for your attention to this matter.

Sincerely,

Briana Smith

Eric Saucedo 109 N Holladay Seaside, OR, 97138

02/05/2024

To Whom It May Concern,

I am writing to express my support for the proposed conversion of the Masonic Lodge at 123 Main Street to commercial use. I am a resident of Seaside for over 30 years, and I have seen the neighborhood evolve over time. The Masonic Lodge is a beautiful building with a rich history, and I believe that it has the potential to be a valuable asset to the community.

The Masonic Lodge is one of the few buildings in Seaside that still retains its distinctive character. It is a reminder of the town's past, and it is a source of pride for many residents. The proposed conversion would allow the building to be restored to its former glory and used in a way that benefits the entire community.

This development would create new jobs and businesses in the neighborhood, and it would also attract more visitors to the area. This would lead to increased spending at local businesses, which would benefit the entire community.

In addition to the economic benefits, the proposed conversion of the Masonic Lodge would also help to enhance the overall appeal of the Seaside area. The lodge is located in a central location, and it would be a welcome addition to the downtown business district. It would also be a popular destination for tourists, who would be drawn to its historic charm and its unique character.

I believe that the proposed conversion of the Masonic Lodge is a wise use of this historic property. It would preserve the building's distinctive character, create new jobs and businesses, and attract more visitors to Seaside. I urge the Planning Commission to approve this proposal.

Sincerely,

Eric Saucedo



# Rivertide Suites

**Rivertide Suites**  
102 N Holladay Drive, Seaside, OR 97138

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August 16, 2023

Seaside Planning Commission

989 Broadway

Seaside OR 97138

Re: Conversion of the Masonic Lodge Zoning to Commercial

Dear Planning Commission;

My name is Terry Bichsel and I am writing in support of the conversion of the Masonic Lodge (located on Holladay Drive) to Commercial Zone allowing it to be converted into event space.

The Lodge has a strategic location near the Seaside Civic and Convention Center and most of the City's major hotel rooms, downtown retail and area restaurants. It is a cultural landmark making it ideal for a re-investment. Its historic value will be preserved allowing for outside visitors and locals within the community to enjoy its historic nature.

As owner of the Rivertide Suites Hotel for the last 16 years (and previous of the Best Western Plus Ocean View Resort for the last 20 years) I can attest that the conversion of this building to event space would promote the kind of growth consistent with the City of Seaside's charter.

Please consider approving this conversion.

Thank you for your consideration as well as your service to our community.

Kindest regards,



Terrance J, Bichsel

Owner-Rivertide Suites Hotel

102 N. Holladay Drive

Seaside OR 97138

February 4, 2024

Seaside United Methodist Church  
211 N Holladay Drive  
Seaside, OR 97138

City of Seaside Planning Commission  
City of Seaside  
989 Broadway  
Seaside, OR 97138

Dear Planning Commission,

We are writing to express our concerns about the proposed changes to the zoning of a portion of our historic block, which holds immense historical significance for our community.

First and foremost, we fully support the applicant's desire to preserve the historical essence of the landmark. The meeting hall has served as an important space for community gatherings since 1921, and we believe it can continue to do so. The applicant has made it clear his intention is to re-create Evergreen Lodge as a community space that complements neighboring venues and provides overflow event space for our city's local events, a sentiment we wholeheartedly support.

However, we are concerned about the proposed change to commercial zoning and retail business, which feels misaligned with the residential character of our neighborhood. Despite its proximity to the downtown core, this area has been consistently zoned R2, a fact well-documented in the staff report. It's perplexing to both the author of the report and to us as readers why the meeting hall has never been reclassified as C3, especially given the numerous opportunities to do so over the years. This situation suggests that planners might have intentionally preserved the residential zoning to protect the neighborhood's ambiance. The historical significance of the Seaside United Methodist Church (misnamed the Calvary Church in the staff report), established in 1899, and its neighbor, Evergreen Lodge, established in 1921, likely contributed positively to the local neighborhood. Their close proximity to residences, reinforces the belief that planners deliberately intended to have this remain R2 to maintain its residential character. It appears that planners did not envision carving out this particular corner lot for commercial use, as proposed in the current application.

What if the applicant discovers that remodeling is financially unfeasible and decides to either sell the land or demolish the building? There is a substantial amount of land available on this lot, 10,000 square feet, which would now be suitable for accommodating a large retail space. And, while we appreciate the good intentions of the applicant, we acknowledge that unforeseen circumstances can arise. Allowing a zoning change could potentially make the applicant's property significantly more valuable. The commercial property's proximity to the downtown core would be highly valuable to a developer if the applicant were to market his property. There is a concern that a new owner may not share the same positive intentions, leading to the demolition of the building and the establishment of a new business, which could irreversibly impact our neighborhood. We are especially concerned about the prospect of being exposed to the scents of a restaurant or brew pub and becoming neighbors to a noisy establishment, including even a bakery. The odors emanating from these businesses could significantly impact our church's worship and fellowship services and our neighbors.

The applicant has indicated he has made an agreement with our church to share the parking lot for overflow parking. We strive to be good neighbors and have willingly agreed, under specific terms and times, to share our parking lot. We currently share it with the AA house next door and the funeral home across the street. However, if a retail business is permitted, we anticipate challenges in maintaining this arrangement, as it would be difficult to regulate parking lot usage during business hours. Our elderly church members heavily rely on the parking spaces we provide and their proximity to the church entrance.

During his presentation to our church council, the applicant presented the idea of reopening the hall as a meeting place. Upon reviewing the application and staff report, it appears that the applicant has changed his mind. It seems the applicant has various ideas for the building's development. This is concerning to our church council as his presentation was different than what is being presented here.

Members of the Commission, we are not planners and are challenged in understanding the impacts of this rezoning application and long-term effects on the neighborhood and the Seaside United Methodist church. This letter states some of our concerns, but our Church Council is conflicted in making a definitive proposal to the Commission at this time. May we request that you extend the date of the Commission's decision so we might gather as a congregation and neighborhood to arrive at a collective decision? Our goal is to present our findings at the next Planning Commission meeting.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in cursive script that reads "Deborah L. Vail". The signature is written in black ink and is positioned above the typed name.

Deborah Vail  
Council President  
Seaside United Methodist Church