



CITY OF SEASIDE PLANNING COMMISSION AGENDA

Tuesday, February 6, 2024

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

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

If you are providing public 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.

PLANNING COMMISSION MEETING: 6:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
5. **DECLARATION OF POTENTIAL CONFLICT OF INTEREST**
6. **PUBLIC HEARING**
7. **769-23-00083-PLNG:** 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).
8. **ORDINANCE ADMINISTRATION**
9. **PUBLIC COMMENTS** Members of the public may use this time to provide comment to the Planning Commission on items that are not scheduled on this agenda for a public hearing or public comment. Speaking time is limited to three minutes.
10. **COMMENTS FROM CITY STAFF**
11. **COMMENTS FROM THE COMMISSION**
12. **ADJOURNMENT**

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

All meetings other than executive sessions are open to the public. When appropriate, the presiding officer may recognize any public member desiring to address the Commission. Remarks are limited to the question under discussion except during public comment. This meeting is handicapped accessible. Please let us know at 503-738-7100 if you will need any special accommodation to participate in this meeting.



CITY OF SEASIDE PLANNING COMMISSION

MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138

Tuesday, January 2, 2023

Planning Commission Meeting

I. Call to Order and Pledge of Allegiance

II. Roll Call

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

Staff Members	
Jeff Flory, Community Development Director	Jordan Sprague, Code Compliance Official

Visitors in Chambers (attendance sheet)	Visitors on Zoom
Aaron Fausett	
Anna Kaloumenou	
Jimmy Griffen	
Erin Barker	

III. Approval of Minutes

November 7, 2023 minutes were adopted with an amendment to the vote to properly show all names for the votes.

IV. Declaration of Potential Conflict of Interest

There were no potential conflicts of interest.

V. Public Hearings

769-23-000074-PLNG: A conditional use request by Aaron Fausett to turn the building located at 821 Broadway St. (T6-R10-21AD-11401 & 12400) into a restaurant with a 6-unit hotel on the upper floors.

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

Anna Kaloumenou, the applicant, spoke on behalf of the application.

Aaron Fausett, Project Manager, spoke on behalf of the application.

Chair Montero opened the discussion to those in opposition.

Jimmy Griffen spoke in opposition to the project.

Chair Montero opened the discussion to the Commission.

Commissioner Stahmer requested clarification of ownership of the lots in question.

Commissioner Rose arrived at the Planning Commission meeting at 6:14 p.m and recused himself from the project.

Commissioner Kraft requested clarification of the conditions and the layout of the hotel rooms.

Commissioner Neubecker requested information regarding the restriction of the parking spaces being installed.

Vice Chair Kleczek expressed concerns regarding the parking lot access, ADA compatibility of the hotel and restaurant, and parking lot signage.

Chair Montero questioned if the exterior of the building would be changed or altered and expressed concerns regarding the parking lot, alley access, and lighting.

Motion:	Motion to approve 769-23-000074-PLNG with modifications to add condition 5 so the applicant's engineer must consult with ODOT regarding the existing pedestrian cross on Avenue A and provide a plan and letter from ODOT to approve the parking lot design, modify condition 2 to require a light standard in the parking lot, and a modification to condition 4 for the hotel to direct guests to the designated parking and ensure they utilize the spaces provided and for a right turn only sign to be installed on the north exit of the parking lot.			
Moved:	Kraft			
Seconded:	Johnson			
Ayes:	Kleczek, Johnson, Montero, Stahmer, Kraft, Neubecker	Nays:	Absent:	Recused: Rose
Passed:	6-0 with Commissioner Rose recused			

VI. Other Business: Election of Officers

Motion:	Motion to re-elect Robin Montero as Chairperson			
Moved:	Johnson			
Seconded:	Kleczek			
Ayes:	Kleczek, Johnson, Montero, Stahmer, Kraft, Neubecker, Rose	Nays:	Absent:	Recused: 0
Passed:	7-0			

Motion:	Motion to re-elect Kathy Kleczek as Vice Chairperson			
Moved:	Neubecker			
Seconded:	Montero			
Ayes:	Johnson, Montero, Stahmer, Kraft, Neubecker, Rose	Nays:	Absent:	Recused: Kleczek
Passed:	6-0 with Commissioner Kleczek recused			

VII. Ordinance Administration

Garage Door Height Determination: Jordan Sprague, Code Compliance Official, presented a staff report regarding the regulation of garage door heights for vacation rentals and other planning projects.

Erin Barker spoke regarding the regulation of parking for VRDs.

Chair Montero commented on the width of a garage door.

Vice Chair Kleczek questioned how a standard would affect existing VRDs.

Chair Montero stated signage should be posted for garage door clearance.

Commissioner Kraft suggested a standard with a path to allow for deviations based on a case-by-case basis.

VIII. Public Comments

There were no public comments.

IX. Planning Commission and Staff Comments

Commissioner Rose presented an article regarding deed restrictions.

Commissioner Johnson wished the Commission a happy New Year.

Vice Chair Kleczek and Chair Montero expressed interest regarding deed restrictions.

X. Adjournment at 7:15 PM.

Approved by Commission on: _____

Minutes prepared by: _____
Jordan Sprague, Code Compliance Official

ROBIN MONTERO, Chairperson



APPLICATION(S):	769-23-000083-PLNG – Zoning Map Amendment
MEETING DATE:	February 6, 2024
PUBLIC HEARING:	Yes
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).

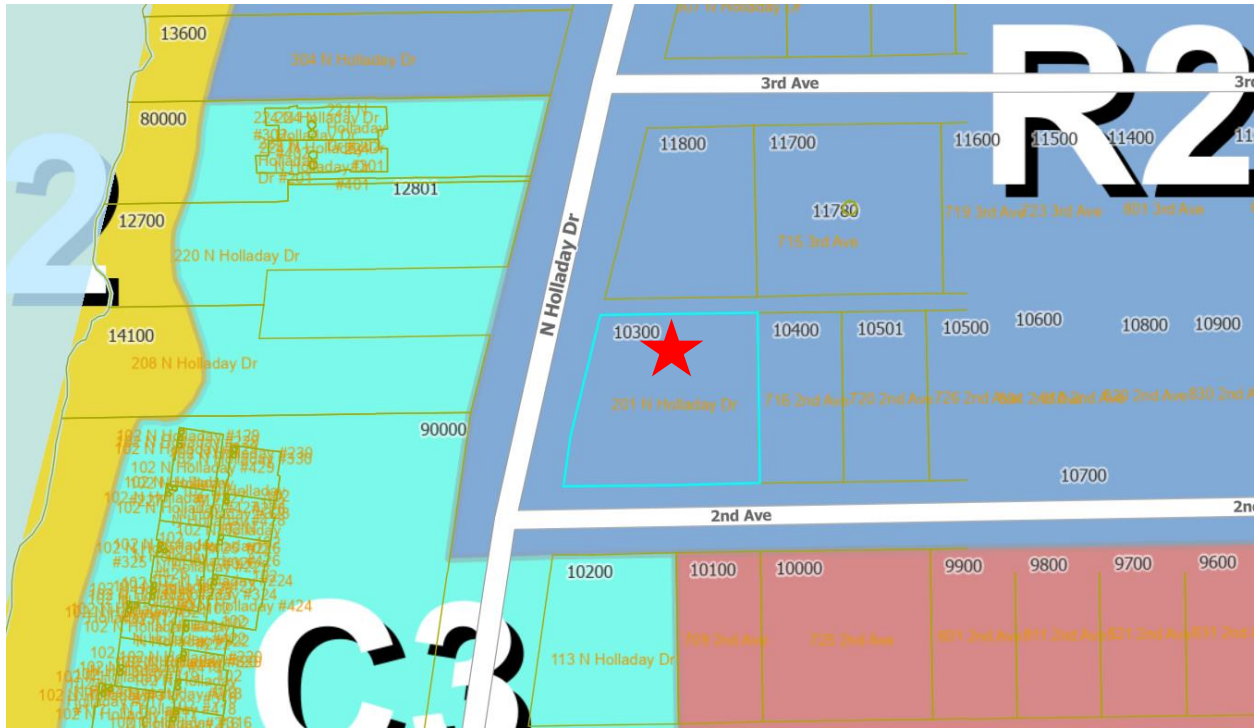
Staff Recommendation:

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
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.

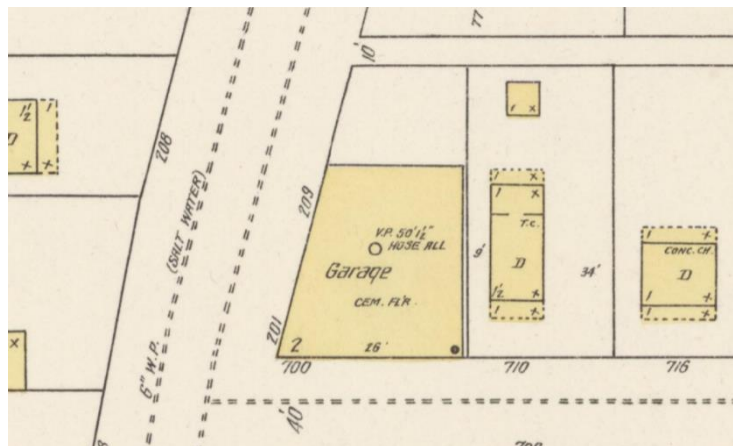
The property is accompanied by an asphalt and gravel parking lot, encompassing the north and west sides of the building. The northern boundary of the property abuts a narrow alleyway, measuring 10 feet in width, with N. Holladay Dr. situated to the west and 2nd Ave. to the east. Access to the parking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

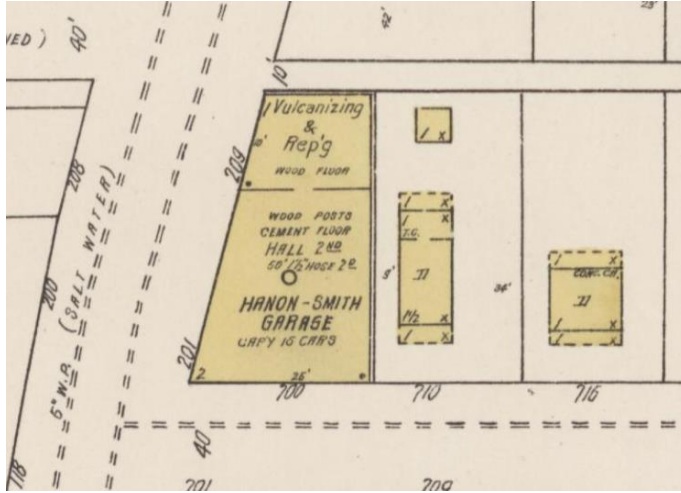


D. Background:

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.

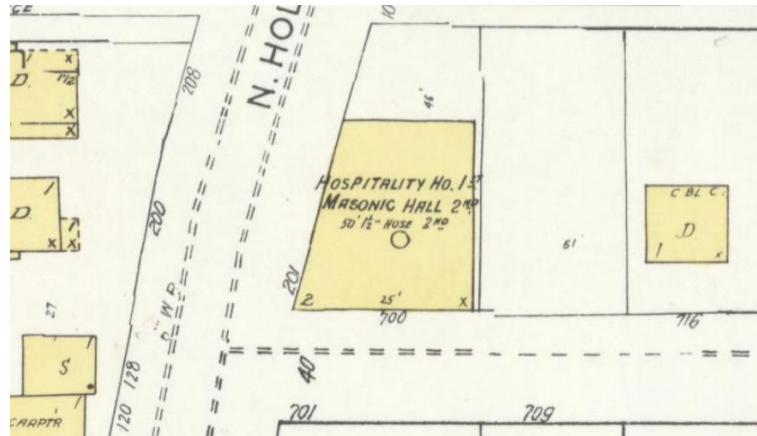
The 1914 Sanborn Fire Insurance Maps show the use at that time as a garage.





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.

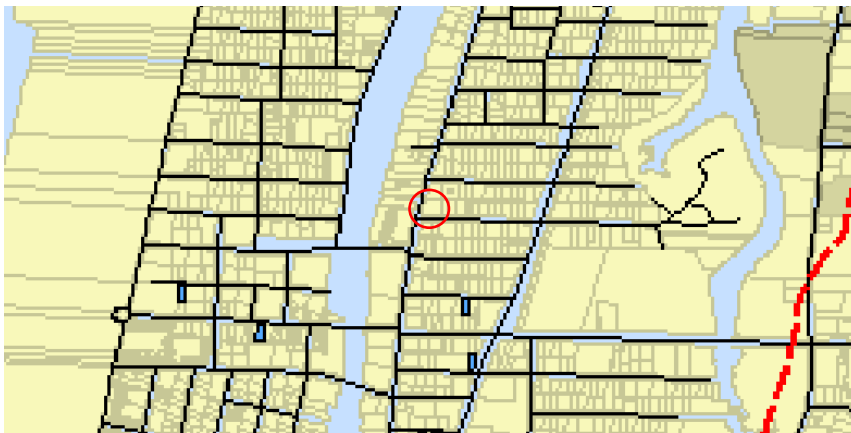
Recent project approvals in the city have taken approximately 5.54 acres of employment land and converted it to residential use. Apartments are a conditionally permitted use within the

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.

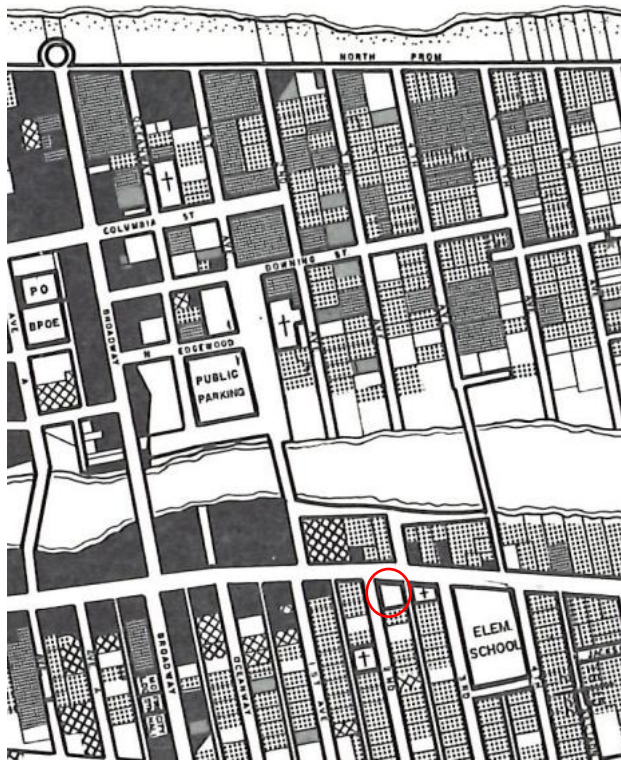
While the Evergreen Lodge remains in satisfactory condition, it was not originally intended or built for residential purposes. As a result, redevelopment of the property would likely necessitate the demolition of the Lodge. Given its age, there is a probability that the structure contains

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.

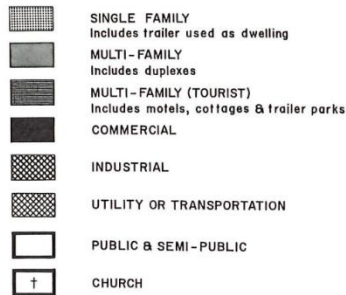
Additionally, redeveloping the property into residential housing will not be compatible with the immediate, surrounding land uses. Situated on a major arterial, N. Holliday Dr., the property is more suited to continue its historical commercial use.

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"

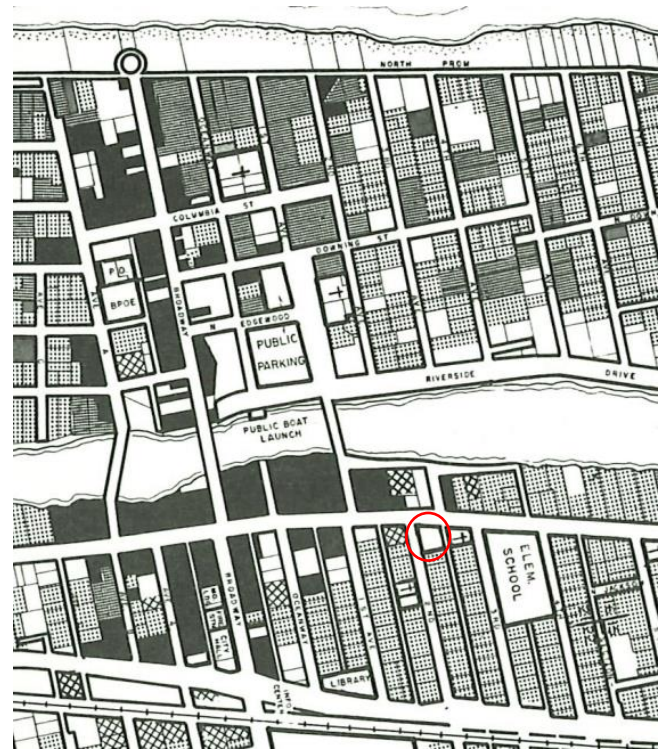
1957 Land Use Map



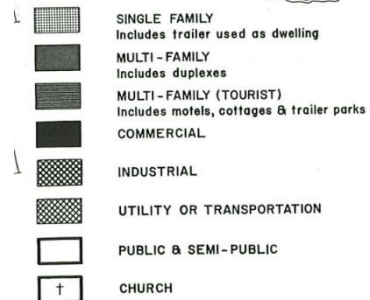
LEGEND



1968 Land Use Map

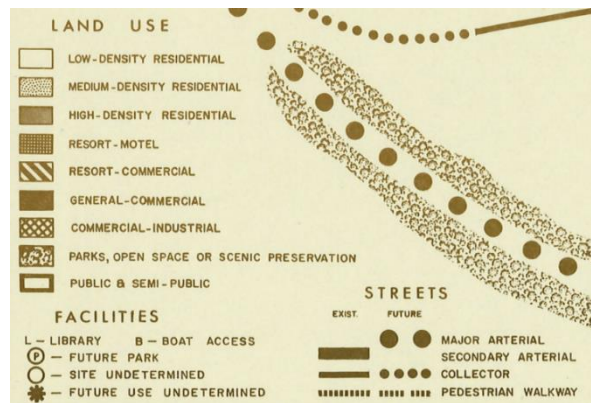
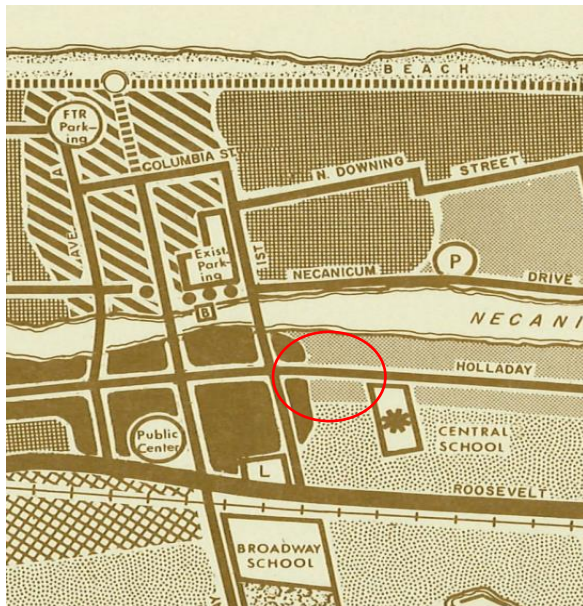


LEGEND



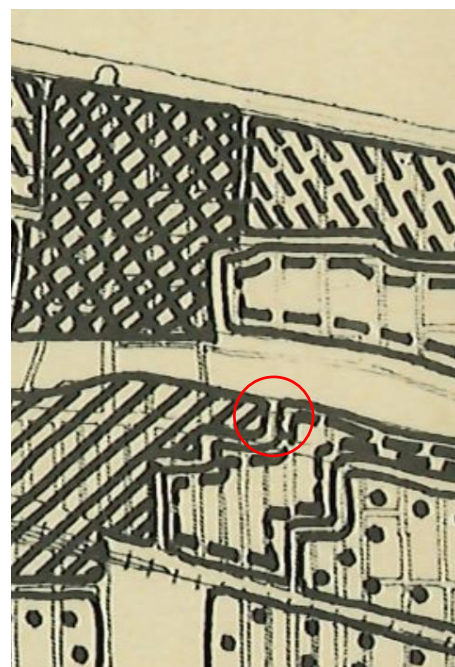
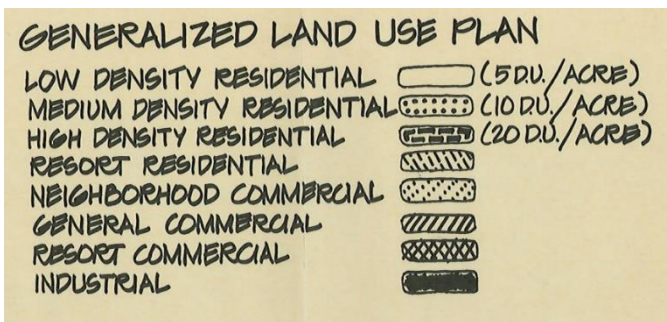
Although the detail is not sufficient to determine individual properties, the 1969 proposed Comprehensive Plan map shows the area of the Evergreen Lodge could be High-Density Residential or General Commercial. An argument can be made that due to the lack of detail in this early land use map, the use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

1969 Land Use Map

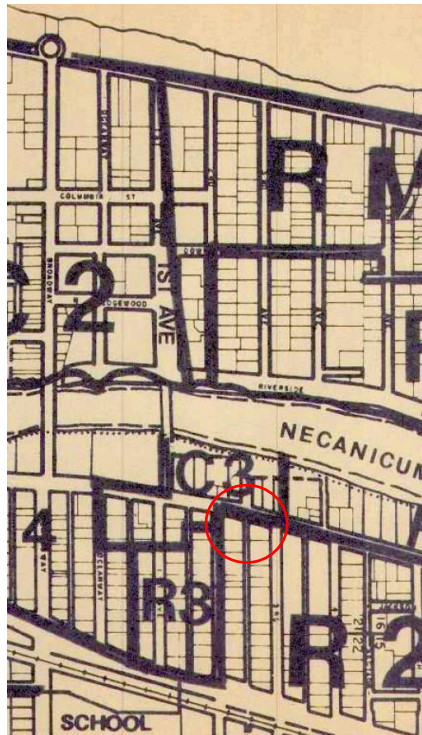


The 1977 Generalized Land Use Plan indicates the Lodge was designated as High Density Residential which is contradictory to the following 1979 map and our current zoning map.

1977 Generalized Land Use Plan



1979 Comprehensive Plan and Zoning Map

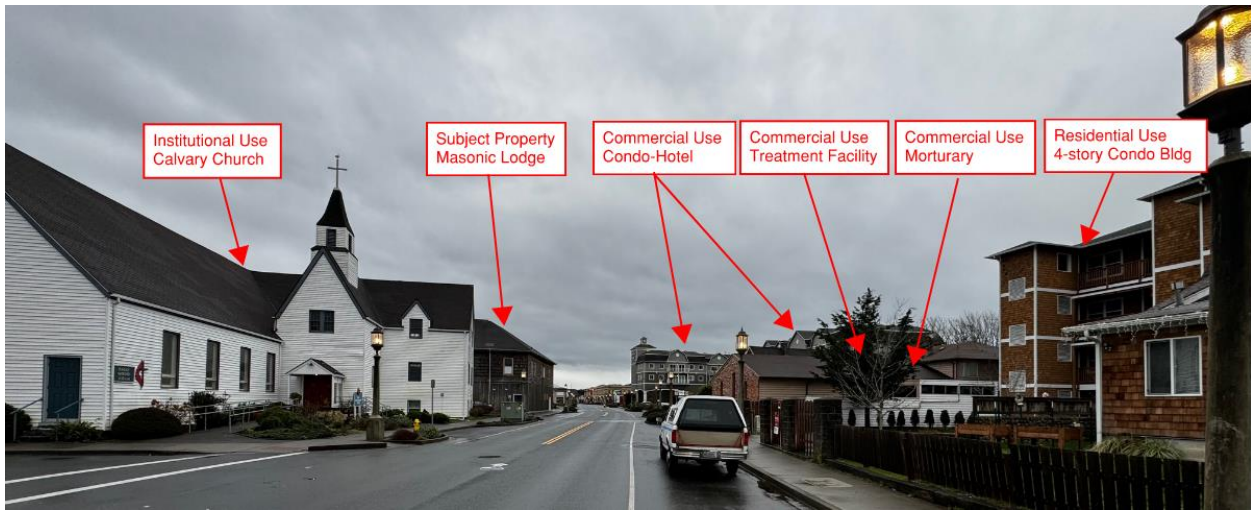


EFU	EXCLUSIVE FARM USE
R1	RESIDENTIAL / LOW DENSITY
R2	RESIDENTIAL / MEDIUM DENSITY
R3	RESIDENTIAL / HIGH DENSITY
RM	RESORT MOTEL
SR	RESIDENTIAL / SUBURBAN
C1	COMMERCIAL / NEIGHBORHOOD
C2	COMMERCIAL / RESORT
C3	COMMERCIAL / GENERAL
C4	COMMERCIAL / CENTRAL
M1	INDUSTRIAL
A1	AQUATIC / NATURAL
A2	AQUATIC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

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.



Community Development Land Use Application

Mailing: 989 Broadway Seaside, OR 97138
 Location: 1387 Avenue U. Seaside, OR 97138

E-mail: cdadmin@cityofseaside.us
 Office: (503) 738-7100

Applicant Information:					
Name of Applicant		Address			Zip Code
Street Address or Location of Property					
Zone	Overlay Zone	Township	Range	Section	Tax Lots

Owner:	Applicant/Representative Other than Owner:
Name	Name of Applicant/Representative
Address	Address
Phone	Phone
Signature	Signature

Proposed Use:

Existing Use:

Site Plan:

Please attach a site plan of the property showing lot dimensions, sizes, and locations of all existing and proposed structures. The site plan must show the structure's setbacks to all property lines as well as access to the site and the parking area layout. Site plans must be drawn to scale and show the needed information pertinent to the request. Parking Maps for VRDs must have scaled dimensions showing the location of required 9'x18' car spaces.

Specific of Request:			
Conditional Use	Non-conforming	Subdivision	Zoning Code Amendment
Landscape/Access Review	Planned Development	Temporary Use	Zoning Map Amendment
Major Partition	Property Line Adjustment	Vacation Rental	Appeal
Minor Partition	Setback Reduction	Variance	

For Office Use Only	
Application Received: 11/02/23	File Number: 769-23-000083-PLNG
Application Deemed Complete: 12/01/23	120-Day Decision: 03/30/2024
Staff Decision (Type 1)	PC Decision (Type 2)



Community Development

Zoning Map Amendment

The City of Seaside City Council may authorize a zone change in accordance with the provisions in the City of Seaside Zoning Ordinance when the proposed change is found to be consistent with the City of Seaside Comprehensive Plan.

In accordance with Section 15.4 of the Comprehensive Plan, the property owner must justify the zone change based on the following considerations:

1. Any revision shall be based on an examination of development trends, population growth, and effectiveness of the policy statement since the adoption or previous revision date.
2. Changes to the Comprehensive Plan shall be based on adequate findings of public need and factual information.
3. Findings of fact for requested Comprehensive Plan revisions shall as a minimum:
 - a. Explain which plan goals, objectives, or policies are being furthered by the change.
 - b. Present the facts used in making the decision,
 - c. Explain how the change will serve the public needs.
4. As with the preparation of the Comprehensive Plan, other jurisdictions and agencies shall be involved in the process of revision or updating.
5. Zone changes shall be consistent with the Comprehensive Plan.

The following questions shall be answered in a narrative statement submitted with your application:

1. What is the land area that will be affected by the map amendment?
2. What are the current land uses in the surrounding area?
3. What is the proposed use of the site?
4. What is the impact of the proposed amendment on land use and development patterns in the city regarding:
 - a. Traffic generation and circulation patterns
 - b. Population concentrations
 - c. Demand for public facilities and services
 - d. Maintenance of public health and safety
 - e. Level of park and recreation facilities
 - f. Economic activities
 - g. Protection and use of natural resources

- h. Natural hazards and constraints
 - i. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvement programs.
- 5. Is there a need for the proposed map change based on the lack of available land in the districts where the proposed use is allowed?
- 6. Are adequate urban services available to the site for the proposed use?
- 7. How does the proposed amendment comply with all the applicable Statewide Planning Goals and administrative rule requirements? The State's Transportation Planning Rule requires an amendment to an acknowledged comprehensive plan or land use regulation to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of transportation facilities. If there is a proposed change to the urban growth boundary, then compliance with Goal 14 and the Urban Growth Policies of the City of Seaside will also need to be described.
- 8. Can the proposed amendment be implemented within the existing framework of the comprehensive plan?
 - a. Is the proposed amendment and appropriate action under one or more of the following criteria?
 - i. It corrects identified errors in the provisions of the comprehensive plan.
 - ii. It represents a logical implementation of the plan.
 - iii. It is mandated by changes in federal, state, or local law.
 - iv. It is otherwise desirable, appropriate, and proper.

Applicants are strongly encouraged to schedule a pre-application meeting with City Staff to discuss the request prior to the submittal of the application.

Zone Change Application

Question 1: What is the land area that will be affected by the map amendment?

The land area that will be affected by the map amendment is slightly over 10,000 square feet.

Question 2: What are the current land uses in the surrounding area?

The current land uses in the surrounding area are commercial to the south, west, and northwest.

The building's immediate neighbors include Caldwell's Funeral & Cremation Arrangement Center to the south, Rivertide Suites Hotel to the west, Restoration House, Inc. Non-Profit to the west, Hughes-Ransom Funeral Home and Cremation Services to the northwest, and Seaside United Methodist Church to the north.

There are residential uses to the East and Southeast.

Question 3: What is the proposed use of the site?

The proposed use of the site is commercial. If the property were to be rented to a tenant it would ideally be a bakery or a series of smaller uses. We plan to designate a space for community events and gatherings.

Question 4: The impact of the proposed amendment on land use and development patterns in the city regarding:

a. Traffic generation and circulation patterns

The proposed commercial use is expected to generate more traffic than its former use as a Masonic Hall. Historically, the Evergreen Lodge, henceforth referred to as "the Lodge", has hosted a variety of events, including parties, meetings, and community gatherings. These events have generated some traffic, but the impact has been manageable. We expect that the proposed commercial use will generate a similar amount of traffic. Historical attendance found in the masonic ledgers was reported by Norm McLaren to have routinely been more than 100 people.

The Lodge is located on a major road with bike lanes, ADA sidewalks, is a block away from Roosevelt Drive, and two blocks away from Broadway. There are few sites in the city as close to as many major thoroughfares. It is also only 3 blocks away from Seaside public parking. We will also work with the city to develop a traffic management plan to mitigate any potential impacts. We have also shared parking with the Seaside United Methodist Church to the north.

b. Population concentrations

The proposed commercial use is not expected to have a significant impact on population concentrations.

c. Demand for public facilities and services

The proposed commercial use is expected to increase the demand for public facilities and services, such as police, fire, and water. However, the city has adequate capacity to meet these increased demands. The demand is unlikely to be greater than when the building was functioning as a lodge with hundreds of members

d. Maintenance of public health and safety

The proposed commercial use is expected to have a positive impact on public health and safety. The building will be renovated to meet all applicable safety codes, and we will ensure the lot is well lit to protect visitors and employees. It will no longer be a vacant building which historically is shown to negatively impact the surrounding area.

e. Level of park and recreation facilities

The proposed commercial use is not expected to have a significant impact on the level of park facilities.

Depending on the use, it could have a positive effect on recreation activities in Seaside.

f. Economic activities

The proposed commercial use is expected to have a positive impact on economic activities by creating jobs and generating tax revenue.

We have had multiple inquiries into the lodge as a meeting space for the nearby hotel and potential overflow for the convention center. These can fall within the city's goals of year-round tourism by utilizing that space during the off-season for destination gatherings and meetings.

Many regional businesses have expressed interest in the possibility of using the lodge as a commercial space based on its unique appearance, size, and layout.

g. Protection and use of natural resources

The new use is not expected to have a significant impact on the protection and use of natural resources.

h. Natural hazards and constraints

The property has no more exposure to natural hazards than the surrounding properties. It is far enough away from neighboring properties to not be a fire risk.

i. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvement programs.

The proposed commercial use is consistent with the city's comprehensive plan and other special purpose plans and programs. The new zone would also increase the potential availability of residential land. As currently configured in the R2 zone, the Lodge can serve as only two housing units. If zoned C3, the Lodge would have the capability to serve as an apartment building. Recent examples of this are Cross Creek development slated to be 74 apartment units in the C-3 Zone. The Red Lion hotel to apartment conversion is 55 long-term dwelling units and also in a C-3 Zone.

Question 5: Is there a need for the proposed map change based on the lack of available land in the districts where the proposed use is allowed?

Yes, there is a need for the proposed map change based on the lack of available land in the districts where the proposed use is allowed. The current comprehensive plan calls for Holladay Drive to be a pathway for commercial development, however there is no additional room for expansion to the south. The Lodge is the next logical building to be zoned commercial in accordance with the city's current/updated comprehensive plan. Recent studies have shown the City of Seaside to be deficient in the amount of commercial land available.

Question 6: Are adequate urban services available to the site for the proposed use?

Yes, adequate urban services are available to the site for the proposed use. The property is located in a developed area with access to all necessary utilities.

Question 7: How does the proposed amendment comply with all the applicable Statewide Planning Goals and administrative rule requirements?

The proposed amendment complies with all the applicable Statewide Planning Goals and administrative rule requirements. Specifically, the proposal is consistent with the following goals:

- Goal 5: Historic Preservation. We are committed to preserving the historical significance of the property and will work to incorporate applicable historical elements into the new commercial development.
- Goal 6: Recreational Venue for Gatherings. The Lodge is envisioned as a hub for communal engagement, hosting events and social interactions that would enrich the city residents and visitors alike. This use also honors the building's origins, as it has been a community space since 1921.
- Goal 10: Economy. We believe that this rezoning would boost the local economy by creating jobs, utilizing already existing businesses as vendors, and generating tax revenue.

The State's Transportation Planning Rule requires an amendment to an acknowledged comprehensive plan or land use regulation to assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of transportation facilities. The proposed commercial use is consistent with the identified function, capacity, and performance standards of the transportation facilities in the area.

If there is a proposed change to the urban growth boundary, then compliance with Goal 14 and the Urban Growth Policies of the City of Seaside will also need to be described.

Question 8: Can the proposed amendment be implemented within the existing framework of the comprehensive plan?

a. Is the proposed amendment and appropriate action under one or more of the following criteria?

Yes, the proposed amendment is an appropriate action under the following criteria:

ii. It represents a logical implementation of the plan. The proposed commercial use is consistent with the city's comprehensive plan, which calls for Holladay Drive to be a pathway for commercial development.

iv. It is otherwise desirable, appropriate, and proper. The proposed commercial use is expected to boost the local economy, benefit the community, and preserve the historical significance of the property. It also has broad public support and is consistent with the city's comprehensive plan.

It does not meet the following criteria:

i. It corrects identified errors in the provisions of the comprehensive plan. The proposed amendment does not identify any errors in the comprehensive plan.

iii. It is mandated by changes in federal, state, or local law. The proposed amendment is not mandated by any changes in federal, state, or local law.

Conclusion:

The proposed commercial use is located in the downtown core and within the boundaries of the recognized borders of the Seaside Downtown Development Association.

Additionally, historic Sanborne's Fire Insurance Maps have at various times described the subject property as a commercial garage (1918), a garage with a hall above it (1921), and later, for hospitality usage with Masonic Hall use above (1921-1949). It has already functioned successfully as a commercial space.

The proposed amendment can be implemented within the existing framework of the comprehensive plan. It is a logical implementation of the plan and is otherwise desirable, appropriate, and proper.

