

SEASIDE PLANNING COMMISSION MEETING AGENDA

989 Broadway - City Hall Council Chambers

September 7, 2021

6:00 p.m.

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. OPENING REMARKS:
4. DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:
5. APPROVAL OF MINUTES: August 3, 2021
6. PUBLIC HEARING:
 - A. **21-059VRD:** A conditional use request by **George Arrigotti** for a **one (1)** bedroom Vacation Rental Dwelling with a maximum occupancy of **three (3)** persons over the age of three, no more than 10 persons regardless of age. The property is located at **1307 N Franklin (T6-R10-16DA-TL07300)** and it is zoned **Medium Density Residential (R2)**.
 - B. **21-060VRD:** A conditional use request by **Lannie Mai** for a **four (4)** bedroom Vacation Rental Dwelling with a maximum occupancy of **nine (9)** persons over the age of three, no more than 10 persons regardless of age. The property is located at **1211 Beach Dr. (T6-R10-21DB-TL17000)** and it is zoned **Medium Density Residential (R2)**.
 - C. **21-061 PDSUB:** A Planned Development Subdivision request by **Sunset Ridge, LLC**, represented by Mark Mead. The subject property (**T6-R10-S22AB-TL# 8100**) is located north of the intersection of Hemlock St. and Aldercrest St. and it is approximately 6.62 acres in size. The subject property is zoned **Low Density Residential (R1)** and the request will allow the creation of 17 lots for residential development and one large open space tract. The proposed development lots range in size from 6,943 sq. ft. to 14,825 sq. ft. and the open space tract will be approximately 1.93 acres. The access would be provided by extending the north end of Hemlock St. through the creation of Hemlock Ct. and Fern Ct.
7. ORDINANCE ADMINISTRATION:
8. PUBLIC COMMENTS: Not related to specific agenda items
9. PLANNING COMMISSION & STAFF COMMENTS:
10. ADJOURNMENT

MINUTES SEASIDE PLANNING COMMISSION

August 3, 2021

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

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Vice Chairman Robin Montero, Lou Neubecker, Jon Wickersham, Kathy Kleczek, Chris Rose, and Seth Morrissey. Staff present: Kevin Cupples, Planning Director, Jordan Sprague, Administrative Assistant, Jeff Flory, Transient Rental Compliance Officer. Absent: Teri Carpenter

APPROVAL OF MINUTES: July 6, 2021 minutes amended by Vice Chair Montero to correct that Lou Neubecker was absent at the meeting. Commissioner Kleczek to correct a statement about passageway over the "driveway," not the "highway".

INTRODUCTORY STATEMENTS

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

Vice Chair Montero asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. Commissioner Carpenter stated that she received the packet late and would potentially not vote on the items.

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

Vice Chair Montero stated it is standard procedure for the members of the Commission to visit the sites to be dealt with at these meetings. She then asked if any of the Commissioners wished to declare an ex parte contact or conflict of interest. Commissioner Kleczek stated that she had contact with an ODOT representative about the highway intersection for the Cross Creek project.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

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

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING

- A. Continuance of 21-035CU:** A conditional use request by Steve Olstedt, Cross Creek Land LLC, for a 72 unit housing development (eight 6-plexes and six 4-plexes) within the General Commercial (C-3) zone. The vacant property is located north and east of TLC Federal Credit Union at 2341 N Roosevelt (T6-R10-15BA-TL5800) and it will be accessed from the existing private road. In conjunction with this request, the applicant has submitted a Highway Overlay Zone request (21-036HOZ) and a preliminary subdivision plat (21-044SUB) that would create a

separate lot for each of the housing units and common ownership of the access and off-street parking areas. The eastern portion of the property that abuts the Neawanna Creek Estuary Conservation Aquatic (A-2) zone will remain undeveloped open space. The western portion of the property abuts N Roosevelt Dr. (Hwy 101) and no new vehicular access is proposed at this time.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusion. Mr. Cupples also added two possible conditions of approval that could be added and the CC&Rs for the property were submitted recently. Vice Chair Montero asked if there was anybody who would like to speak in favor. Adam Daily, 2362 North Fork Rd., and Ryan Osborne, 33485 SW Old Pine Drive, stated that new documents have been added to the project, including a new traffic safety memo for the driveway approach. The preliminary CC&Rs were submitted with a general outline of the proposed development was also submitted for review.

Vice Chair Montero asked if anybody else would like to speak in favor. There were none.

Vice Chair Montero asked if anybody would like to speak in opposition. There were none.

Vice Chair Montero opened the discussion to the Planning Commission. Commissioner Morrisey stated that as this is a continuance of a project, and he was not on the Planning Commission at the time, he will be recusing himself from commenting or voting. Commissioner Wickersham asked Mr. Daily to elaborate on the traffic memo and the safety measures. Mr. Daily stated that on the third page of the memo, the improvement options are listed. Mr. Daily gave brief descriptions of the safety measures that were listed in the traffic safety memo. Commissioner Kleczek stated that she appreciated the additional safety measures that were submitted. She asked for clarification of where the "north turning right lane" was located within Highway 101 or on the private property. Mr. Daily responded that it was on the north turn lane within the private property. Commissioner Kleczek questioned if a flashing pedestrian crossing signal could be installed over the driveway approach. Mr. Daily responded that the crossing signal is subject to ODOT approval. Commissioner Kleczek asked for clarification if the proposed complex will be a 72 unit or 74 unit. Mr. Daily replied that it will be a 74 unit complex (nine 6-plexes and five 4-plexes). Commissioner Kleczek questioned if the CC&Rs included constructing secured bicycle parking or if the stairwells would qualify for the bicycle parking spaces. Mr. Cupples responded that the requirement is to have a bike stand that could be used within a stairwell, as in a bike rack or bike post. Commissioner Kleczek asked what the difference was between long term and short term bicycle parking. Mr. Cupples responded that long term bicycle parking is covered area, while short term bicycle parking is not required to be covered. Commissioner Kleczek asked if the fire department sidewalk would be ADA compliant. Mr. Cupples replied that at this stage, he is unable to determine if the fire department sidewalk would be required, as the structures have not gone through a structural review. Mr. Cupples wanted the applicant to pre-plan for this access route because it could lead to a permit from the Department of State Lands (DSL) if the walkway is below highest tide line that was identified in their report. Commissioner Kleczek stated that her main point was to make sure the pathway will be a level gravel walkway and to have the pathway be ADA compliant. Mr. Daily stated that the walkways in front of the buildings were to be used to gain access into the buildings and would be ADA compliant, and that the fire department walkway would not be required to be ADA compliant. Commissioner Kleczek asked if the fire department sidewalk would not be used for evacuation in case of an emergency. Mr. Cupples responded that if the fire department were evacuating people out of the buildings, the walkway would be for ladder access to gain access to the upper floors. Commissioner Neubecker stated that as he was not at the July meeting, he would also abstain from asking questions and voting for the project. Commissioner Rose stated that he was happy with the proposed pedestrian safety measures. Vice Chair Montero presented photos of the entrance into the property at night with measurements of surrounding buildings and the locations of street lights. Vice Chair Montero stated that the closest street lights were located 107 feet to the north and 267 feet to the south. Moving a street lamp 50 feet would not increase the lighting within this

driveway. Vice Chair added that she would like to have the safety measures provided implemented at the driveway intersection, including adding a new street light in that area instead of moving an existing light pole. Mr. Daily responded that the standard distance between the street lighting is between 250 to 400 feet. Commissioner Neubecker asked why a pedestrian crossing with a button activated signal couldn't be installed in this location. Mr. Daily replied that the location is within ODOT right of way, so the approval would be up to ODOT for the installation. Commissioner Kleczek stated that the Commission's questions have been about adding additional lighting to that area for a safe pedestrian walkway. Mr. Cupples stated that if the Commission was going to incorporate these new requirements as a new condition, to add that they are subject to the authorization by ODOT. Commissioner Wickersham asked if these suggestions have been made to ODOT at this intersection. Mr. Cupples replied that he was unaware of any conversations about pedestrian crossing lights at this intersection. Vice Chair Montero stated that the stop location for this property is roughly 20 feet beyond the ADA ramps. Commissioner Kleczek asked if the additional conditions as recommended by staff needed to be discussed. Vice Chair Montero responded that the conditions are still up for discussion. Mr. Daily wanted to discuss the recently added condition 10. The location of the street is not owned by Cross Creek LLC, so they would not be authorized to add a street name to the private road. Vice Chair Montero asked if they can improve the road. Mr. Daily responded that they can improve the road, which is granted under the approved easement to the property, but they will not be able to change or add a name to the street. Commissioner Wickersham asked what the current name of the street. Mr. Daily replied that there currently is not a street name because it is a private access. Mr. Cupples added the street is referenced as Cross Creek because of the name of the developer. He added that the Fire Chief requested that additional residential structures to not be addressed off of North Roosevelt, but instead off a private roadway name. Mr. Daily added that he agrees with this statement, but this developer is not able to forcefully change the street name without the other owners or interested parties approval. Commissioner Wickersham asked what street the current buildings are addresses off of. Mr. Cupples replied that they are all addressed off of North Roosevelt, but the only two owners that would have a potential conflict with changing the road name would be the title company and the dentist office. Mr. Osbourn stated that they are willing to discuss this name change with the other owners, but if the condition was added that it must be changed it would leave the developer in a catch 22 situation. Mr. Cupples suggested to the Commission that the condition be worded similarly to the ODOT approval, where it would be subject to the authorization of the abutting property owners. The Commission discussed the wording of the new conditions to be added to the approval. Condition 9 would state that the examples of pedestrian safety measures, which were provided by the applicant's traffic engineering firm, must be incorporated into the access at North Roosevelt Drive. In addition to this, lighting at the north and south ends of the crosswalk need to be provided, reflective thermal plastic that would be used for noting information within the street right of ways and for the slow and arrows, additional lighting along the Cross Creek sidewalk and pedestrian area, a warning sign on the northbound turn lane of Highway 101, and a flashing crosswalk sign. Condition 9 would both require authorization by ODOT and condition 10 would require authorization from the Clatsop County Surveyor and the abutting property owners. Commissioner Wickersham motioned to approve 21-035CU with the altered condition 9 and with condition with the change that the other property owners approve the street name. Commission Kleczek seconded the motion. The motion passed 4-0 with Commissioners Morrisey and Neubecker abstaining and Commissioner Carpenter absent.

- B. 21-054VRD:** A conditional use request by Brandon Kahler for a four (4) bedroom Vacation Rental Dwelling with a maximum occupancy of ten (10) persons regardless of age. The property is located at 311 10th Ave (T6-R10-16DC-TL0400) and it is zoned High Density Residential (R3). Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions, and conclusion. Vice Chair Montero asked if there was anybody who would like to speak in favor. Brandon Kahler, 11461 Melody Lane Portland, stated that he purchased the house as a vacation home for his family and relatives, but seeking a vacation rental permit to offset the cost of owning the home.

Vice Chair Montero asked if anyone else would like to speak in favor. Mark Tolan, 524 N Roosevelt, stated that they are excited to be working with the Kahler family. He is aware of the neighbor concerns about the previous management practices and his company will be more hands-on and communicative.

Vice Chair Montero asked if anyone else would like to speak in favor. There were none.

Vice Chair Montero asked if anyone would like to speak in opposition. Rebecca Reid, 328 7th Ave, stated her disapproval for short-term rentals because of the complaint lodging process and the lack of responsibility from the local contacts to address complaints. She added that a vacation rental having a 10 person occupancy is in excess.

Vice Chair Montero asked if anyone else would like to speak in opposition. There were none. Vice Chair Montero opened the discussion to the Planning Commission. Commissioner Neubecker asked Mr. Flory if there were any complaints registered against this property. Mr. Flory responded that he had not. Commissioner Neubecker asked for clarification if the house would be under a new property management company. Mr. Kahler responded that it would be under a new property management company. Commissioner Wickersham wanted to discuss with the Commission the possibility of reducing the occupancy to 9. He added that he did not have an issue with keeping the occupancy at 10 with the 4 off-street parking spaces. Mr. Cupples clarified that staff was not suggesting to forcibly remove a parking space, but to drop the occupancy to 9 with the requirement of only 3 parking spaces. Commissioner Kleczek stated that she is concerned with the stacked parking configuration and the size of the street to allow vehicles to safely maneuver, and would be in favor of reducing the occupancy to require 3 parking spaces. Commissioner Morrissey added that the stacked parking and the narrow street are concerning factors. He asked Mr. Cupples for clarification of reducing the number of parking spaces for an application. Mr. Cupples responded that the occupancy would be reduced to 9, which would lower the required number of parking spaces to 3. Vice Chair Montero stated that 10th Ave. is only 20 feet wide and with a car parked on the street reduces the distance to roughly 13 feet. That is an extremely tight area to maneuver vehicles, and would prefer this occupancy be reduced to 9 people with only 3 parking spaces. Mr. Tolan provided a list of properties that have a common parking configuration with a narrow street and asked Mr. Flory how many complaints have been issued about these rentals. Mr. Flory stated that he would have to check. Mr. Tolan added that parking complaints were not being submitted for his properties, and that this residence has room for a total of 6 parking spaces. He stated that the Commission is presuming a problem exists when there is no documented problem and asked how his company was supposed to address a problem when a problem doesn't exist. Vice Chair Montero stated that the previous permit for this property was approved for 9 persons and 3 parking spaces, and a neighbor was approved for 9 persons and 3 parking spaces. Commissioner Wickersham responded that the chances of all 4 vehicles backing out simultaneously are small, and does not see a difference on reducing the parking to 3 parking spaces. Commissioner Kleczek asked for clarification that the Commission was discussing reducing the occupancy and the required parking spaces, not the allowed parking spaces. Mr. Cupples confirmed this statement. Mr. Flory clarified that it will be 9 persons over the age of 3. Commissioner Morrissey rebutted Commissioner Wickersham's statement by saying that the point of the Commission looking at each property and individually approving them is the nuance of a situation where the street is very narrow and the stacked parking is tight. Commissioner Wickersham asked for clarification of where the line was for reducing occupancy on a house. Commissioner Neubecker agreed with the statement from Commissioner Wickersham and asked what the difference between three or four parking spaces and where the Commission draws the line to reduce occupancy. Commissioner Rose stated that there was space for 6 cars, so reducing the required amount of parking would not change the fact that 6 cars can still park on the property. Vice Chair Montero asked Mr. Kahler if both sides of the garage would be open and available for renters as parking spaces. Mr. Kahler responded that both sides are usable, but did not have intentions of allowing renters to use the garage. Commissioner Kleczek motioned to approve 21-054VRD with the occupancy being reduced to 9

persons. Commissioner Morrisey seconded the motion. The motion passed with a vote of 4-2 with Commissioners Neubecker and Wickersham voting no and Commissioner Carpenter absent.

ORDINANCE ADMINISTRATION

Mr. Cupples stated that he received a request from a past applicant, Arthur Craig Worsham III, to extend his approval for the three smaller houses on S Downing for six months. Commissioner Neubecker motioned to approve the 6 month extension. Commissioner Kleczek seconded the motion. The motion passed unanimously.

COMMENTS FROM THE PUBLIC

Vice Chair Montero asked if there were any comments from the public. John Durkheimer, 610 N Prom, commented on the spatial distribution requirements for a vacation rental dwelling and how houses with the Resort Residential (RR) zone do not require a public hearing. He added that the addition of more VRDs within the RR zone will impact the single family environment, impact the parking, impact traffic, and a negative impact on safety and emergency services. Mr. Durkheimer stated that section 6.137 of the City of Seaside Zoning Ordinance should include the RR zone along with the R2 and R3 zones.

Vice Chair asked if there were any additional comments from the public. Rebecca Reid, 328 7th Ave, stated that VRDs cause a chronic problem with renters not parking in designated parking spaces. She added that the current complaint procedure should not fall upon the neighbors calling the property management company. Ms. Reid continued to state that the compliance for overgrowth of grass and weeds should be managed by the Public Works department, and should not be required to have property owners contacting the owners of lots to landscape the property. She requested that Public Works should paint the curbs at the intersections of North Franklin and 6th, 7th and 8th Ave.

Vice Chair Montero asked if there were any additional comments from the public. Rick Anderson, 1281 S Prom, provided recognition for the work Mr. Cupples had performed for the dune landscaping project. He added that his concern about vacation rentals was that rules could be placed upon rentals, but the renters will not follow the rules. Mr. Anderson gave an example of renters parking on the street and not following the instructions provided by the property management company. He also provided examples of vacation rentals not providing adequate signage or direction to access the rental house. Mr. Anderson stated that vacation rentals that are not licensed are continuing to operate.

Vice Chair Montero asked if there were any additional comments from the public. Karen Durkheimer, 610 N Prom, stated that VRDs are turning houses into hotels and requested the Commission to consider lowering the number of approved rentals.

Vice Chair Montero asked if there were any additional comments from the public. Erin Barker, 800 N Roosevelt, stated that 11 years ago the Planning Commission put the burden of parking on the property owners. The Commissioners also required all parking to be within the property, despite objections from rental companies. Mrs. Barker asked the Commission how property managers are supposed to monitor which vehicles belong to vacation renters. She stated that the Planning Commission gave property managers an impossible role to manage. Mrs. Barker praised Mr. Flory for bringing to her attention a scam on Craigslist using the listings from her company.

Vice Chair Montero asked if there were any additional comments from the Public. There were none.

COMMENTS FROM COMMISSION/STAFF

The Commission all welcomed Commissioner Morrisey to the Planning Commission. Commissioner Wickersham stated that he will be absent at the September meeting. Commissioner Morrisey stated that it was great to be back serving the City of Seaside. Mr. Cupples asked that even though Commissioner Carpenter was missing, would the Commission want to consider taking a new vote on the Chair and Vice Chair positions. The decision was made to take the voting of Chair and Vice Chair when all Commissioners were present at a meeting. Vice Chair Montero asked if there would be a work session. Mr. Cupples stated that it was undetermined at this time.

ADJOURNMENT: Adjourned at 7:38 PM.

Robin Montero, Vice Chairman

Jordan Sprague, Admin. Assistant

CITY OF SEASIDE STAFF REPORT

To: Seaside Planning Commission
From: Planning Director, Kevin Cupples
Date: August 24, 2021 for Public Hearing on September 7, 2021
Applicant: George Arrigotti
Owner: 4145 NW Carlton Ct Portland, OR97229

Location: 1307 N Franklin St., Seaside, OR 97138, T6-R10-S16DA TL#07300
Subject: Conditional Use 21-059VRD, a One (1) Bedroom Vacation Rental Dwelling with Limited Occupancy of Three (3) Persons.

REQUEST:

The applicant is requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **1307 N Franklin St.** The subject property is zoned **Medium Density Residential (R-2)** and the applicant is requesting a maximum occupancy of **three (3) persons over the age of three no more than ten persons regardless of age**, within the existing **one (1)** bedroom dwelling.

The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a conditional use. The specific review criterion for Vacation Rental Dwellings is included in Section 6.137 of the Ordinance.

DECISION CRITERIA, FINDINGS AND CONCLUSIONS:

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. The Commission may include conditions which they consider necessary to protect the best interests of the surrounding area of the city as a whole. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

DECISION CRITERIA # 1: Pursuant to Section 6.137, Vacation Rental Dwellings (VRDs) within the R-2 and R-3 zones shall be reviewed by the Planning Commission whenever the surrounding VRD density is 20% or greater. A permit shall be issued as an accessory use provided the applicant can demonstrate by written application that all of the following standards are met:

- A. **Parking.** One 9' x 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
- B. **Number of Occupants.** The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations.

The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.

- C. Residential yard areas. Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.
- D. Local responsible party. A local responsible party that permanently resides within the County must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).
- E. Spatial distribution requirements. Within the medium density residential (R-2) zones and high density residential (R-3) zones, not more than 20% of the properties within 100' of the subject property can be currently licensed for VRD use without Planning Commission review based on the following additional criteria:
 - 1. The use of the property as a VRD will be compatible with the surrounding land uses.
 - 2. The VRD will not contribute to excessive parking congestion on site or along adjacent streets.

A decision by the Commission to approve a VRD request may include conditions that would restrict the number of renters or total occupants in the VRD.

FINDINGS & JUSTIFICATION STATEMENTS:

- 1. Mailed Notice Request Summary: **21-059VRD**: A conditional use request by **George Arrigotti** for a **one (1)** bedroom Vacation Rental Dwelling with a maximum occupancy of **three (3)** persons over the age of three, no more than ten persons regardless of age. The property is located at **1307 N Franklin St. (T6-R10-S16DA-TL07300)** and it is zoned **Medium Density Residential (R-2)**. The applicant's submitted justification is adopted by reference and summarized below:
 - a. The applicant's plot plan indicates there will be at least **two (2)** off-street parking spaces. **The applicant will create a parking area on the north side of the dwelling accessed off of N Franklin St. that will be of sufficient size to accommodate two parking spaces.**
 - b. The existing **one (1)** bedroom residence will have a limited occupancy of **three (3)** persons over the age of three, no more than ten persons regardless of age.
 - c. The plot plan shows that the parking will not take up over **50%** of the required front, rear, or side yards.
 - d. **At the time of this report the applicant had not listed a Local Contact. The applicant's final approval will be contingent on a named local contact who resides within Clatsop County.**
 - e. The owner/applicant, **George Arrigotti**, has read all of the standards and conditions applicable to VRDs.

2. The proposed VRD is located within a developed residential neighborhood primarily consisting of single-family dwellings. Currently **30.7%** of the surrounding properties within 100' of the subject property are licensed for VRD use and **15%** are licensed within 200'. All of the surrounding property within 100 feet is zoned **Medium Density Residential (R-2)**.
3. The City of Seaside Planning Commission has established a policy concerning the maximum density of VRDs within neighborhoods that are not zoned Resort Residential (RR). Depending on the location, the Commission will only support VRDs where the surrounding density of VRD licensed properties, within 100 feet; is equal to or less than 40% or 50% depending on their proximity to the beach front areas of Seaside. At the time of submittal, the density of the surrounding VRDs was below the **40%** threshold the Planning Commission believes should be used to limit additional VRDs within this area.
4. The property **has not** undergone a preliminary compliance inspection. Any corrections noted during the inspection must be completed and approved by the Community Development Department prior to any transient rental of the property unless an alternative time period is identified for specific items.
5. The City of Seaside Planning Commission adopted a list of policies and a uniform list of conditions they believed should be incorporated into the vacation rental dwelling review process. These are intended to be consistent with the provision in Section 6.031 which in part states: "the Planning Commission may impose, in addition to those standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area of the city as a whole."

In recognition of the Planning Commission's efforts and in keeping with the purpose statement for conditional uses, these conditions are incorporated into any decision to approve a VRD in an effort to promote compatibility of the proposed VRD with surrounding uses.

6. All property owners within 100 feet of the subject property were notified of the applicant's request. At the time of this report, the Community Development Department **had not received any letters** expressing concerns about the request.
7. The proposed use is located within the tsunami inundation zone identified by the State of Oregon.
8. Negative impacts to a neighborhood cannot be predicted based solely on a change from full time occupancy, part-time occupancy, long term rental, or short-term rental. Short term vacation rental dwellings (VRDs) are a regulated use subject to review. It is true that VRDs exhibit short term stays by nonresidents; however, negative impacts can be caused by other permitted uses of longer duration. VRDs do have an identified local contact, restrictions that exceed those applied to the other uses of single-family dwellings, and a complaint resolution process that exceeds the "normal" restrictions applied to non-VRDs.
9. This property **has not previously been permitted** as a VRD.
10. The glare from outdoor lighting can have an impact on adjacent properties. All exterior lighting should conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This would basically require shielding of any exterior lighting fixtures such

that glare will not be visible from the surrounding property for any lighting element that exceeds 450 lumens, the equivalent of a 40-watt incandescent bulb. This does not apply to any existing outdoor security lighting that is timed for short durations and activated by motion detectors.

11. The Commissioners have indicated their expectation for a local contact's response to complaints should be made very clear to the applicant and the local contact. In light of this, they have recognized a need for the local contact to sign and return a Local Contact Acknowledgment Form in an effort to clarify their role as it relates to the VRD's conditions of approval.
12. Pet friendly rentals can create problems for neighboring property owners if the pets are allowed to run at large, trespass onto neighboring property, or cause a disturbance due to excessive barking when left unattended.
13. Repeatedly violating the conditions of approval could render the use incompatible with the surrounding uses and undermine the basis for approving the request. The conditions of approval could include provisions that would allow the permit to be suspended and/or revoked by the Planning Director or his designee in the event the conditions are repeatedly violated. Such action would be subject to review by the Planning Commission at the applicant/owner's expense.
14. Outdoor fire rings, fire places, hot tubs, & spas can lead to late night disruption in neighborhoods where sound seems to carry even more at night and people talk loudly. Smoke from outdoor fires can also be annoying to the occupants of neighboring properties. Staff routinely requires owners and managers to establish hours of use for these types of outdoor facilities to avoid late night use and suggest limiting their use between the hours of 10:00 p.m. & 7:00 a.m.
15. There is a formal process to bring VRDs back before the Planning Commission for reconsideration based on noncompliance with VRD standards & conditions. The City encourages reporting problems with VRDs to the local responsible party and/or owner so problems can be resolved before any City action is required. If there are problems with a VRD that are not being resolved, staff can take actions intended to resolve the issues and can ultimately bring the matter before the Planning Commission if they are not resolved. Prior to review by the Commission, staff works with the owner and/or manager to try and address any noncompliance issues in an effort to address neighboring property owners concerns. Past action by the Commission reiterated that additional conditions should be applied conservatively. They believe staff and the Commission can address additional conditions after a VRD is approved if and when an issue arises, instead of attempting to address every potential concern that may never actually come to fruition.
16. This area was not identified by the City Council or the Planning Commission as a residential area where VRDs should be discouraged due to the destabilizing impacts caused by repetitive property flipping within neighborhoods where the majority of homes are owned by local residents or distinct factors applicable to a defined neighborhood that would conflict with the intent of the Comprehensive Plan & Zoning Ordinance.

CONCLUSION TO CRITERIA #1:

The Vacation Rental Dwelling requirements have been adequately addressed by the applicant and the request can be approved subject to the following list of special and standard conditions of approval:

- 1. Compliance Inspection:** The proposed vacation rental dwelling (VRD) must pass a compliance inspection conducted by the Community Development Department prior to any transient rental. This inspection will verify compliance with all VRD standards and conditions of approval and the applicant is hereby advised that failure to meet certain standards can result in a reduction in the maximum occupancy. The final occupancy will be noted in land use file **(21-059VRD)** and reflected on the City of Seaside Business License. The license is not valid until the appropriate occupancy has been established by the approval of a final compliance inspection by the Community Development Department.

Please be advised the VRD has not undergone a preliminary compliance inspection. Any corrections noted during the inspection must be completed and verified prior to transient rental unless an alternative time period for completion is identified for specific items.

- 2. Parking spaces: two (2) off-street parking spaces (9' X 18' per space) are required on site.** These spaces shall be permanently maintained and available on-site for use by the vacation rental occupants. Vacation Rental Dwelling (VRD) tenants are required to park in the spaces provided on site for the VRD. No on-street parking associated with this VRD is allowed at this location. Vehicles parked at VRDs may not project over the sidewalk and block pedestrian traffic. A parking map shall be posted inside the dwelling for the VRD tenants. **The map must clearly indicate:**

ON-STREET PARKING CANNOT BE USED BY RENTERS. PLEASE USE THE SPACES PROVIDED ON SITE.

Off-Street Parking Area & Access: The required off-street parking area on the applicant's parking map is not fully improved, so it does not conform to the surfacing requirements in the ordinance. The owner must have the off-street parking area improved prior to any transient rental and paved (asphalt, concrete, or alternative surface approved by the Planning Director) in accordance with City requirements within one (1) year from the date of this decision, while maintaining compliance with the open yard area requirements in Condition 5. Failure to complete the paving will require suspension of the rental until such time the improvements are completed.

- 3. Maximum number of occupants: Three (3) persons over the age of three, no more than ten persons regardless of age.** The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. If the number of occupants is less than the original number requested, it may have been reduced for valid code reasons.
- 4. Applicability of Restrictions:** Properties licensed for VRD use will be expected to adhere to the VRD standards and rules throughout the entire year even when they are not being rented for profit. This will not apply to the dwellings when members of the owner's family are present.
- 5. Open Yard Areas:** Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area that is not

occupied by buildings must be landscaped in some fashion so parking will not dominate the yard.

6. **Local Contact: The Local Contact is To Be Determined.** The local contact must be available 24 hours a day to address compliance issues while the property is rented. Upon any change in the local contact, the owner must provide formal notice of the updated contact information to the City and all of the neighboring property owners within 100'. Managers are required to notify the City any time they stop representing a VRD.

Local contact information is available at the Community Development Department (503) 738-7100, City Hall (503) 738-5511, or after business hours at the Seaside Police Department (503) 738-6311.

The local contact must sign a Local Contact Acknowledgement Form that indicates they are aware of the Planning Commission's expectations concerning response to complaints by neighboring residents and maintain a complaint response log that would be made available to the city upon request. The signed form must be returned to the Community Development Department so it can be included in the land use file. An updated form must be submitted by the owner any time a new contact person is established.

7. **Compatibility:** A VRD will be compatible with the surrounding land uses and shall not contribute to excessive parking congestion on site or along adjacent streets.
8. **Exterior Outdoor Lighting:** All exterior lighting must conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This will basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds 450 lumens, the equivalent of a 40-watt incandescent bulb. *This does not apply to any existing outdoor security lighting that is timed for short durations and activated by motion detectors.*
9. **Ordinance Compliance & Solid Waste Pick-up:** All vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.
10. **Required Maintenance:** It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes, Traveler's Accommodation Statutes, and with the Uniform Housing Code. Owners are hereby advised that Carbon Monoxide detectors must be installed and maintained in all newly established transient rental occupancies.
11. **Permit Non-transferability:** Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she so desires, may apply for a new permit in accordance with City Ordinance.
12. **Business License, Room Tax Requirements, & Revocation for Non-Payment:** A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.

Some web-based booking platforms (Airbnb, VRBO, etc.) collect and remit transient room tax directly to the city on behalf of VRD owners/applicants. It is the responsibility

of the owners/applicants that utilize these platforms to report this revenue on their quarterly returns.

13. **Conflicts & Potential Denial for Non-Compliance:** Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in Zoning Ordinance Section 6.137, Subsection 5 at the applicant's expense. Failure on the applicant's part to meet the standards or conditions will result in modification or denial of the permit.
14. **Complaints:** Applicants are hereby advised the City Code Compliance Officer routinely follows-up on individual complaints if there is a valid code issue that needs to be addressed by the owner and/or manager of a VRD. Staff does not wait until the occupants of two different residences submit written complaints before they take action to achieve compliance. The VRD complaint procedures are outlined in an attachment to the notice of decision and an electronic complaint form can also be accessed on the City of Seaside's web site:

<https://www.cityofseaside.us/planning-department/webforms/vacation-rental-complaint>

This form should be used to report alleged violations that are not being addressed by the local contact or property manager.
15. **Time Period for Approval, Required Re-inspection:** This VRD will be subject to an annual compliance inspection (subject to applicable fee) during the second year of operation to ensure it maintains compliance with the VRD policies, conditions of approval, and ordinances applicable at the time of re-inspection. Re-inspection notices will be provided annually to the owner and the local contact. Failure to schedule an inspection or failure to correct any deficiencies identified during the inspection will result in the expiration of the conditional use permit and a new application must be approved prior to obtaining a business license to allow the use. Any new application will be subject to the VRD policies, conditions of approval, and ordinances applicable as of the date the new application is accepted.
16. **Tsunami Information & Weather Radio:** The owner shall post or otherwise provide a tsunami evacuation map in a conspicuous location within the VRD that clearly indicates "You Are Here". In addition, a NOAA weather radio, with automatic alert capabilities, must be provided in a central part of the VRD along with an informational sheet that summarizes the warning capabilities of the radio in the event of a distant tsunami.
17. **Grace Period:** If a currently licensed VRD sells to another party, staff is allowed to grant a temporary grace period of not more than 60 days in which current bookings can be cleared without being recognized as a violation. The manager or owner must provide staff with a list of the bookings during the grace period and no additional bookings can be taken during that time.
18. **Pet Friendly Rental:** If the rental allows pets and they generate complaints related to running at large, trespass onto neighboring property, or causing a disturbance due to excessive barking; additional restrictions or containment measures will be required by the Planning Director. The additional restriction can include prohibiting pets at this VRD.

19. Repeated Violation of Conditions: As a conditionally permitted use, owners must understand their use is expected to comply with their conditions of approval and they, their local contacts, and/or property managers will be held accountable for addressing compliance issues. Repeated violations will be subject to citations; and if the violations constitute a pattern of disregard or neglect resulting in adverse impacts to the neighboring property owner(s), their permit can be suspended and/or revoked by the Planning Director or his designee. Any such action would be subject to review by the Planning Commission to determine if the use can be reauthorized in the same manner as the original request, but subject to revised conditions. Review by the Commission would be at the applicant's expense based on the review fee applicable to the request at the time of review.

20. Outdoor Fire Rings, Fire Places, Hot Tubs, & Spa Facilities: If these outdoor facilities are provided, their use will only be allowed between the hours of 7:00 a.m. & 10:00 p.m. These hours must be posted along with any other established rules governing use of the amenity. It is recommended the rules include a reminder there should be **NO EXCESSIVE NOISE AT ANY TIME** and renters should be considerate of the residents that live around the rental dwelling they are staying at.

If these hours prove to be insufficient to protect the neighboring property owners from unwanted noise or smoke, they will be further restricted by staff. The additional restriction can include prohibiting use of the outdoor facility entirely by VRD tenants.

FINAL STAFF RECOMMENDATION

Conditionally approve application **21-059VRD** allowing the establishment of a Vacation Rental Dwelling (VRD) with a maximum occupancy of **three (3) persons over the age of three no more than ten persons regardless of age at 1307 N Franklin St.** This decision can be supported by the Commission adopting the findings, justification statements, and conclusions in this report subject to the previously stated conditions.

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

- This approval will become void one (1) year from the date of decision unless the permit is utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance and any other applicable City of Seaside Ordinances.

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

Attachments: Applicant's Submittal
 VRD Density Maps



City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT GEORGE ARRIGOTTI	ADDRESS 4145 NW CARLTON CT, PORTLAND	ZIP CODE 97229
STREET ADDRESS OR LOCATION OF PROPERTY 1307 N FRANKLIN, SEASIDE, OR 97138.		

ZONE	OVERLAY ZONES	TOWNSHIP	RANGE	SECTION	TAX LOT
R2	NONE	6	10	16DA	07300

PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

① FAMILY VACATION HOME - PRIMARY

② VACATION RENTAL DWELLING - SECONDARY

PURPOSE: REQUEST VRD BUSINESS LICENSE

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.

IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER RAY'S RETREATS, LLC	PRINT NAME OF APPLICANT/REPRESENTATIVE
ADDRESS 4145 NW CARLTON CT, PORTLAND 97229	ADDRESS
PHONE / EMAIL 971-506-0770 GEORGE@ARRIGOTTI.COM	PHONE AND EMAIL
SIGNATURE OF PROPERTY OWNER <i>Ray's Retreats, LLC MANAGER</i>	SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE

FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE

CHECK TYPE OF PERMIT REQUESTED:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> NON CONFORMING | <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEMPORARY USE | <input type="checkbox"/> ZONING MAP AMENDMENT |
| <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input checked="" type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL |
| <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> SETBACK REDUCTION | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE 08/05/21	BY [Signature]
CASE NUMBER (S) 21-059 VRD	
HEARING DATE	P.C. ACTION

OFFICE USE:	
FEE	RECEIPT
DATE FILED	BY

CITY OF SEASIDE
VACATION RENTAL DWELLING (VRD) APPLICATION

CITY OF SEASIDE

JUL 28 2021

The City of Seaside requires approval for short term (less than 30 day) rental as an accessory use of certain types of residential property. These uses are referred to as vacation rental dwellings (VRDs) and they must be approved in accordance with the conditional use provision in Chapter 6.137 of the Seaside Zoning Ordinance (see attached). Although most requests can be reviewed by the Planning Director; in some cases, the requests require a public hearing before the City Planning Commission. In both cases, VRD applicants must provide the following information.

In addressing the following questions, additional information and supporting evidence can be referenced and attached to the submittal.

SUBMITTAL INFORMATION

1. Applicant's Name: GEORGE ARRIGOTTI
2. Mailing Address: 4145 NW CARLTON CT, PORTLAND, OR 97229
3. Telephone #: Home 971-506-0770, Work —
Fax _____, E-Mail GEORGE@ARRIGOTTI.COM
4. If the applicant is not the current owner, the applicant must also submit a signed statement from the owner that authorizes the VRD application.
5. VRD Street Address: 1307 N FRANKLIN
6. What is the total number of off-street parking spaces (9' X 18') that will be available for VRD occupant use? 2 The VRD ordinance states: One 9' X 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
7. How many bedrooms are in the dwelling? 1 = STUDIO. Is the applicant requesting that all the bedrooms be used to calculate the maximum occupancy, and if not, how many are being proposed? _____ Please multiply the last number by three (3) to indicate the requested maximum occupancy for the VRD 3. The VRD ordinance states: The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom; however, regardless of the number of bedrooms, no more than 10 can be allowed unless the building is protected by an approved sprinkler system. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.
8. All off street parking spaces must be clearly indicated on the applicant's site plan. Will the existing parking spaces or any planned expansion of parking take up more than 50% of the property's yard areas? NO. The VRD ordinance states: Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.
9. Who will be acting as the local responsible party for the VRD owner?
Name: TBD Phone # _____
Address: _____ The VRD ordinance states: A local responsible party that permanently resides within the county must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding

20
175
130
92500

9923²

the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).

10. What is the zone designation of subject property? R-2. The VRD ordinance states: Within the medium density residential (R-2) zones and high density residential (R-3) zones, if more than 20% of the dwelling units within 100' of the subject property are currently licensed for VRD use, a public hearing and review by the Planning Commission is required.

11. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and off street parking spaces (existing & proposed). In addition to the site plan, a floor plan(s) must be included which clearly indicates the intended use of all interior areas (e.g. bedrooms, kitchen, living room, storage etc.).

12. The following is a list of standard conditions that apply to VRDs:

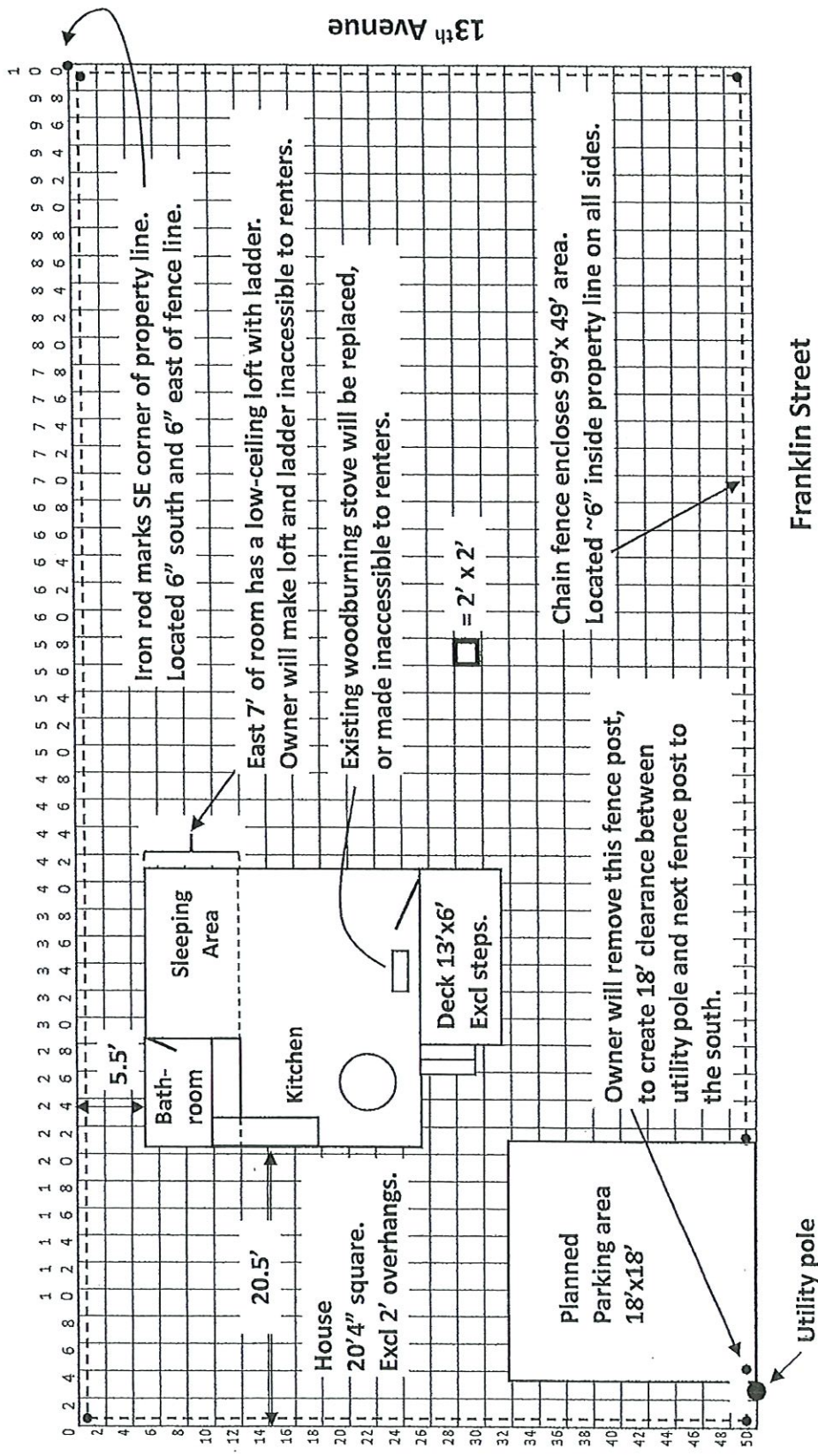
- Vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection Weekly solid waste pick-up is required during all months.
- Prior to issuance of a vacation rental dwelling permit, the building in question must be inspected and be in substantial compliance with the Uniform Housing Code.
- It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes; and Traveler's Accommodation Statutes, and with the Uniform Housing Code.
- Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she desires, may apply for a new permit in accordance with the VRD ordinance.
- A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.
- Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in the VRD ordinance. Failure on the applicant's part to meet the standards or conditions will result in denial of the application. This would be in addition to any violation procedures specified in Article 12 of the Seaside Zoning Ordinance.

Has the owner or the duly authorized applicant read all the standard conditions and answered all of the questions honestly based on their understanding of the VRD request? YES.

By signing this application, the applicant is also acknowledging that if the request requires review by the Planning Commission (Ordinance Provision 6.137E), the Applicant or a duly Authorized representative must attend the Public Hearing.

Applicant's Signature: [Handwritten Signature], Date: _____.

PLOT PLAN FOR VRD APPLICATION FOR 1307 N FRANKLIN, SEASIDE



AREA
 Lot Size 50x100 = 5000 Sq Ft
 Footprint 413 Sq Ft
 Lot Coverage 413 or 8.3%

SCALE
 Each square = 2'



Franklin Street

13th Avenue

Google Maps

1312 N Franklin St

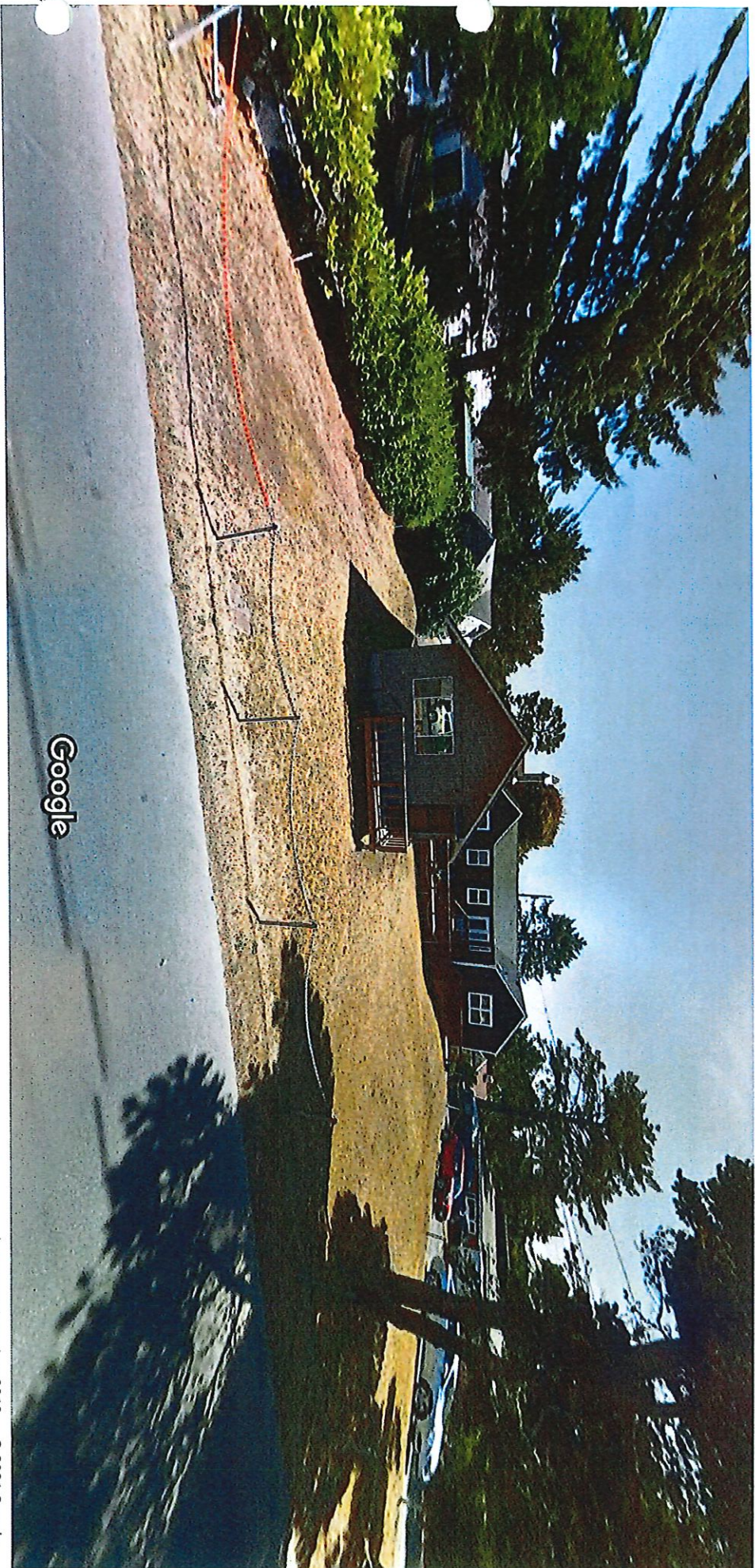


Image capture: Aug 2013 © 2021 Google

Seaside, Oregon



Street View

Density Analysis 1307 N Franklin

1	61016DA10300	433-435 13th
2	61016DA10400	1221 N Franklin
3	61016DA07100	1321 N Franklin
4	61016DA07200	1315 N Franklin
	61016DA07300	1307 N Franklin
5	61016DA07500	412 13th Ave
6	61016DA07600	420 13th Ave
7	61016DA07700	430 13th Ave
8	61016DA08200	335 14th Ave
9	61016DA08300	1312 N Franklin
10	61016DA08800	250 13th Ave
11	61016DA08900	1306 N Franklin
12	61016DA09000	251 13th Ave
13	61016DA09001	261 13th Ave

4 / 13 = 30.7%

	Applicant	
	Active VRD 100'	
	Active VRD 200'	
14	61016DA00600	1411 N Franklin
15	61016DA00701	420 14th
16	61016DA00800	430 14th
17	61016DA00900	440 14th
18	61016DA01000	450 14th
19	61016DA10200	451 13th
20	61016DA10201	440 12th
21	61016DA10500	404 12th
22	61016DA10501	410 12th
23	61016DA10600	416 12th
24	61016DA10700	430 12th
25	61016DA01200	350 14th
26	61016DA02300	320 14th
27	61016DA02400	340 14th
28	61016DA07000	441 14th
29	61016DA07001	451 14th
30	61016DA07800	440 13th
31	61016DA07900	450 13th
32	61016DA08400	315 14th
33	61016DA08500	231 14th
34	61016DA08700	Vacant Tax lot 8700
35	61016DA08701	232 13th
36	61016DA09100	231 13th
37	61016DA09101	241 13th
38	61016DA09800	330 12th
39	61016DA09801	310 12th
40	61016DA09900	350 12th

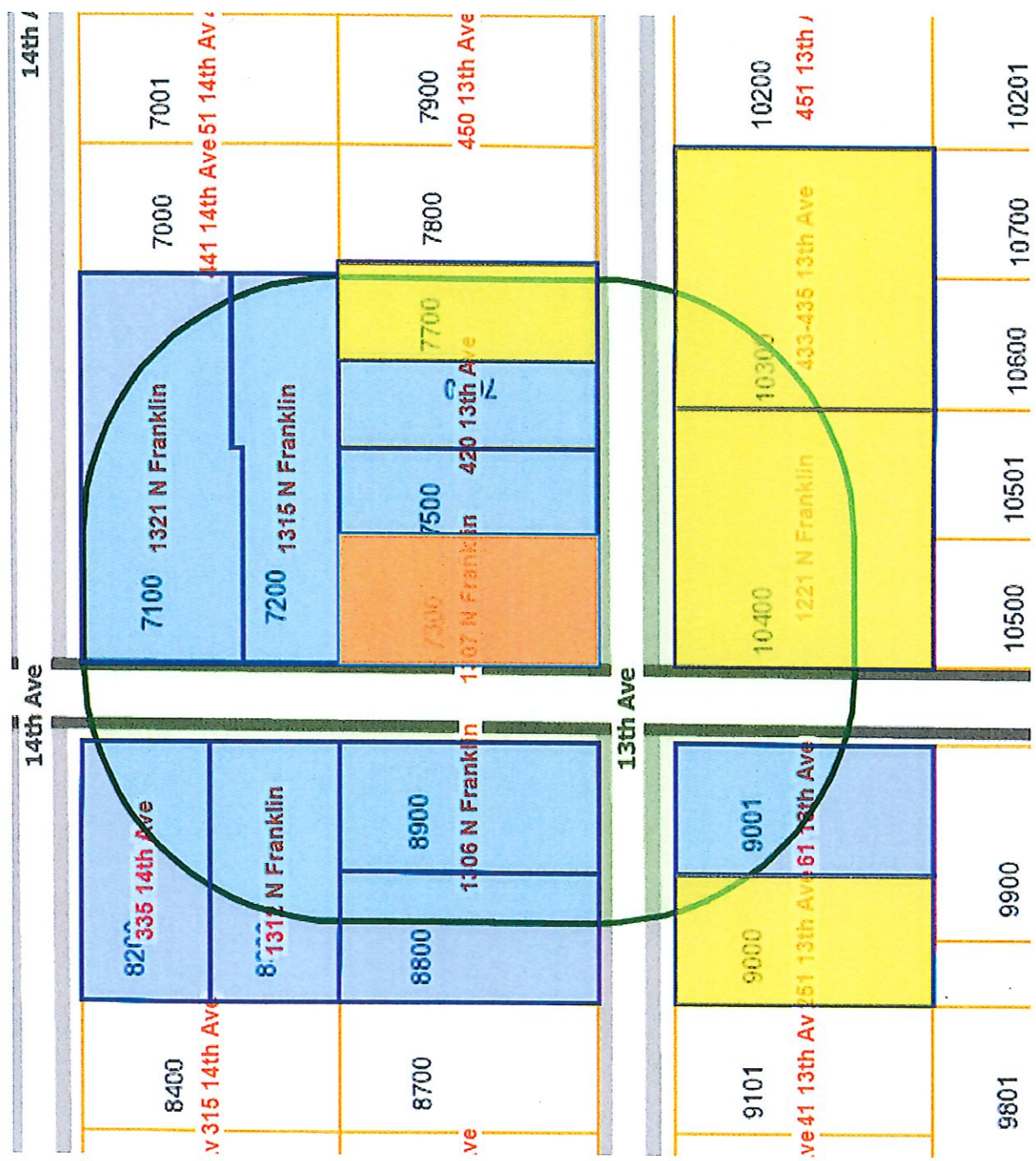
Density as of 08/05/21

6 / 40 = 15%

Applicant
Existing VRD

4 / 13 = 30.7%

1307 N Franklin 100' Analysis



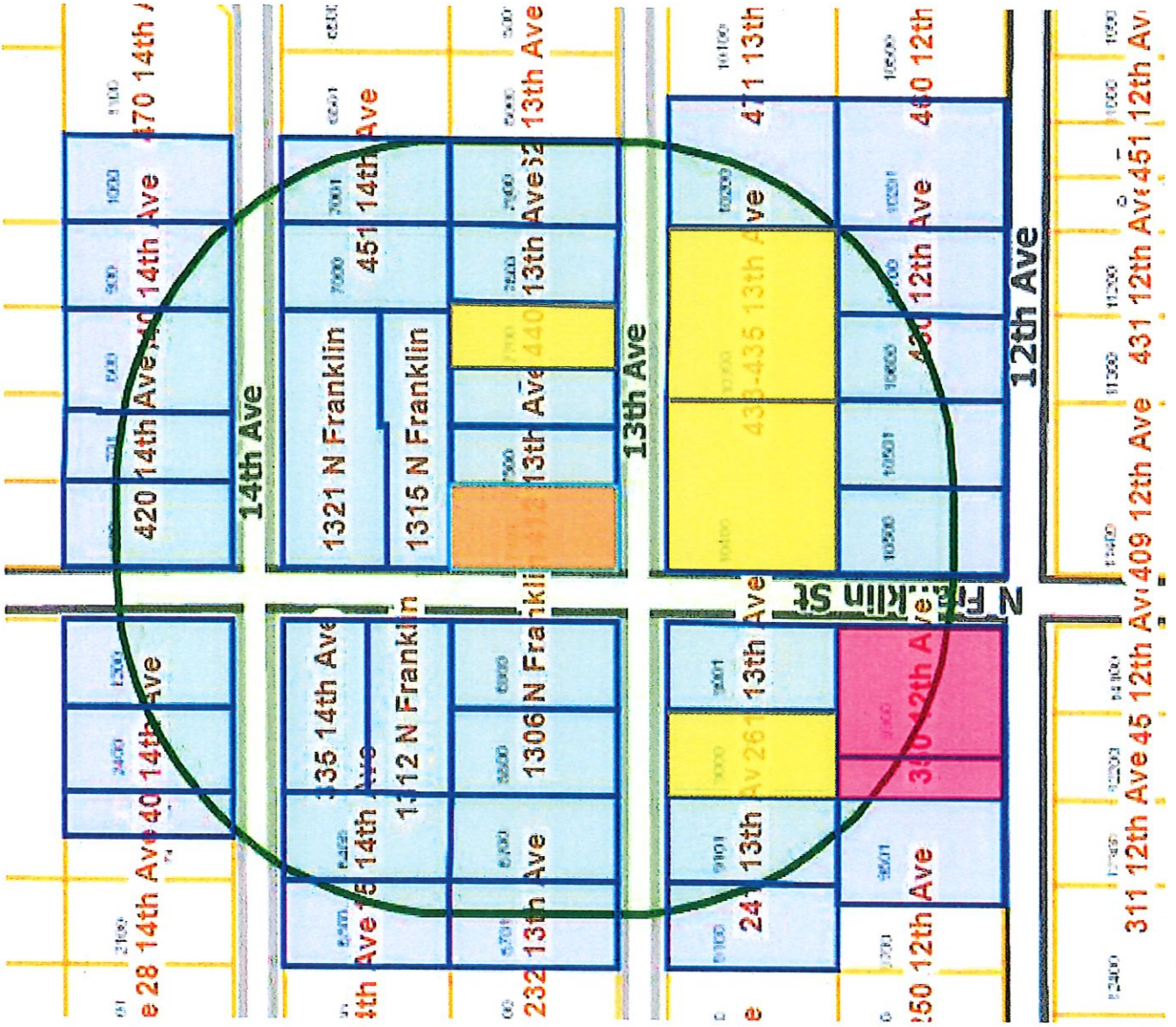
Applicant

Existing VRD
100'

Existing VRD
200'

1307 N Franklin 200' Density Analysis

6 / 40 = 15%



CITY OF SEASIDE STAFF REPORT

To: Seaside Planning Commission
From: Planning Director, Kevin Cupples
Date: August 24, 2021 for Public Hearing on September 7, 2021
Applicant: Lanie Mai
Owner: 1 Saratoga, Trabuco Canyon, CA 92679
Location: 1211 Beach Dr. Seaside, OR 97138, T6-R10-S21DB TL#17000
Subject: Conditional Use 21-060VRD, Four (4) Bedroom Vacation Rental Dwelling with Limited Occupancy of Nine (9) Persons.

REQUEST:

The applicant is requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **1211 Beach Dr.** The subject property is zoned **Medium Density Residential (R-2)** and the applicant is requesting a maximum occupancy of **nine (9) persons over the age of three no more than ten persons regardless of age**, within the existing **four (4)** bedroom dwelling.

The review will be conducted in accordance with Article 6 and Article 10 of the Seaside Zoning Ordinance which establishes the review criteria and procedures for a conditional use. The specific review criterion for Vacation Rental Dwellings is included in Section 6.137 of the Ordinance.

DECISION CRITERIA, FINDINGS AND CONCLUSIONS:

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. The Commission may include conditions which they consider necessary to protect the best interests of the surrounding area of the city as a whole. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

DECISION CRITERIA # 1: Pursuant to Section 6.137, Vacation Rental Dwellings (VRDs) within the R-2 and R-3 zones shall be reviewed by the Planning Commission whenever the surrounding VRD density is 20% or greater. A permit shall be issued as an accessory use provided the applicant can demonstrate by written application that all of the following standards are met:

- A. **Parking.** One 9' x 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.
- B. **Number of Occupants.** The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations.

The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.

- C. Residential yard areas. Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.
- D. Local responsible party. A local responsible party that permanently resides within the County must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).
- E. Spatial distribution requirements. Within the medium density residential (R-2) zones and high density residential (R-3) zones, not more than 20% of the properties within 100' of the subject property can be currently licensed for VRD use without Planning Commission review based on the following additional criteria:
 - 1. The use of the property as a VRD will be compatible with the surrounding land uses.
 - 2. The VRD will not contribute to excessive parking congestion on site or along adjacent streets.

A decision by the Commission to approve a VRD request may include conditions that would restrict the number of renters or total occupants in the VRD.

FINDINGS & JUSTIFICATION STATEMENTS:

- 1. Mailed Notice Request Summary: **21-060VRD**: A conditional use request by **Lanie Mai** for a **four (4)** bedroom Vacation Rental Dwelling with a maximum occupancy of **nine (9)** persons over the age of three, no more than ten persons regardless of age. The property is located at **1211 Beach Dr. (T6-R10-S21DB-TL17000)** and it is zoned **Medium Density Residential (R-2)**. The applicant's submitted justification is adopted by reference and summarized below:
 - a. The applicant's plot plan indicates there will be at least **three (3)** off-street parking spaces. **Two spaces inside the garage and one space that will be created parallel to Avenue L along the north side of the dwelling. Per the applicant's site plan this proposed space will only be 8' wide, making it a compact parking space.**

Alternatively, the applicant has submitted a second proposed site plan that would create two additional parking spaces on the south side of the dwelling accessed off of Beach Dr. thus utilizing only one space inside the garage. Adding an additional curb cut off of Beach Dr. will require approval from the Public Works Director.
 - b. The existing **four (4)** bedroom residence will have a limited occupancy of **nine (9)** persons over the age of three, no more than ten persons regardless of age.
 - c. The plot plan shows that the parking will not take up over **50%** of the required front, rear, or side yards.

- d. **Lanie Mai has listed Seaside Vacation Homes, 524 N. Roosevelt Dr. as the local contact for the VRD and they can be reached at 503-738-0982.**
 - e. The owner/applicant, **Lanie Mai**, has read all of the standards and conditions applicable to VRDs.
2. The proposed VRD is located within a developed residential neighborhood primarily consisting of single-family dwellings. Currently **33.3%** of the surrounding properties within 100' of the subject property are licensed for VRD use and **29.7%** are licensed within 200'. All of the surrounding property within 100 feet is zoned **Medium Density Residential (R-2)**.
3. The City of Seaside Planning Commission has established a policy concerning the maximum density of VRDs within neighborhoods that are not zoned Resort Residential (RR). Depending on the location, the Commission will only support VRDs where the surrounding density of VRD licensed properties, within 100 feet; is equal to or less than 40% or 50% depending on their proximity to the beach front areas of Seaside. At the time of submittal, the density of the surrounding VRDs was below the **40%** threshold the Planning Commission believes should be used to limit additional VRDs within this area.
4. The property **has** undergone a preliminary compliance inspection. Any corrections noted during the inspection must be completed and approved by the Community Development Department prior to any transient rental of the property unless an alternative time period is identified for specific items.
5. The City of Seaside Planning Commission adopted a list of policies and a uniform list of conditions they believed should be incorporated into the vacation rental dwelling review process. These are intended to be consistent with the provision in Section 6.031 which in part states: "the Planning Commission may impose, in addition to those standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area of the city as a whole."

In recognition of the Planning Commission's efforts and in keeping with the purpose statement for conditional uses, these conditions are incorporated into any decision to approve a VRD in an effort to promote compatibility of the proposed VRD with surrounding uses.

6. All property owners within 100 feet of the subject property were notified of the applicant's request. At the time of this report, the Community Development Department **had not received any letters** expressing concerns about the request.
7. The proposed use is located within the tsunami inundation zone identified by the State of Oregon.
8. Negative impacts to a neighborhood cannot be predicted based solely on a change from full time occupancy, part-time occupancy, long term rental, or short-term rental. Short term vacation rental dwellings (VRDs) are a regulated use subject to review. It is true that VRDs exhibit short term stays by nonresidents; however, negative impacts can be caused by other permitted uses of longer duration. VRDs do have an identified local contact, restrictions that exceed those applied to the other uses of single-family dwellings, and a complaint resolution process that exceeds the "normal" restrictions applied to non-VRDs.
9. This property **has not previously been permitted** as a VRD.

10. The glare from outdoor lighting can have an impact on adjacent properties. All exterior lighting should conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This would basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any lighting element that exceeds 450 lumens, the equivalent of a 40-watt incandescent bulb. This does not apply to any existing outdoor security lighting that is timed for short durations and activated by motion detectors.
11. The Commissioners have indicated their expectation for a local contact's response to complaints should be made very clear to the applicant and the local contact. In light of this, they have recognized a need for the local contact to sign and return a Local Contact Acknowledgment Form in an effort to clarify their role as it relates to the VRD's conditions of approval.
12. Pet friendly rentals can create problems for neighboring property owners if the pets are allowed to run at large, trespass onto neighboring property, or cause a disturbance due to excessive barking when left unattended.
13. Repeatedly violating the conditions of approval could render the use incompatible with the surrounding uses and undermine the basis for approving the request. The conditions of approval could include provisions that would allow the permit to be suspended and/or revoked by the Planning Director or his designee in the event the conditions are repeatedly violated. Such action would be subject to review by the Planning Commission at the applicant/owner's expense.
14. Outdoor fire rings, fire places, hot tubs, & spas can lead to late night disruption in neighborhoods where sound seems to carry even more at night and people talk loudly. Smoke from outdoor fires can also be annoying to the occupants of neighboring properties. Staff routinely requires owners and managers to establish hours of use for these types of outdoor facilities to avoid late night use and suggest limiting their use between the hours of 10:00 p.m. & 7:00 a.m.
15. There is a formal process to bring VRDs back before the Planning Commission for reconsideration based on noncompliance with VRD standards & conditions. The City encourages reporting problems with VRDs to the local responsible party and/or owner so problems can be resolved before any City action is required. If there are problems with a VRD that are not being resolved, staff can take actions intended to resolve the issues and can ultimately bring the matter before the Planning Commission if they are not resolved. Prior to review by the Commission, staff works with the owner and/or manager to try and address any noncompliance issues in an effort to address neighboring property owners concerns. Past action by the Commission reiterated that additional conditions should be applied conservatively. They believe staff and the Commission can address additional conditions after a VRD is approved if and when an issue arises, instead of attempting to address every potential concern that may never actually come to fruition.
16. This area was not identified by the City Council or the Planning Commission as a residential area where VRDs should be discouraged due to the destabilizing impacts caused by repetitive property flipping within neighborhoods where the majority of homes are owned by local residents or distinct factors applicable to a defined neighborhood that would conflict with the intent of the Comprehensive Plan & Zoning Ordinance.

CONCLUSION TO CRITERIA #1:

The Vacation Rental Dwelling requirements have been adequately addressed by the applicant and the request can be approved subject to the following list of special and standard conditions of approval:

- 1. Compliance Inspection:** The proposed vacation rental dwelling (VRD) must pass a compliance inspection conducted by the Community Development Department prior to any transient rental. This inspection will verify compliance with all VRD standards and conditions of approval and the applicant is hereby advised that failure to meet certain standards can result in a reduction in the maximum occupancy. The final occupancy will be noted in land use file **(21-060VRD)** and reflected on the City of Seaside Business License. The license is not valid until the appropriate occupancy has been established by the approval of a final compliance inspection by the Community Development Department.

Please be advised the VRD has undergone a preliminary compliance inspection. Any corrections noted during the inspection must be completed and verified prior to transient rental unless an alternative time period for completion is identified for specific items.

- 2. Parking spaces: Three (3) off-street parking spaces (9' X 18' per space) are required on site.** These spaces shall be permanently maintained and available on-site for use by the vacation rental occupants. Vacation Rental Dwelling (VRD) tenants are required to park in the spaces provided on site for the VRD. No on-street parking associated with this VRD is allowed at this location. Vehicles parked at VRDs may not project over the sidewalk and block pedestrian traffic. A parking map shall be posted inside the dwelling for the VRD tenants. **The map must clearly indicate:**

ON-STREET PARKING CANNOT BE USED BY RENTERS. PLEASE USE THE SPACES PROVIDED ON SITE.

Off-Street Parking Area & Access: The required off-street parking area on the applicant's parking map is not fully improved, so it does not conform to the surfacing requirements in the ordinance. The owner must have the off-street parking area improved prior to any transient rental and paved (asphalt, concrete, or alternative surface approved by the Planning Director) in accordance with City requirements within one (1) year from the date of this decision, while maintaining compliance with the open yard area requirements in Condition 5. Failure to complete the paving will require suspension of the rental until such time the improvements are completed.

- 3. Maximum number of occupants: Nine (9) persons over the age of three, no more than ten persons regardless of age.** The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. If the number of occupants is less than the original number requested, it may have been reduced for valid code reasons.
- 4. Applicability of Restrictions:** Properties licensed for VRD use will be expected to adhere to the VRD standards and rules throughout the entire year even when they are not being rented for profit. This will not apply to the dwellings when members of the owner's family are present.
- 5. Open Yard Areas:** Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area that is not

occupied by buildings must be landscaped in some fashion so parking will not dominate the yard.

6. **Local Contact:** Seaside Vacation Homes, 524 N. Roosevelt Dr. as the local contact for the VRD and they can be reached at 503-738-0982. The local contact must be available 24 hours a day to address compliance issues while the property is rented. Upon any change in the local contact, the owner must provide formal notice of the updated contact information to the City and all of the neighboring property owners within 100'. Managers are required to notify the City any time they stop representing a VRD.

Local contact information is available at the Community Development Department (503) 738-7100, City Hall (503) 738-5511, or after business hours at the Seaside Police Department (503) 738-6311.

The local contact must sign a Local Contact Acknowledgement Form that indicates they are aware of the Planning Commission's expectations concerning response to complaints by neighboring residents and maintain a complaint response log that would be made available to the city upon request. The signed form must be returned to the Community Development Department so it can be included in the land use file. An updated form must be submitted by the owner any time a new contact person is established.

7. **Compatibility:** A VRD will be compatible with the surrounding land uses and shall not contribute to excessive parking congestion on site or along adjacent streets.
8. **Exterior Outdoor Lighting:** All exterior lighting must conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This will basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds 450 lumens, the equivalent of a 40-watt incandescent bulb. *This does not apply to any existing outdoor security lighting that is timed for short durations and activated by motion detectors.*
9. **Ordinance Compliance & Solid Waste Pick-up:** All vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection. Weekly solid waste pick-up is required during all months.
10. **Required Maintenance:** It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes, Traveler's Accommodation Statutes, and with the Uniform Housing Code. Owners are hereby advised that Carbon Monoxide detectors must be installed and maintained in all newly established transient rental occupancies.
11. **Permit Non-transferability:** Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she so desires, may apply for a new permit in accordance with City Ordinance.
12. **Business License, Room Tax Requirements, & Revocation for Non-Payment:** A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.

Some web-based booking platforms (Airbnb, VRBO, etc.) collect and remit transient room tax directly to the city on behalf of VRD owners/applicants. It is the responsibility of the owners/applicants that utilize these platforms to report this revenue on their quarterly returns.

- 13. Conflicts & Potential Denial for Non-Compliance:** Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in Zoning Ordinance Section 6.137, Subsection 5 at the applicant's expense. Failure on the applicant's part to meet the standards or conditions will result in modification or denial of the permit.
- 14. Complaints:** Applicants are hereby advised the City Code Compliance Officer routinely follows-up on individual complaints if there is a valid code issue that needs to be addressed by the owner and/or manager of a VRD. Staff does not wait until the occupants of two different residences submit written complaints before they take action to achieve compliance. The VRD complaint procedures are outlined in an attachment to the notice of decision and an electronic complaint form can also be accessed on the City of Seaside's web site:

<https://www.cityofseaside.us/planning-department/webforms/vacation-rental-complaint>

This form should be used to report alleged violations that are not being addressed by the local contact or property manager.
- 15. Time Period for Approval, Required Re-inspection:** This VRD will be subject to an annual compliance inspection (subject to applicable fee) during the second year of operation to ensure it maintains compliance with the VRD policies, conditions of approval, and ordinances applicable at the time of re-inspection. Re-inspection notices will be provided annually to the owner and the local contact. Failure to schedule an inspection or failure to correct any deficiencies identified during the inspection will result in the expiration of the conditional use permit and a new application must be approved prior to obtaining a business license to allow the use. Any new application will be subject to the VRD policies, conditions of approval, and ordinances applicable as of the date the new application is accepted.
- 16. Tsunami Information & Weather Radio:** The owner shall post or otherwise provide a tsunami evacuation map in a conspicuous location within the VRD that clearly indicates "You Are Here". In addition, a NOAA weather radio, with automatic alert capabilities, must be provided in a central part of the VRD along with an informational sheet that summarizes the warning capabilities of the radio in the event of a distant tsunami.
- 17. Grace Period:** If a currently licensed VRD sells to another party, staff is allowed to grant a temporary grace period of not more than 60 days in which current bookings can be cleared without being recognized as a violation. The manager or owner must provide staff with a list of the bookings during the grace period and no additional bookings can be taken during that time.
- 18. Pet Friendly Rental:** If the rental allows pets and they generate complaints related to running at large, trespass onto neighboring property, or causing a disturbance due to

excessive barking; additional restrictions or containment measures will be required by the Planning Director. The additional restriction can include prohibiting pets at this VRD.

19. Repeated Violation of Conditions: As a conditionally permitted use, owners must understand their use is expected to comply with their conditions of approval and they, their local contacts, and/or property managers will be held accountable for addressing compliance issues. Repeated violations will be subject to citations; and if the violations constitute a pattern of disregard or neglect resulting in adverse impacts to the neighboring property owner(s), their permit can be suspended and/or revoked by the Planning Director or his designee. Any such action would be subject to review by the Planning Commission to determine if the use can be reauthorized in the same manner as the original request, but subject to revised conditions. Review by the Commission would be at the applicant's expense based on the review fee applicable to the request at the time of review.

20. Outdoor Fire Rings, Fire Places, Hot Tubs, & Spa Facilities: If these outdoor facilities are provided, their use will only be allowed between the hours of 7:00 a.m. & 10:00 p.m. These hours must be posted along with any other established rules governing use of the amenity. It is recommended the rules include a reminder there should be **NO EXCESSIVE NOISE AT ANY TIME** and renters should be considerate of the residents that live around the rental dwelling they are staying at.

If these hours prove to be insufficient to protect the neighboring property owners from unwanted noise or smoke, they will be further restricted by staff. The additional restriction can include prohibiting use of the outdoor facility entirely by VRD tenants.

FINAL STAFF RECOMMENDATION

Conditionally approve application **21-060VRD** allowing the establishment of a Vacation Rental Dwelling (VRD) with a maximum occupancy of **nine (9) persons over the age of three no more than ten persons regardless of age at 1211 Beach Dr.** This decision can be supported by the Commission adopting the findings, justification statements, and conclusions in this report subject to the previously stated conditions.

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

- This approval will become void one (1) year from the date of decision unless the permit is utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance and any other applicable City of Seaside Ordinances.

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

Attachments: Applicant's Submittal
VRD Density Maps



City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT Lanie Mai	ADDRESS 1 Saratoga, Trabuco Canyon, CA 92679	ZIP CODE
STREET ADDRESS OR LOCATION OF PROPERTY 1211 Beach Drive, Seaside OR 97138		

ZONE R-2	OVERLAY ZONES -	TOWNSHIP 6	RANGE 10	SECTION 21 DB	TAX LOT 17000
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PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

VRD

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.
IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER Lanie Mai	PRINT NAME OF APPLICANT/REPRESENTATIVE Tolan Enterprises Inc DBA Seaside Vacation Homes
ADDRESS 1 Saratoga, Trabuco Canyon, CA 92679	ADDRESS 524 N Roosevelt Dr, Seaside OR 97138
PHONE / EMAIL 7147678806 Laniem07@gmail.com	PHONE AND EMAIL 503-738-0982 egm@seasidevacationhomes.com
SIGNATURE OF PROPERTY OWNER Lanie Mai	SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE <i>Sarah Murdock / dba seaside vacation homes</i> <small>Sarah Murdock / dba seaside vacation homes (Jul 22, 2021 11:14 PDT)</small>

FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

CHECK TYPE OF PERMIT REQUESTED:

- | | | | |
|--|---|---|--|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> NON CONFORMING | <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEMPORARY USE | <input type="checkbox"/> ZONING MAP AMENDMENT |
| <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input checked="" type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL |
| <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> SETBACK REDUCTION | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE 08/06/21	BY J
CASE NUMBER (S) 21-060VRD	
HEARING DATE 9/7/21	P.C. ACTION

OFFICE USE:	
FEE	RECEIPT
DATE FILED	BY

CITY OF SEASIDE
VACATION RENTAL DWELLING (VRD) APPLICATION JUL 22 2021

PAID

The City of Seaside requires approval for short term (less than 30 day) rental as an accessory use of certain types of residential property. These uses are referred to as vacation rental dwellings (VRDs) and they must be approved in accordance with the conditional use provision in Chapter 6.137 of the Seaside Zoning Ordinance (see attached). Although most requests can be reviewed by the Planning Director; in some cases, the requests require a public hearing before the City Planning Commission. In both cases, VRD applicants must provide the following information.

In addressing the following questions, additional information and supporting evidence can be referenced and attached to the submittal.

SUBMITTAL INFORMATION

- 1. **Applicant's Name:** Lanie Mai
- 2. **Mailing Address:** 1 Saratoga, Trabuco Canyon, CA 92679
- 3. **Telephone #:** Home 7147678806, Work 5094323039,
Fax _____, E-Mail Laniem07@gmail.com
- 4. **If the applicant is not the current owner, the applicant must also submit a signed statement from the owner that authorizes the VRD application.**

5. **VRD Street Address:** 1211 Beach Drive, Seaside OR 97138

6. **What is the total number of off-street parking spaces (9' X 18') that will be available for VRD occupant use?** ³ _____ *The VRD ordinance states: One 9' X 18' off-street space will be provided for each bedroom in the unit, but in no event shall fewer than two spaces be provided.*

7. **How many bedrooms are in the dwelling?** ⁴ _____. **Is the applicant requesting that all the bedrooms be used to calculate the maximum occupancy, and if not, how many are being proposed?** ⁴ _____ **Please multiply the last number by three (3) to indicate the requested maximum occupancy for the VRD** ⁹ _____. *The VRD ordinance states: The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom; however, regardless of the number of bedrooms, no more than 10 can be allowed unless the building is protected by an approved sprinkler system. The maximum occupancy, along with good neighbor rules, shall remain posted inside the front door in a conspicuous place. It is the owner's responsibility to ensure the renters are aware of these limitations. The number of overnight renters or the maximum number of occupants may be reduced by the Code Enforcement Officer or Fire Marshal at the time of inspection for valid code reasons.*

8. **All off street parking spaces must be clearly indicated on the applicant's site plan. Will the existing parking spaces or any planned expansion of parking take up more than 50% of the property's yard areas?** No. *The VRD ordinance states: Front, side, and rear yards must maintain a residential appearance by limiting off street parking within yard areas. At least 50% of each yard area which is not occupied by buildings must be landscaped in some fashion so that parking will not dominate the yard.*

9. **Who will be acting as the local responsible party for the VRD owner?**

Name: Tolan Ent Inc DBA Seaside Vacation Homes **Phone #** 503-738-0982 x 2

Address: 524 N Roosevelt Dr, Seaside OR 97138. *The VRD ordinance states: A local responsible party that permanently resides within the county must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding*

ORIGINAL

Handwritten calculations: 20, 500, 730, 950 and a signature "9920".

the operation of the VRD. The owner shall provide the telephone number of the local contact person to the City, and to the immediate neighbors within the notification area (within 100' of the subject property).

10. What is the zone designation of subject property? _____ . The VRD ordinance states: Within the medium density residential (R-2) zones and high density residential (R-3) zones, if more than 20% of the dwelling units within 100' of the subject property are currently licensed for VRD use, a public hearing and review by the Planning Commission is required.

11. Provide a site plan, drawn to scale, which indicates the following: the actual shape and dimensions of the lot, the sizes and locations of buildings and off street parking spaces (existing & proposed). In addition to the site plan, a floor plan(s) must be included which clearly indicates the intended use of all interior areas (e.g. bedrooms, kitchen, living room, storage etc.).

12. The following is a list of standard conditions that apply to VRDs:

- **Vacation rentals must comply with City ordinances regarding noise, smoke, dust, litter, odor, and solid waste collection Weekly solid waste pick-up is required during all months.**
- **Prior to issuance of a vacation rental dwelling permit, the building in question must be inspected and be in substantial compliance with the Uniform Housing Code.**
- **It is the property owner's responsibility to assure that the vacation rental dwelling remains in substantial compliance with Oregon State requirements for the following: Health, Safety, Building, and Fire Codes; and Traveler's Accommodation Statutes, and with the Uniform Housing Code.**
- **Vacation rental dwelling permits are personal in nature and accordingly are not transferable. Upon transfer of the property, the new owner, if he or she desires, may apply for a new permit in accordance with the VRD ordinance.**
- **A City Business License is required and all transient room tax provisions apply to VRD's. The business license must be obtained prior to any rental of the property. Renewals must be made in January of the permit year. If the business license fee or the transient room tax payments are thirty (30) days past due, the VRD Permit will be revoked unless a written extension is granted by the Finance Director.**
- **Upon receipt of two written complaints from two or more occupants of different residences who claim to be adversely affected by the use of the property as a vacation rental dwelling, or by notice from the City Code Compliance Officer that requirements or conditions of approval are not being met, the Planning Department will work with the parties involved to settle any conflicts. If the problems are not resolved, the permit will be reviewed by the Planning Commission as provided in the VRD ordinance. Failure on the applicant's part to meet the standards or conditions will result in denial of the application. This would be in addition to any violation procedures specified in Article 12 of the Seaside Zoning Ordinance.**

Has the owner or the duly authorized applicant read all the standard conditions and answered all of the questions honestly based on their understanding of the VRD request? YES

By signing this application, the applicant is also acknowledging that if the request requires review by the Planning Commission (Ordinance Provision 6.137E), the Applicant or a duly Authorized representative must attend the Public Hearing.

Applicant's Signature , **Date:** Jul 20, 2021

-----**For Office Use Only**-----

At the time of submittal, the applicant must pay the annual business license fee based on the proposed occupancy of the VRD: 1-5 occupants \$475.00, 6-10 occupants \$500.00, 11+ occupants 550.00. This fee must be accompanied by a one time filing fee of \$20.00.

In addition to the business license fee, a \$430.00 planning review fee must be submitted with this application. If the surrounding density of VRDs (see question 10) requires a Planning Commission review, an additional fee of \$240.00 must be paid before staff will schedule the public hearing to review the application.

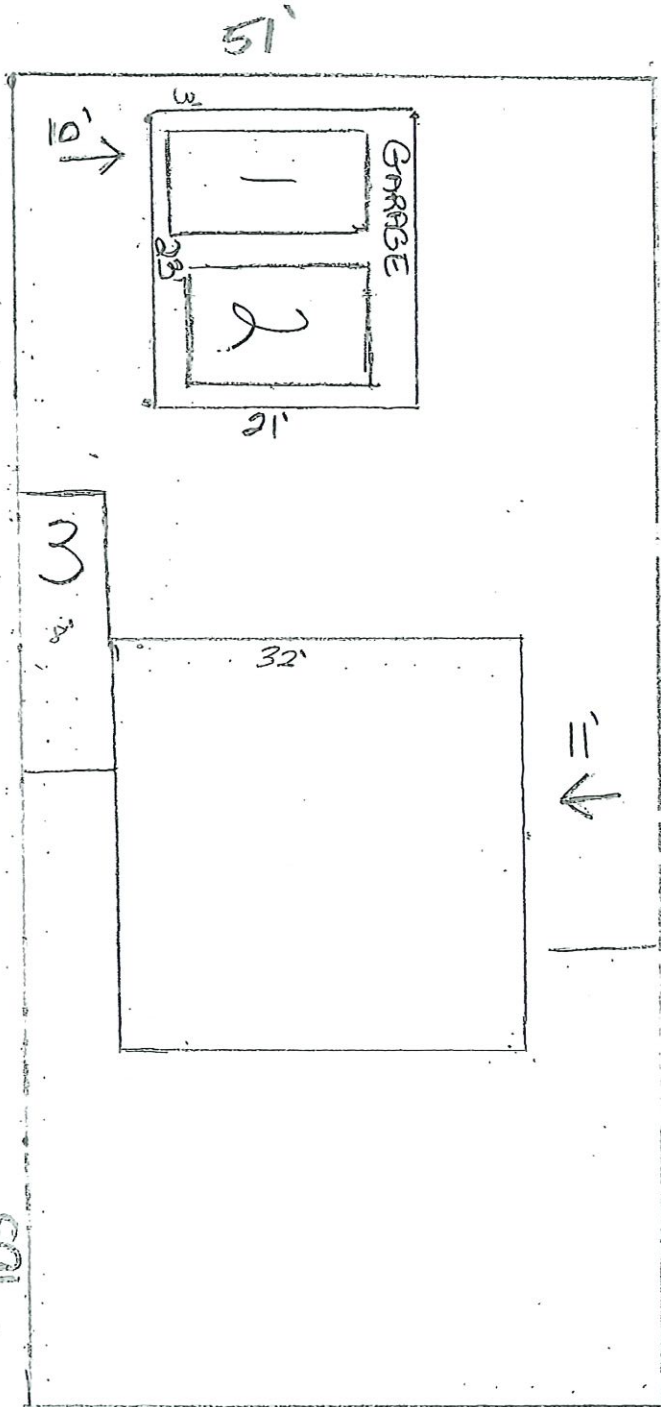
If the VRD application is not approved, only the business license fee will be refunded.

Submittal Date: 7/27/21 Amount Paid: 950 to city HAH

1211 Beach Dr.

3' = 1 sq

PARKING PROPOSAL 1



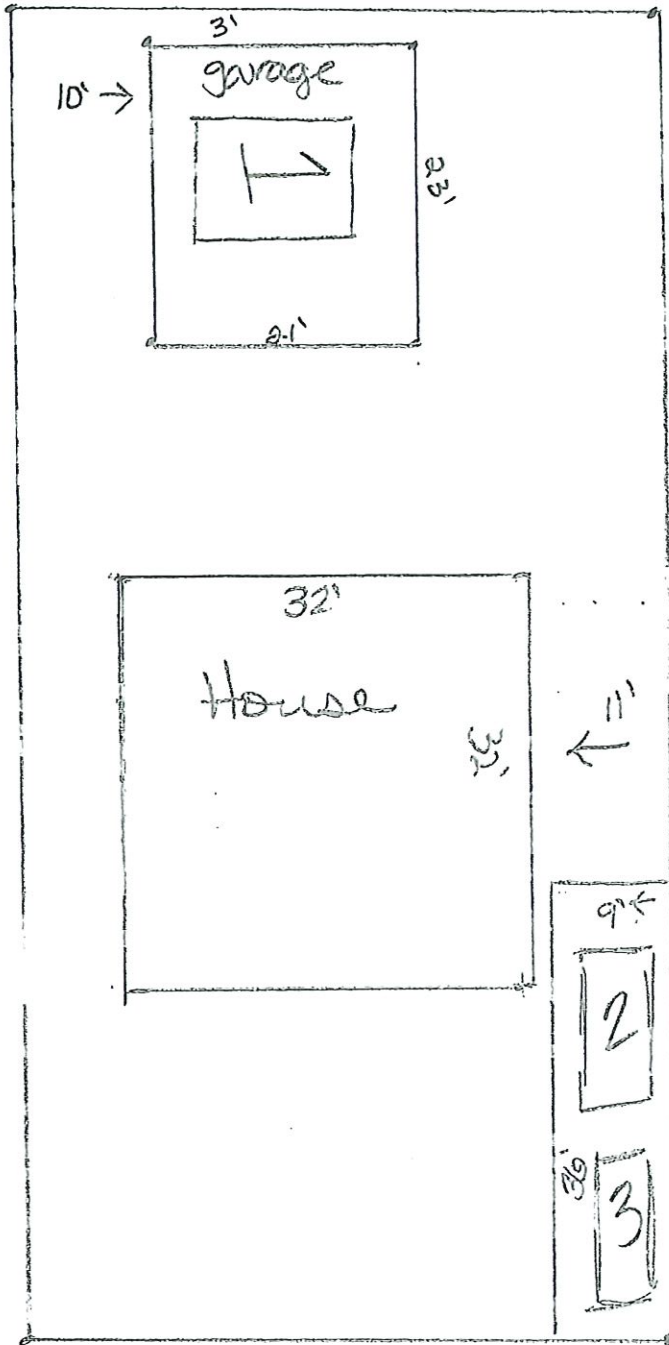
AVI I

BEACH DR.

3 = 1 sq

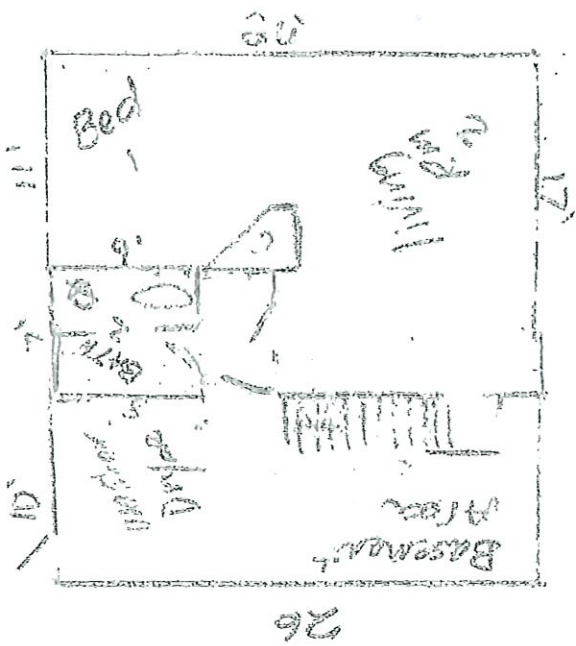
1211 Beach Dr.
PARKING PROPOSAL 2

AVE L.

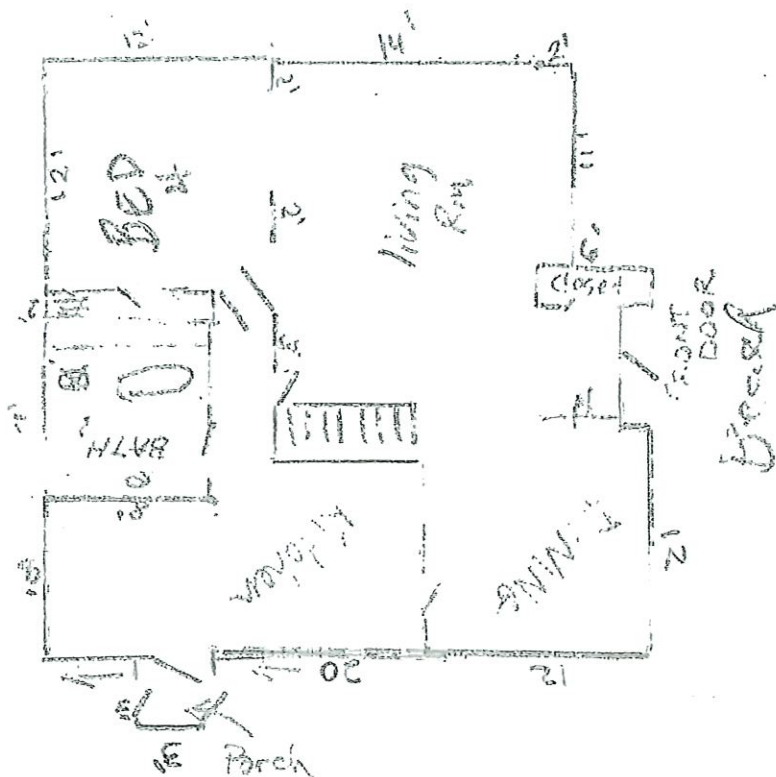


BEACH DR

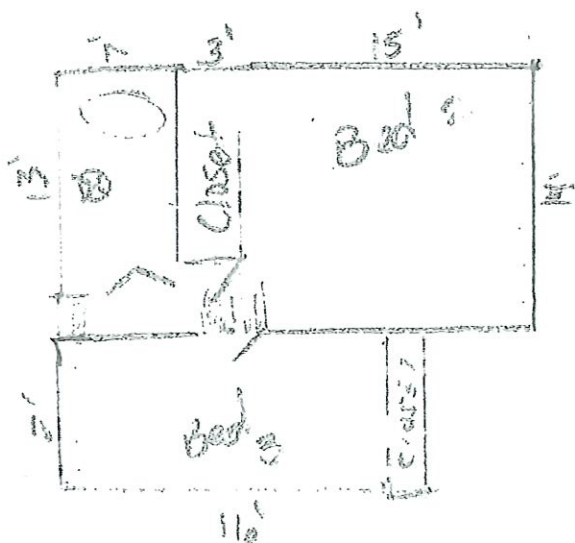
BOTTOM FLOOR



MAIN FLOOR

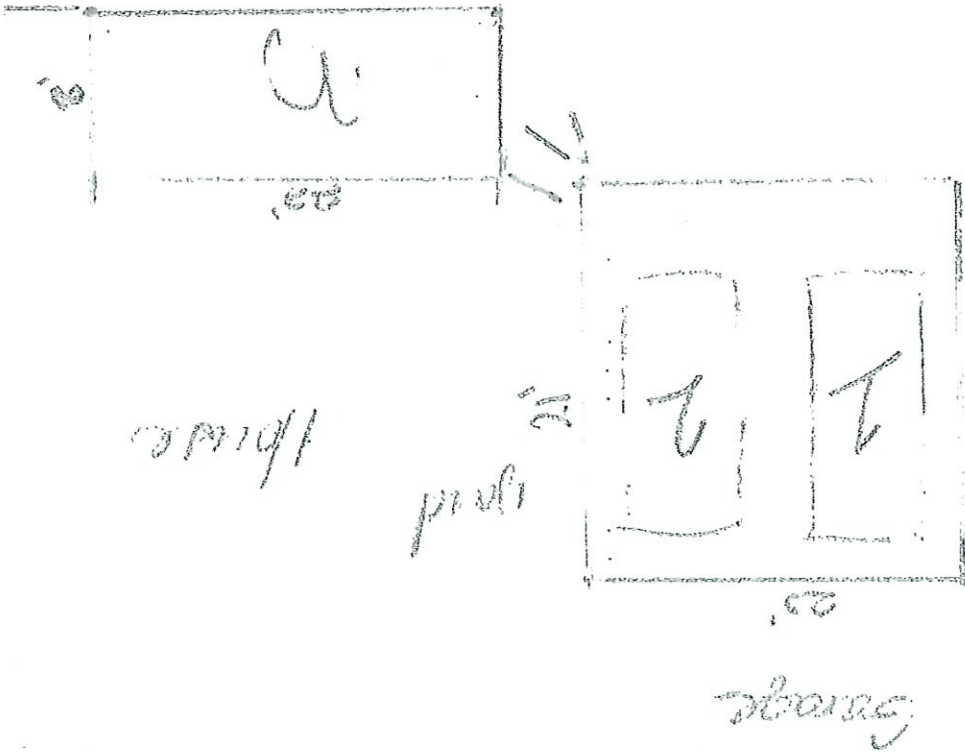


TOP FLOOR



PARKING

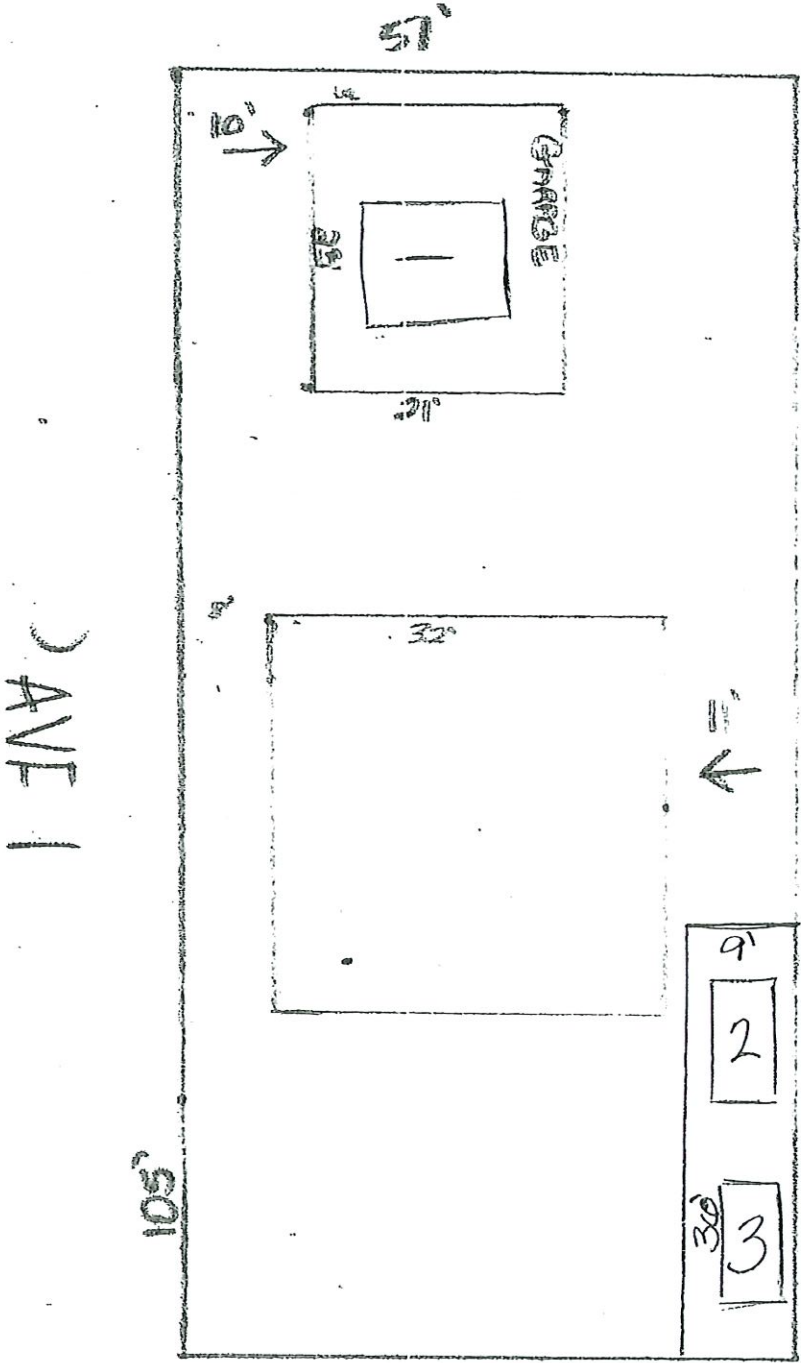
Ave L



1211 BEACH DR

PARKING PROPOSAL 2

3' = 1 sq

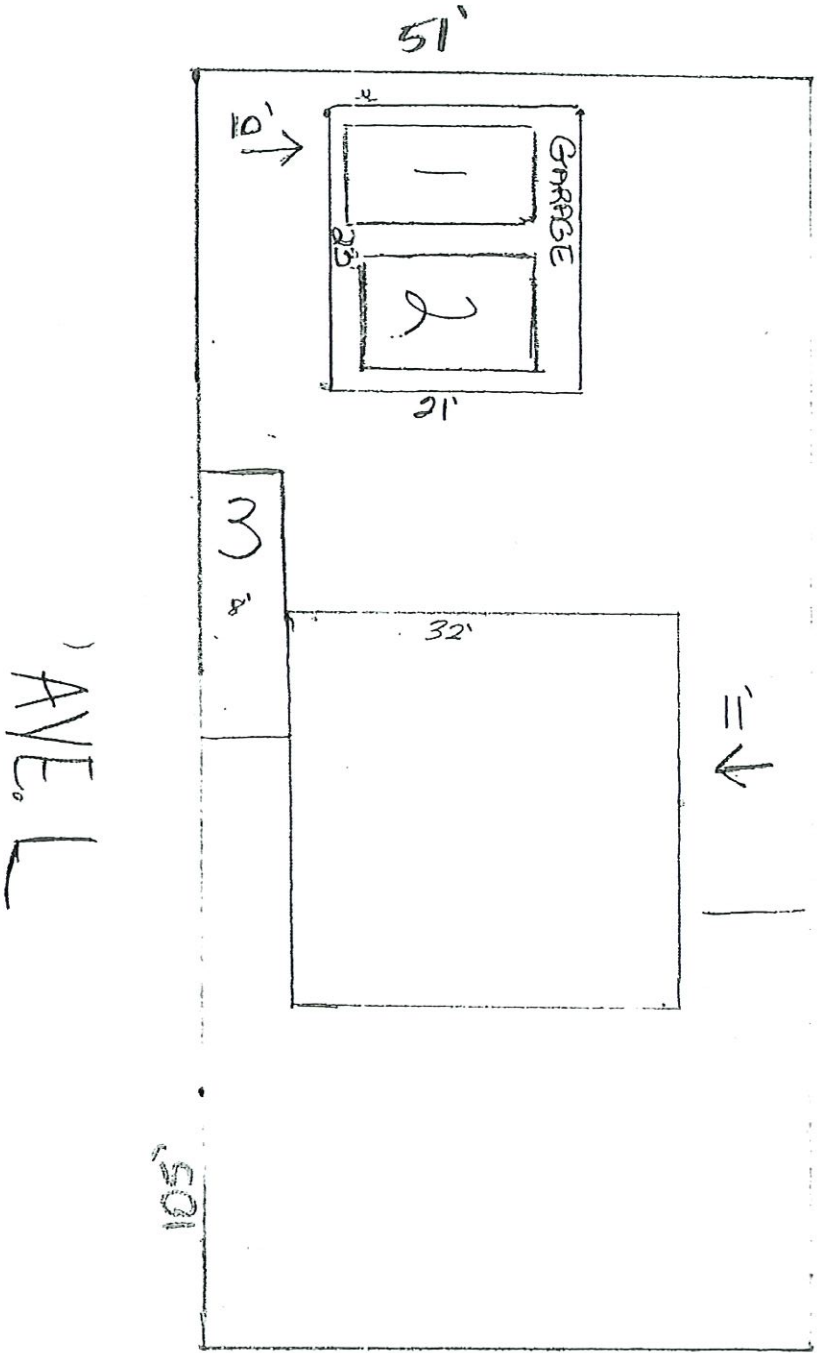


BEACH DR

1211 Beach Dr.

3' = 1 sq

PARKING PROPOSAL 1



BEACH DR.

Density Analysis 1211 Beach Dr

1	61021DB14501	1160 S Columbia	16	61021DB14400	1171 S Columbia
2	61021DB14600	Vacant Tax Lot 14600	17	61021DB14401	1131 S Columbia
3	61021DB14700	1165 Beach	18	61021DB14500	1140 S Columbia
4	61021DB14800	1149 Beach	19	61021DB14502	1120 S Columbia
5	61021DB15201	Vacant Tax Lot 15201	20	61021DB14900	1117 Beach
6	61021DB15300	1164 Beach	21	61021DB15000	1116 Beach
7	61021DB15401	1176 Beach	22	61021DB15500	1131 S Prom
8	61021DB15701	1210 Beach	23	61021DB15200	1145 S Prom
9	61021DB15900	1231 S Prom	24	61021DB15301	1161 S Prom
10	61021DB16900	Vacant Tax Lot 16900	25	61021DB15400	1175 S Prom
	61021DB17000	1211 Beach	26	61021DB15100	1132 Beach
11	61021DB17100	1221 Beach Dr	27	61021DB15700	1211 S Prom
12	61021DB17200	1231 Beach	28	61021DB16800	Vacant Tax Lot 16800
13	61021DB17304	1230 S Columbia	29	61021DB15800	1221 S Prom
14	61021DB17600	1220 S Columbia	30	61021DB17202	1241 Beach
15	61021DB17700	1210 S Columbia	31	61021DB17300	1266-1267 S Beach
			32	61021DB17302	1240 S Columbia
			33	61021DB17305	1260 S Columbia
			34	61021DB17800	1261 S Columbia
			35	61021DB17802	1211 S Columbia
			36	61021DB17803	1251 S Columbia
			37	61021DB17804	1231 S Columbia

5 / 15 = 33.3%

Density as of 08/06/21

11 / 37 = 29.7%

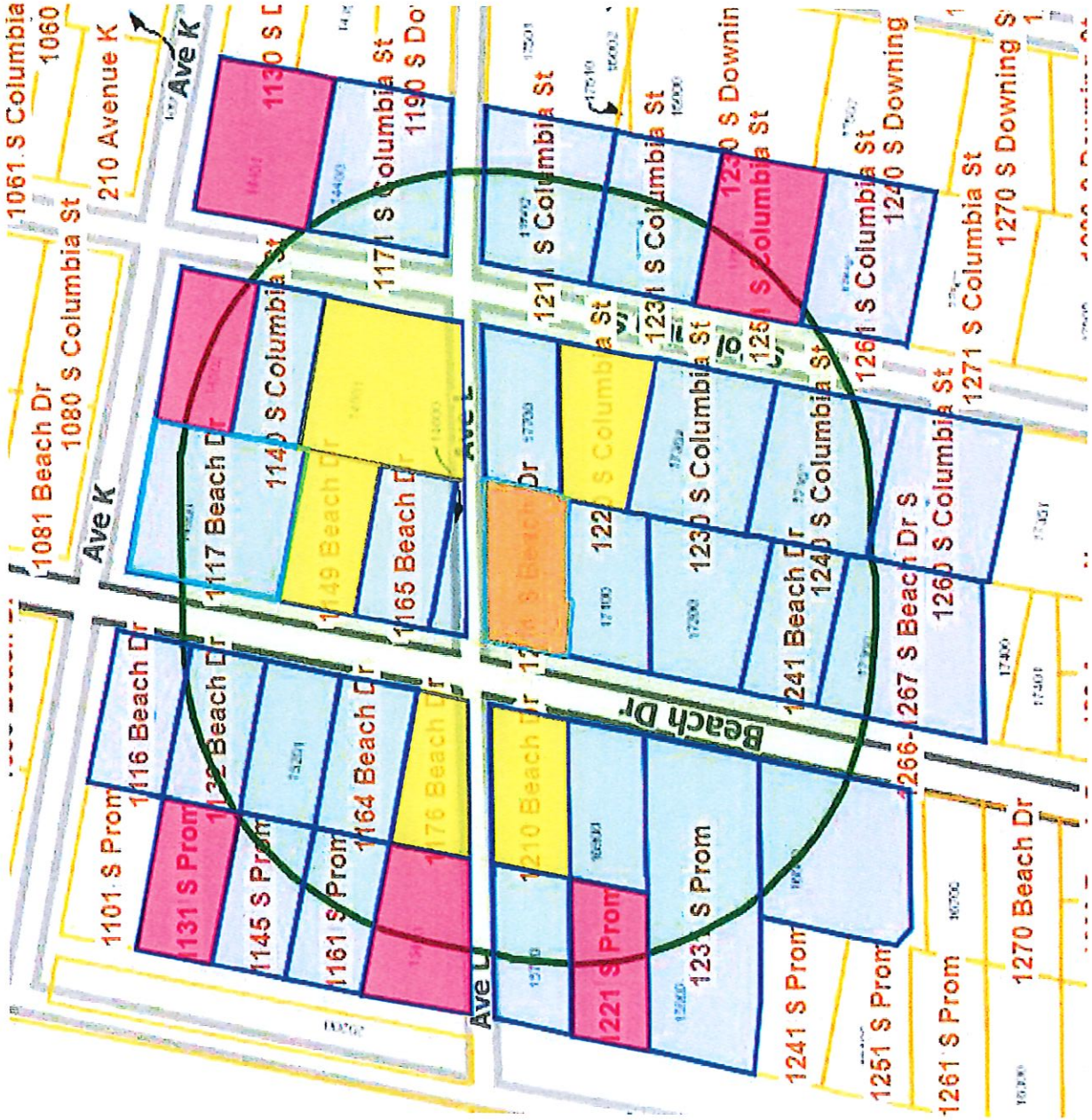
Applicant

Existing VRD
100'

Existing VRD
200'

1211 Beach 200' Density Analysis

11 / 37 = 29.7%



CITY OF SEASIDE STAFF REPORT

To: Seaside Planning Commission
From: Planning Director, Kevin Cupples
Date: August 24, 2021 for Public Hearing on September 7, 2021
Owners/ Sunset Ridge, LLC, P.O. Box 86100, Portland, OR 97286
Applicant: Mark Mead, Mead Engineering, 89643 Ocean Dr. Warrenton, OR 97146 97138
Location: T6-R10-S22AB-TL# 8100, Tract G of Vista Ridge, located north of the intersection of Hemlock St. and Aldercrest St.
Subject: Planned Development 21-061PDSUB allowing the creation of a 17 lot subdivision for residential development and one large open space tract.

REQUEST:

The applicant is requesting approval of a planned development that will allow the subject property to be subdivided into 17 residential development lots and create one large open space tract that will not be developed. The subject property is identified as Tract G of the Vista Ridge subdivision (T6-R10-S22AB-TL# 8100) and the Low Density Residential (R1) zoned property is approximately 6.62 acres in size.

The property is located north of the Sunset Hills subdivision and south of the first phase of the Vista Ridge subdivision that extended Forest Drive. The proposed access to the development would be provided by extending the north end of Hemlock St. beyond the intersection of Aldercrest St. by creating Hemlock Ct. and Fern Ct. The total tract is approximately 6.62 acres in size and the proposed development lots range in size from 6,943 sq. ft. to 14,825 sq. ft. The proposed open space tract will be approximately 1.93 acres and that accounts for just over 29% of the total square footage of the property.

DECISION CRITERIA, FINDINGS, AND CONCLUSIONS:

The following is a list of the decision criteria applicable to the request. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. These statements may be adopted by the Planning Commission to support their conclusions along with conditions which are necessary to ensure compliance with the Seaside Zoning Ordinance. Although each of the findings or justification statements specifically apply to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

REVIEW CRITERIA #1: Section 3.115 A Planned Development Permit may be granted by the Planning Commission only if it is found that the development conforms to all the following criteria as well as to the Planned Unit Development Regulations in Sections 3.110 through 3.114:

1. That the location, design and size are such that the development can be well integrated with its surroundings. In the case of a departure in character from surrounding uses, the location and design will adequately reduce the impact of the development.

2. That the location, design, size, and uses are such that traffic generated by the development, can be accommodated safely and without congestion on existing or planned arterial, collector or local streets. Commercial developments will not be served solely by local streets.

3. That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or planned facilities and services.

4. That the location, design, size and uses will result in an attractive, healthful, efficient and stable environment for living, shopping or working.

FINDINGS & JUSTIFICATION STATEMENTS:

1. Mailed Notice Request Summary: **21-061 PDSUB**: A Planned Development Subdivision request by Sunset Ridge, LLC, represented by Mark Mead. The subject property (T6-R10-S22AB-TL# 8100) is located north of the intersection of Hemlock St. and Aldercrest St. and it is approximately 6.62 acres in size. The subject property is zoned Low Density Residential (R1) and the request will allow the creation of 17 lots for residential development and one large open space tract. The proposed development lots range in size from 6,943 sq. ft. to 14,825 sq. ft. and the open space tract will be approximately 1.93 acres. The access would be provided by extending the north end of Hemlock St. through the creation of Hemlock Ct. and Fern Ct.

2. The applicant's supporting evidence and preliminary plan are adopted by reference. The applicant's submitted information is summarized as follows:

- a. The applicant plans to divide the 6.62 acre subject property into 17 residential development lots and intends to create one open space tract that is approximately 1.93 acres.
- b. The site is served by sanitary sewer from the northern side of the site and domestic water from the eastern sunset hills area. Power, telco, tv, and gas will also be served from the Sunset Hills area.
- c. Storm drainage will be directed into the existing drainage ways that are currently fed by storm water from Sunset Hills. These drainages flow down to the creek that separates this site from the original Vista Ridge development.
- d. Each development lot will have frontage on a newly developed extension of Hemlock Street and a secondary access road identified as Fern Court. The proposed Hemlock Court street right of ways is 50' wide with a travel surface 26' wide with sidewalk on one side that will extend to end of a cul-de-sac. Fern Court is 25' wide and it extends to a hammerhead turnaround. It crosses two drainages and provides access to four lots.
- e. The new street grades range from 2% to 10%.

- f. A four foot wide walking path is being proposed that would extend from the cul-de-sac down to tie in with a walkway on the south side of Susanne Elise.
 - g. A 30' wide easement is proposed along the existing drainages and that will provide a 15' setback for any structures built on the proposed lots.
 - h. Each home would be provided with an NFPA-13D fire sprinkler system.
 - i. The current zone allows for 5 dwelling units per acre so the 6.62 acre property has a development potential that would allow 33 dwelling units. A total of 17 are proposed.
 - j. The standards in the zone call for 10,000 square foot lots with an average lot width of at least 70' at the building line. Due to the topography of the site, some smaller lot sizes and widths are being requested in recognition of providing a 1.93 acre open space lot.
 - k. Although standard setbacks are proposed, increased lot coverage from 35% to 40% is being requested based on the topography and smaller lots which is consistent with the requirements in the medium density residential (R-2) zone.
 - l. A geotechnical investigation and geohazard report has been prepared for the site by Mead Engineering and it does not indicate the site is unsuitable for the proposed 17 lot subdivision.
3. The applicant's proposal is an attempt to make use of vacant R-1 zoned development land that has topographic challenges while reserving a large portion of the property for undeveloped open space.
4. The site is sufficient size to allow for a planned development and it is only planned for the development of single family dwellings.
5. All of the property is currently under single ownership. The subsequent land division would create individual lots that would be developed independent of each other by the purchasers.
6. The ownership of the open space area is not specified. It would need to be under common ownership and control of a home owners association established for the subdivision.
7. The applicant has a certified engineer that has designed the subdivision and provided a geotechnical report for the property.
8. The property owner has not certified the talents of a state licensed architect or landscape architect will be utilized in the planning process for the development. These services could be required by the property owner as a matter of design review for any future development on the subsequent lots or be required by any home owners association created for oversight of any future development. Currently, there are no specific building or landscaping plans included with the proposed subdivision.
9. The plan does not indicate whether or not Fern Court will be a public or private road and it is assumed Hemlock Court will be a public street.

10. The TSP calls for local streets to have right of way width between 34' and 40' with a travel way of 24'-30'. If there is no 5' wide shoulder provided, a 5' wide sidewalk is required on both sides.
11. Neither of the proposed streets have the required sidewalks on both sides required by the land division ordinance. This would require the Commission to approve a variance for the sidewalks based on the topographic limitations of the site.
12. The standard right of way width for Fern Court could be approved by the Planning Commission if they are satisfied the land divider has shown the existing topography, small number of lots served, and probably future traffic justify a narrower width.
13. Topographic factors and limited access were used to justify the narrow private street at the top of Vista Ridge and Thompson Falls. Similar factors were also used to justify the sidewalks on one side of the public streets and no sidewalks on the private roads.
14. On-street parking limitations are not addressed in the applicant's plan.
15. The Seaside Fire Department has indicated the travel surface of Fern Court will need to be at least 26' wide and they have identified areas that must be red curbed for fire lanes. Fire flows have not been identified and those will be subject to their requirements based on the understanding that sprinkler systems will be required for all future structures.
16. Finished grades and proposed building envelopes are not shown on the applicant's plans. These would need to be provided on a revised plan to provide details concerning development of future streets and lots.
17. The proposed method and treatment of drainage crossings have not been clearly indicated on the submittal. Although they do not show up on the Clatsop County Webmaps, any modifications to the existing drainages could require permits from the Department of State Lands (DSL). Although DSL and the Tillamook Office for ODFW will be notified of the request, additional details concerning the proposed drainage crossings and treatment of runoff will need to be provided to the City and forwarded to these agencies for review and comment prior to any decision. The crossings features must also be addressed in the Geologic Hazard Mitigation Plan prepared for the development.
18. Vegetation buffers along the southern and western property lines are not mentioned in the applicant's request. Buffering between two residential subdivisions may not be necessary; however, the Commission can require buffering to improve the compatibility with existing adjacent uses.

REVIEW CRITERIA #2: Section 7, the tentative plan shall contain the following information:

- 1. Proposed name, date, north point and scale of drawing.**
- 2. Location of the subdivision sufficient to define its location and boundaries and a legal description of the tract boundaries.**
- 3. Name and address of the subdivider.**
- 4. Appropriate identification of the drawing as a tentative plan.**
- 5. Name, business address and number of the registered engineer or licensed surveyor who prepared the plan of the proposed subdivision.**

6. The locations, names, widths, approximate radii of curves and grades of all existing and proposed streets and easements in the proposed subdivision and along the boundaries thereof, and the names of adjoining platted subdivisions and portions of the subdivisions as shall be necessary to show the alignment of streets and alleys therein with the streets and alleys in the proposed subdivision.
7. Names of the record owners of all contiguous land.
8. The approximate location and character of all existing and proposed easements and public utility facilities except water and sewer lines in the subdivision or adjacent thereto.
9. The location and approximate dimensions of each lot and each to be numbered.
10. Setback lines, if any, proposed by the subdivider.
11. The outline of any existing buildings and their use, showing those which will remain.
12. Contour lines where the data is made available by the City.
13. The location of at least one temporary benchmark within the subdivision boundaries.
14. City boundary lines crossing or bounding the subdivision.
15. Approximate location of all areas subject to inundation or storm water overflow and the location, width, high water elevation flood flow and direction of flow of all watercourses.
16. Any areas proposed to be cut or filled or otherwise graded or protected from flooding.
17. If impractical to show on the tentative plan, a key map showing the location of the tract in relationship to section and township lines and to adjacent property and major physical features such as streets, railroads & water courses.
18. Streets to be held for private use shall be so indicated and all reservations or restrictions relating to such private streets are fully described.

FINDINGS & JUSTIFICATION STATEMENTS:

19. The submitted plan will need to be updated in order to address the previously identified items and the Commission's expectations concerning modified street designs and buffering.
20. Traffic control signage and proposed lighting have not been addressed in the request and this information should be provided for review by the Public Works Director and the Commission.

CONCLUSION & STAFF RECOMMENDATION

This staff report identifies a number of items that need to be clarified and/or additional information that needs to be provided by the developer before the Commission considers making a final decision. Therefore, staff has not prepared a formal recommendation at this time, other than to suggest the Commissioners review the overall development plan, hear any relevant public testimony, and prepare a list of any

additional information that may need to be provided to the Commission before they make a formal decision.

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

Attachments:

- Applicant's Submittal
- Request Summary
- Current & Proposed Mapping
- Geologic Hazard Mitigation Report
- Preliminary Fire Department Comments
- Preliminary Public Works Director Comments



City of Seaside, Planning Department

989 Broadway, Seaside, OR 97138 (503) 738-7100 Fax (503) 738-8765

Land Use Application

Kevin Cupples, Director

PLEASE PRINT OR TYPE

NAME OF APPLICANT <i>Sunset Ridge LLC</i>	ADDRESS <i>PO Box 86100 Portland OR</i>	ZIP CODE <i>97286</i>
STREET ADDRESS OR LOCATION OF PROPERTY <i>Aldercrest & Hemlock Seaside OR</i>		

ZONE	OVERLAY ZONES	TOWNSHIP	RANGE	SECTION	TAX LOT
<i>R-1</i>		<i>6N</i>	<i>10W</i>	<i>22AB</i>	<i>0100</i>

PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

Develop vacant parcel into 17 lots

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.
IF ADDITIONAL SPACE IS NEEDED OR SUPPLEMENTAL INFORMATION IS REQUIRED PLEASE ATTACH)

OWNER:	APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):
PRINT NAME OF PROPERTY OWNER <i>Sunset Ridge LLC</i>	PRINT NAME OF APPLICANT/REPRESENTATIVE <i>Mark Mend</i>
ADDRESS <i>PO Box 86100 Portland OR</i>	ADDRESS <i>89643 Ocean Dr Warrenton OR</i>
PHONE / FAX / EMAIL <i>503-440-2630</i>	PHONE / FAX / EMAIL <i>503-738-2538</i>
SIGNATURE OF PROPERTY OWNER <i>[Signature]</i>	SIGNATURE OF APPLICANT/REPRESENTATIVE <i>[Signature]</i>

FOR CITY USE ONLY - DO NOT WRITE BELOW THIS LINE

CHECK TYPE OF PERMIT REQUESTED:

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> CONDITIONAL USE | <input type="checkbox"/> NON CONFORMING | <input type="checkbox"/> SUBDIVISION | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input checked="" type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> TEMPORARY USE | <input type="checkbox"/> ZONING MAP AMENDMENT |
| <input type="checkbox"/> MAJOR PARTITION | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input type="checkbox"/> VACATION RENTAL | <input type="checkbox"/> APPEAL |
| <input type="checkbox"/> MINOR PARTITION | <input type="checkbox"/> SETBACK REDUCTION | <input type="checkbox"/> VARIANCE | <input type="checkbox"/> |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE <i>8/6/21</i>	BY <i>JAS</i>
CASE NUMBER (S) <i>21-061 SUB</i>	
HEARING DATE <i>9/7/21</i>	P.C. ACTION

OFFICE USE:	
FEE <i>670.00</i>	RECEIPT <i>17703</i>
DATE FILED <i>8.6.21</i>	BY <i>Anne</i>

PAID
670.00 17703
8.6.21

Anne McBride

From: steve ackley <steve.ackley55@gmail.com>
Sent: Friday, August 6, 2021 2:10 PM
To: cdadmin@cityofseaside.us
Subject: Sunset Ridge LLC

To whom it may concern:

As representative for Sunset Ridge, LLC

I hereby authorize Mark Mead to sign the application for development.

Pam will call with a credit card for payment.

Thank you

Steve

--

[Steve Ackley](#)

Mead Engineering
89643 Ocean Drive, Warrenton, Oregon 97146
Ph. 503-738-2538
mark@meadeng.com

**Vista Ridge #2
Proposed 17 lot subdivision
For
Sunset Ridge LLC**

5 August 2021



EXPIRES 12/31/2022

Tax Lot 8100
Tax Map 6-10-22AB

Mark M. Mead
Professional Engineer Oregon 12181, Hawaii 7492, Washington 49698
Geotechnical Engineer Oregon 12181
Professional Land Surveyor Oregon 2259
Oregon Structural Inspector #2555SIA
Oregon Structural Plans Examiner #2554PEA
OIC-OR Inspector Certification #OIC2587

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Land Size 6.62 acres

Located north of the intersection of Aldercrest and Hemlock Street in the Sunset Hills area of Seaside, Oregon.

Current Zoning: R-1

Project Parcel: This is the un-developed tract 'G' of the Vista Ridge subdivision located east of Wahanna Road in the City of Seaside, Oregon. This parcel is separated from the original Vista Ridge subdivision by a creek. This site is located on the west side of the creek and will be accessed for the Hemlock and Aldercrest street intersection in the Sunset Hills area of Seaside, Oregon.

A boundary and topographic survey were completed by CKI surveying of Gearhart with the development of the original Vista Ridge subdivision. This parcel is currently covered with native trees and small under brush. The site is proposed to be cleared by Custom Excavation of Astoria, Oregon a division of Trails End Recovery. The major trees will be removed from the lot areas with the branches and stumps ground into chips.

This site is served by sanitary sewer from the northern side of the site and domestic water from the eastern sunset hills area. Power, telco, tv and gas will also be served from the sunset hills area. Storm drainage will be directed into the existing drainage swales that are fed by storm water from the Sunset Hills area. These drainage areas flow down to the creek that separates this site from the original vista ridge area.

This parcel is proposed to be divided up into 17 single family home lots and a 1.93-acre open space area. Lots will range in size from 6,943 sqft to 14,825 sqft. Lots 1-7 will be located along the eastern portion of the site. These lots will range for 50' to 85 feet wide. The back of these lots will have a steep slope down to the creek that separates this parcel from the original Vista Ridge subdivision. Lots 8 & 9 will be accessed from the northern end of the new cul-de-sac. Lots 10,11,16 & 17 will be located on the western side of the new street. A narrow roadway with a fire truck turn around heading west from the new street will provide access to lot 12 – 15. The

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new street grades will range from 2-10% slopes. A 30-foot-wide easement area is proposed along the storm drainage areas. This will also provide for a setback of the proposed houses to be a minimum of 15' from the creek storm drainage areas.

The new main street will have a 50' wide right of way with a 26' wide paved street with curbs on both sides of the street and a 5' sidewalk on the east side of the street. This is the same street width and sidewalk option as is currently in the Thompson Falls subdivision area of Seaside. The side street serving the four lots would be located in a 25' wide right of way with a 20' wide paved surface. This is the same as the very top end of Forest drive in the original Vista ridge subdivision. A four-foot-wide walking path is being proposed from the end of the cul-de-sac down the hill to the north in the location of the sanitary sewer line which would connect into the walkway located on the southside of the Suzanne Elise facility.

This property is not located in a flood zone and is located outside above of the Tsunami zone.

A requirement that each of the homes has an NFPA-13D fire sprinkler system is also being proposed.

The current zoning of this property is R-1. This zoning allows for 5 dwelling units per acre. With 6.62 acres this would allow for a total of 33 homes to be developed on this site. A total of 17 homes is being proposed.

Standards: lot size 10,000 sqft, lot width 70'

Due to the topography of the site the size is being requested to be lowered to a minimum of 6,943 sqft with a minimum lot width of 50'. This still allows for homes on each lot and obtaining the standard zoning setbacks. An open space is being provided of 1.93 acres.

Density: The over density allowable is 5 units per acre. The density proposed is 2.58 units per acre.

Front yard setback: 20 feet

Side yard setback: 5 feet except on corner lots one side to be 10 feet per zoning.

Rear yard setback: 15 feet

Additional setback: 15 feet to the drainage swales and creeks through the site

Height Restriction: 35 feet per zoning

Lot Coverage: Due to the topography an increase from the allowable 35% to 40% as allowed in the R-2 zoning.

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Vista Ridge #2
Proposed 17 lot subdivision
For
Sunset Ridge LLC

Geotechnical Investigation
And
Geohazard Report

6 August 2021



EXPIRES 12/31/2022

Tax Lot 8100
Tax Map 6-10-22AB

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6 August 2021

Sunset Ridge LLC
PO Box 86100
Portland, Or 97286

Re: Geotechnical Investigation and Geohazard Report
Tax Lot 8100, Tax Map 6-10-22AB
Seaside, Oregon

Mead Engineering LLC is pleased to submit to you the findings of our onsite investigation for the tax lot stated above located in the city of Seaside, Oregon.

The purpose of this report is for the development of 17 lots on this 6.62-acre site. The site has been reviewed for surface and subsurface soil conditions for the development of this site. A total of four test pits have been dug on the site.

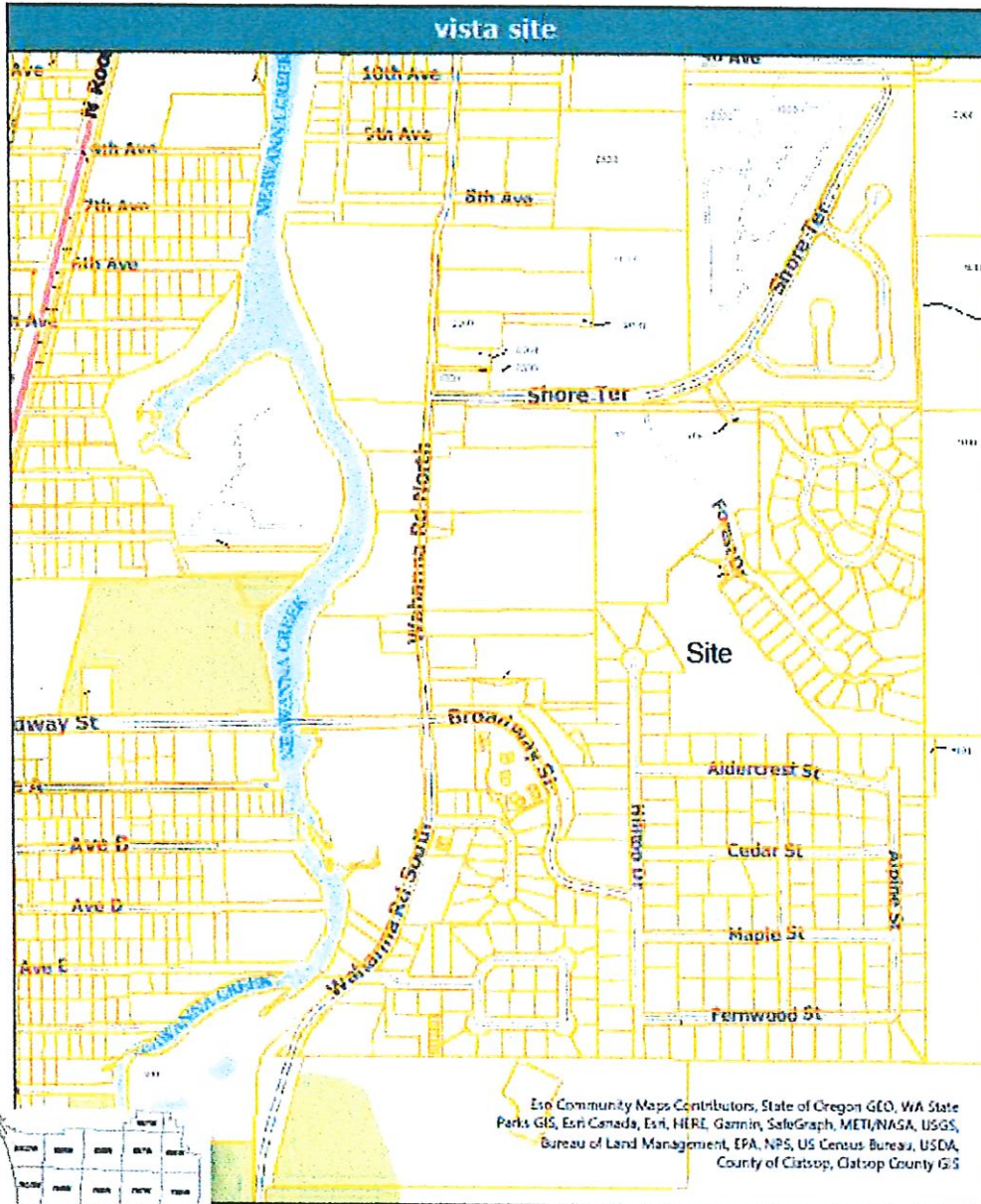
This is the un-developed tract 'G' of the Vista Ridge subdivision located east of Wahanna Road in the City of Seaside, Oregon. This parcel is separated from the original Vista Ridge subdivision by a creek along its east side. This site is located on the west side of the creek and will be accessed for the Hemlock and Aldercrest street intersection in the Sunset Hills area of Seaside, Oregon.

A boundary and topographic survey were completed by CKI surveying of Gearhart with the development of the original Vista Ridge subdivision. This parcel is currently covered with native trees and small under brush. The site is proposed to be cleared by Custom Excavation of Astoria, Oregon a division of Trails End Recovery. The major trees will be removed from the site with the branches and stumps ground into chips. The area along the creek will not have all of the trees removed.

This site is served by sanitary sewer from the northern side of the site and domestic water from the eastern sunset hills area. Power, telco, tv and gas will also be served from the sunset hills area. Storm drainage will be directed into the existing drainage swales that are fed by storm water from the Sunset Hills area. These drainage areas flow down to the creek that separates this site from the original vista ridge area.

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Esri Community Maps Contributors, State of Oregon GEO, WA State Parks GIS, Esri Canada, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, County of Clatsop, Clatsop County GIS



Clatsop County

0.2 mi



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

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This parcel is proposed to be divided up into 17 single family home lots and a 1.93-acre open space area. Lots will range in size from 6,943 sqft to 14,825 sqft. Lots 1-7 will be located along the eastern portion of the site. These lots will range for 50' to 85 feet wide. The back of these lots will have a steep slope down to the creek that separates this parcel from the original Vista Ridge subdivision. Lots 8 & 9 will be accessed from the northern end of the new cul-de-sac. Lots 10,11,16 & 17 will be located on the western side of the new street. A narrow roadway with a fire truck turn around heading west from the new street will provide access to lot 12 – 15. The new street grades will range from 2-10% slopes. A 30-foot-wide easement area is proposed along the storm drainage areas. This will also provide for a setback of the proposed houses to be a minimum of 15' from the creek storm drainage areas.

A single-family home is being proposed for each lot at the completion of the subdivision development. Each home plan and lot shall be reviewed separately in more detail at the time of construction for each lot. It is assumed that the homes will be one or two story tall and will have a concrete foundation with wood frame walls and roof structure above. They shall meet the current building codes at the time of construction along with the 135-mph exposure 'B' wind loading. A bearing value of 1500 psf shall be allowed for each lot without further investigation.

Since most of the lots only have 4-8 feet of fall across the building area it is assumed that only minor excavation and filling will be required for the foundation construction.

Soils

An onsite review of the site has been completed along with four test pits dug with a small excavator. It is assumed that no building will be occurring in the steep slope area adjacent to the creek along the eastern boundary of the site. The other drainage swales on the site will also have the buildings setback a distance of 15 feet from the center of these drainage areas. Also, adjacent property reports and general knowledge of the adjacent home sites has been reviewed.

The subsurface site conditions were obtained from the four test pits dug on the site and evaluations of adjacent home sites over the years as they have been developed. All of the test pits except pit #1 were dug to a depth of 7 feet. Test pit number 1 was dug only to 5 feet.

The surface top soils ranged from 6-12 inches of organic dark brown soft silty loam soil. Below this was a layer of brown stiff moist clayey silt soils to a depth of 3 to 4 feet. Below this the soil is light tan moist clayey silt, sandy soils. No ground water was encountered but I would assume

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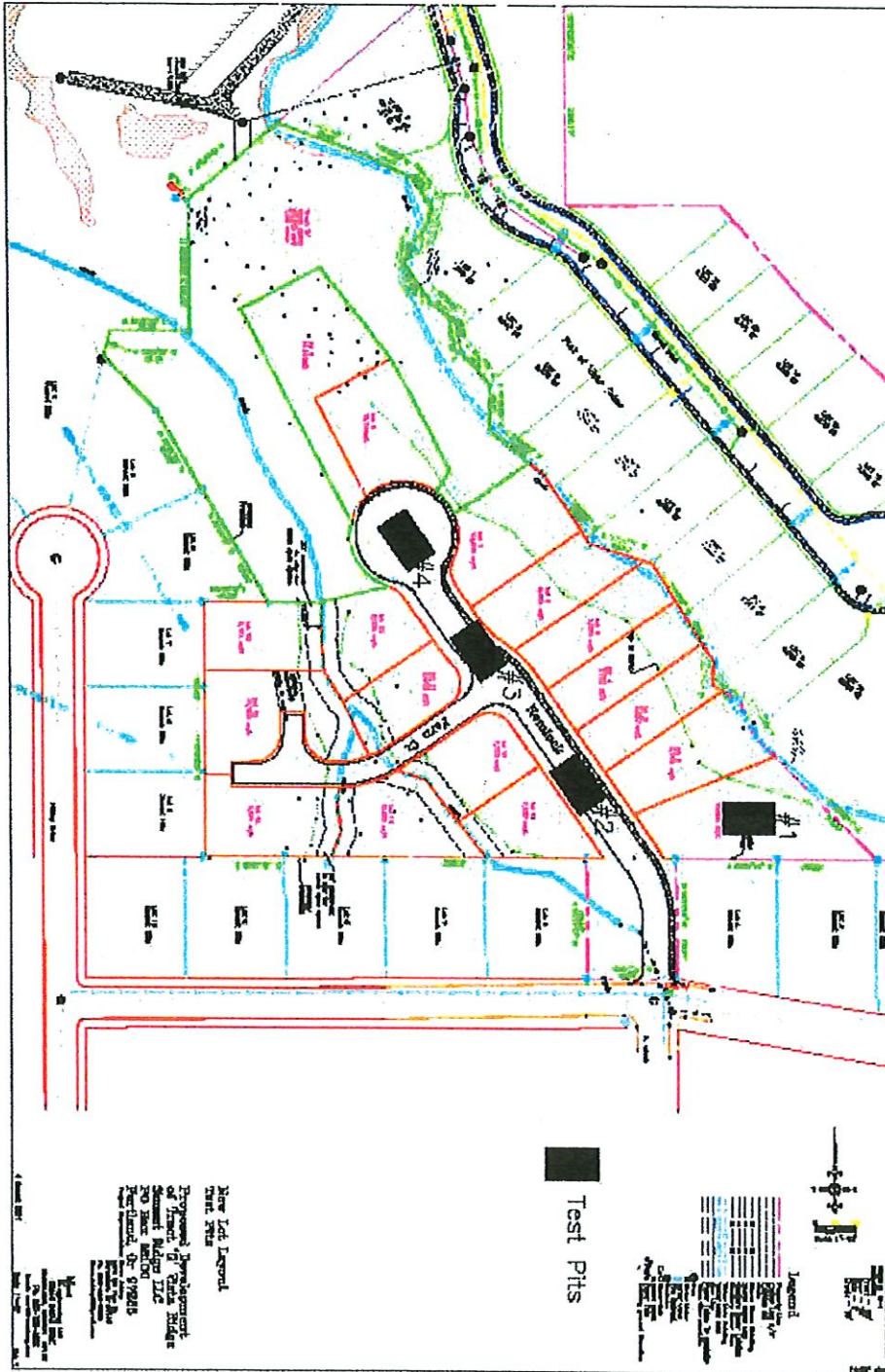
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that ground water may be encountered near the drainage areas. Test pit #1 was stopped at a depth of 5 feet. At this point the soil turned to a pit run rock clay mix that was very hard to excavate. This same rock formation has been encountered on the east side of the creek. I would expect the rear section of the east lots along the top of the creek swale to have this same formation at about the same depth.

Soil Bearing value 1500 psf

Footings: 6" deep and 12" wide footings with 2-#4 rebar's for one story and 8" deep and 16" wide for two story. Footing shall bear on the existing sand soils.

Point loadings shall not exceed 2000 psf bearing pressures.

Footing Cover: The cover over the new footing shall be a minimum of 6" of soil over the top of the footing.

Rain Drains: All rain drains to be directed away from the foundation to the drainage swales or street. They shall not be directed over the steep slope to the east creek area.

Backfill: Foundation to be back filled as soon as possible once completed. The backfill shall be completed with the soils stored onsite or imported material. Backfill material shall be seeded with grass seed as soon as possible to prevent erosion.

Erosion Control: Soil areas left exposed shall be covered with straw and seeded with grass. Silt fencing, compost berms or straw bales shall be used on the downhill sides of excavations and stock piles to prevent soil erosion. Cut slopes shall have grass seed placed on them as soon as possible after final shaping. Other vegetation may be planted on them to help prevent erosion and stabilize surface soils.

Cut Slopes

Any cut slopes shall be shaped to a final slope of 1.75:1 or flatter. The surface of all cut slopes shall be covered with grass or other vegetation. Slopes steeper than 1.75:1 shall have a rock ballast installed as approved by the engineer.

Retaining Walls

Any retaining walls installed on the site shall be engineered assuming a soil weight of 120 lbs/cuft. A sliding resistance of 0.35 should be used unless crushed rock is placed under the wall. Then this factor maybe increased to acceptable engineering factors.

New Underground Utilities

The new underground utilities installed on the site shall be backfilled above the pipe zone with crushed rock in the street areas and native clay soils compacted in place outside of the street areas.

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Street Pavement Sections

The new paved roadway shall have crushed rock base over 3" minus rock base. A total of 12" of rock shall be placed prior to paving the street. The street asphalt shall be a minimum of 3" thick placed in one lift. All street and underground utilities in the street right of way area shall meet the city of Seaside and APWA standards.

Steep Slope area

The steep slopes along the eastern boundary of the site that go down to the creek bed shall not be built upon. The homes maybe placed within 5 feet of the top of these slopes as long as the footing is buried into the soil a depth to make a maximum bearing slope of 45 degrees from the bottom of the footing out to the face of the slope.

Earthquakes

Oregon coastal property owners are advised that there is now abundant evidence for a series of geologically earthquakes. The building codes have raised the level of earth quake hazards from a level of zone 2 in 1976 to a level of zone 3, category II. Liquefaction of dune sands may be induced by seismic activity. This seismic activity may occur in the next 500 to 1000 years according the USGS agency. Due to the fine grain, clayey soils a significant earthquake could cause significant damage to structures on this site and the surrounding area. The structure shall be designed to the state of Oregon Building codes. The site is located above the tsunami area and structures may still become damaged if a significant wave does hit this coastal area. The owners shall be aware of the tsunami warning and evacuation routes for this area. This area of Clatsop County was faced with a tidal wave in the 1960's and the fore dune area deflected it but it did go up the Necanicum and Neawahana estuaries.

A regional seduction zone earthquake nearby in the Pacific Ocean has a 15 to 50 percent chance of occurring in the next 50 to 100 years. A large earthquake in the magnitude of 6.0 or more could trigger the old deep seeded slides in this area. An earthquake of a large magnitude will probably damage buildings in this area along with most of the other structures in the county. A large near shore earthquake near the beaches of Clatsop County will probably produce a tsunami wave which will enter the Necanicum River and its estuary areas. Local small flooding may occur on property below this site. If this happens access to the site may be cut off from the rest of the surrounding area of the county.

This letter and recommendations shall only apply to this site for the construction of new 17 lots and general construction of the future residential buildings as shown on the preliminary plat of

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mark@meadeng.com

Vista Ridge 2. No warranties shall be implied or expressed. If any changes are made to these recommendations, then the engineer shall be consulted. This letter and recommendations have been prepared based upon a reasonable budget and assumed methods of construction.

The services performed by the engineer for this project have been conducted with that level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

We sincerely appreciate the opportunity to be of service to you on this project. Should you have any questions concerning the information presented herein, please call.

Respectfully Submitted,

Mark M. Mead PE, PLS, CWRE
Mead Engineering

PE Oregon #12181, Hawaii #7492-C, Washington 49698

GE Oregon #12181

PLS Oregon #2259

Certified Water Rights Examiner #178

Class 'A' Oregon Structural Inspector #2555



EXPIRES 12/31/2022

Mark M. Mead

Professional Engineer Oregon 12181, Hawaii 7492, Washington 49698

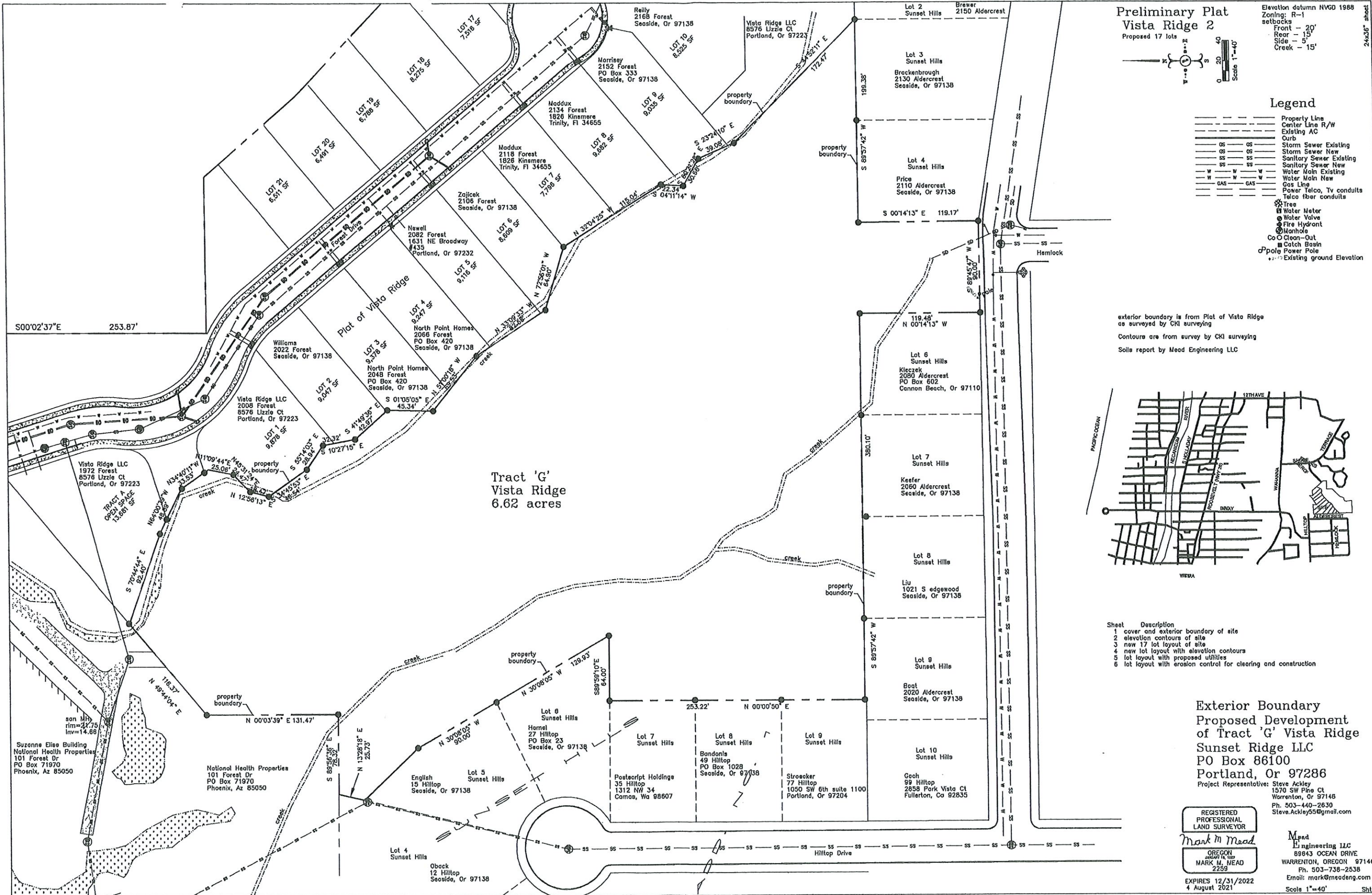
Geotechnical Engineer Oregon 12181

Professional Land Surveyor Oregon 2259

Oregon Structural Inspector #2555SIA

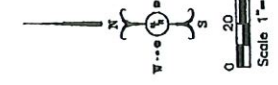
Oregon Structural Plans Examiner #2554PEA

OIC-OR Inspector Certification #OIC2587



Preliminary Plat
Vista Ridge 2
 Proposed 17 lots

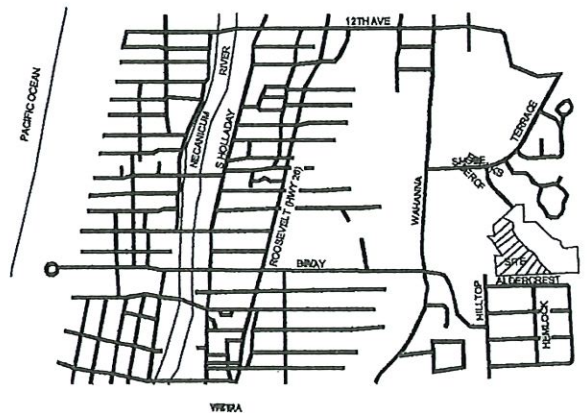
Elevation datum NVGD 1988
 Zoning: R-1
 setbacks: Front - 20'
 Rear - 15'
 Side - 5'
 Creek - 15'



Legend

- Property Line
- - - Center Line R/W
- Existing AC
- Curb
- OS OS Storm Sewer Existing
- OS OS Storm Sewer New
- SS SS Sanitary Sewer Existing
- SS SS Sanitary Sewer New
- W W Water Main Existing
- W W Water Main New
- GAS GAS Gas Line
- Power Telco, Tv conduits
- Telco fiber conduits
- Tree
- Water Meter
- Water Valve
- Fire Hydrant
- Manhole
- Co Clean-Out
- Catch Basin
- Power Pole
- Existing ground Elevation

exterior boundary is from Plat of Vista Ridge as surveyed by CKI surveying
 Contours are from survey by CKI surveying
 Soils report by Mead Engineering LLC



Tract 'G'
Vista Ridge
6.62 acres

- Sheet Description
- 1 cover and exterior boundary of site
 - 2 elevation contours of site
 - 3 new 17 lot layout of site
 - 4 new lot layout with elevation contours
 - 5 lot layout with proposed utilities
 - 6 lot layout with erosion control for clearing and construction

Exterior Boundary
Proposed Development
of Tract 'G' Vista Ridge
Sunset Ridge LLC
PO Box 86100
Portland, Or 97286
 Project Representative: Steve Ackley
 1570 SW Pine Ct
 Warrenton, Or 97145
 Ph. 503-440-2630
 Steve.Ackley55@gmail.com

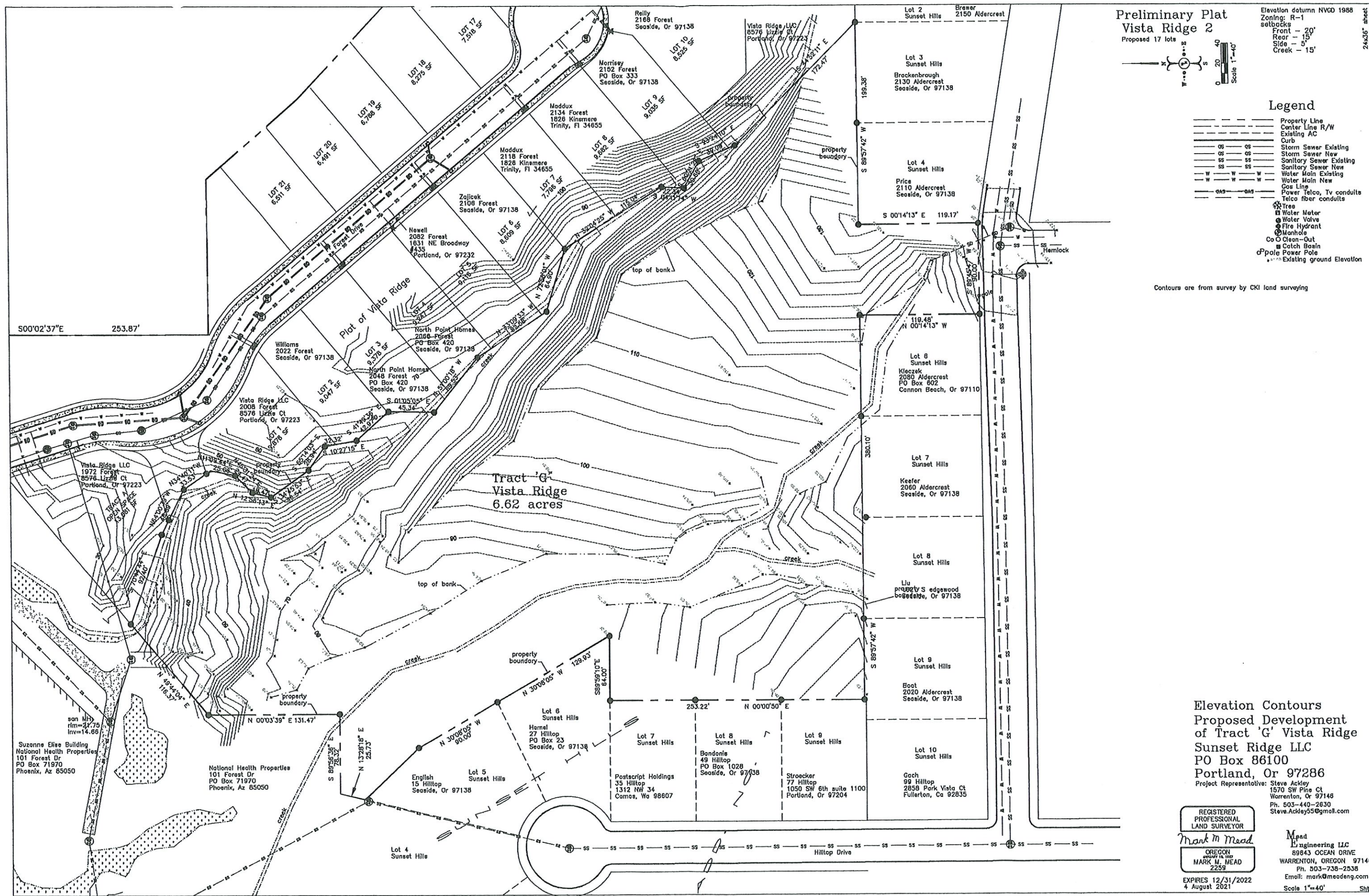
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Mark M Mead
 OREGON
 LAND SURVEYOR
 MARK M. HEAD
 2259

EXPIRES 12/31/2022
 4 August 2021

Mead
 Engineering LLC
 89843 OCEAN DRIVE
 WARRENTON, OREGON 97146
 Ph. 503-738-2538
 Email: mark@meadeng.com

Scale 1"=40' Sht 1



**Preliminary Plat
Vista Ridge 2**
Proposed 17 lots

Elevation datum NWGD 1988
Zoning: R-1
Setbacks:
Front - 20'
Rear - 15'
Side - 5'
Creek - 15'

Scale 1"=40'

Legend

---	Property Line
---	Center Line R/W
---	Existing AC
---	Curb
OS OS	Storm Sewer Existing
SS SS	Storm Sewer New
SS SS	Sanitary Sewer Existing
SS SS	Sanitary Sewer New
W W	Water Main Existing
W W	Water Main New
G G	Gas Line
P P	Power Telco, Tv conduits
F F	Telco fiber conduits
Tree	Tree
Water Meter	Water Meter
Water Valve	Water Valve
Fire Hydrant	Fire Hydrant
Manhole	Manhole
Co Clean-Out	Co Clean-Out
Catch Basin	Catch Basin
Pole Power Pole	Pole Power Pole
Elevation	Existing ground Elevation

Contours are from survey by CKI land surveying

**Elevation Contours
Proposed Development
of Tract 'G' Vista Ridge
Sunset Ridge LLC
PO Box 86100
Portland, Or 97286**

Project Representative: Steve Ackley
1570 SW Pine Ct
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Ph. 503-440-2630
Steve.Ackley55@gmail.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark M Mead

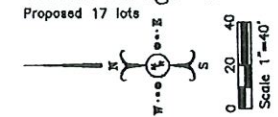
OREGON
REGISTERED LAND SURVEYOR
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Scale 1"=40' Sht 2

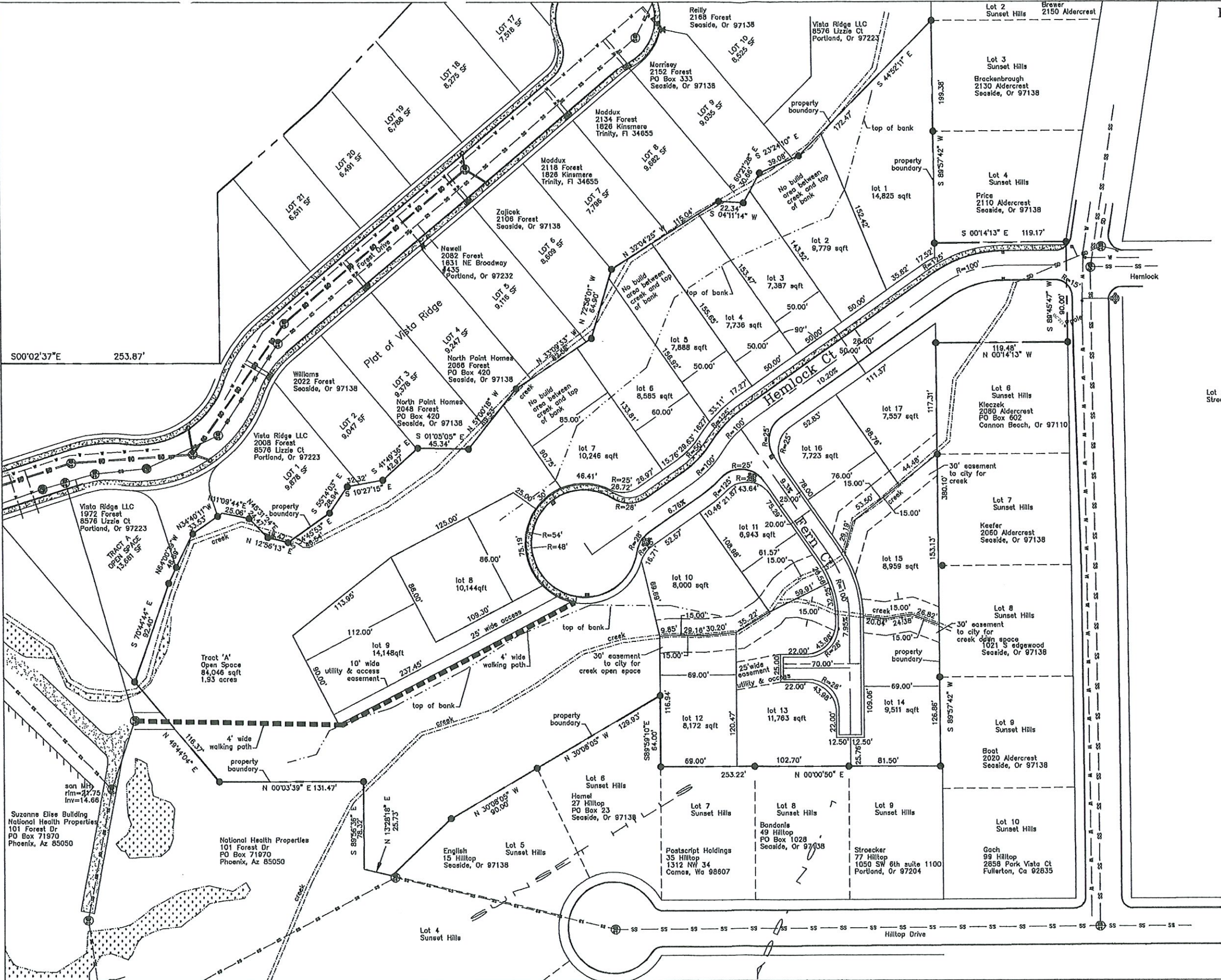
Preliminary Plat
Vista Ridge 2



Elevation datum NVGD 1988
Zoning: R-1
 setbacks
 Front - 20'
 Rear - 15'
 Side - 5'
 Creek - 15'

Legend

- Property Line
- Center Line R/W
- Existing AC
- Curb
- Storm Sewer Existing
- Storm Sewer New
- Sanitary Sewer Existing
- Sanitary Sewer New
- Water Main Existing
- Water Main New
- Gas Line
- Power/Telco, TV conduits
- Telco fiber conduits
- Trees
- Water Meter
- Water Valve
- Fire Hydrant
- Manhole
- Clean-Out
- Catch Basin
- Power Pole
- Existing ground Elevation



Lot sizes range from 8,943 sqft to 14,825 sqft
Street to have a sidewalk only on one side

New 17 Lot Layout
Proposed Development
of Tract 'G' Vista Ridge
Sunset Ridge LLC
PO Box 86100
Portland, Or 97286

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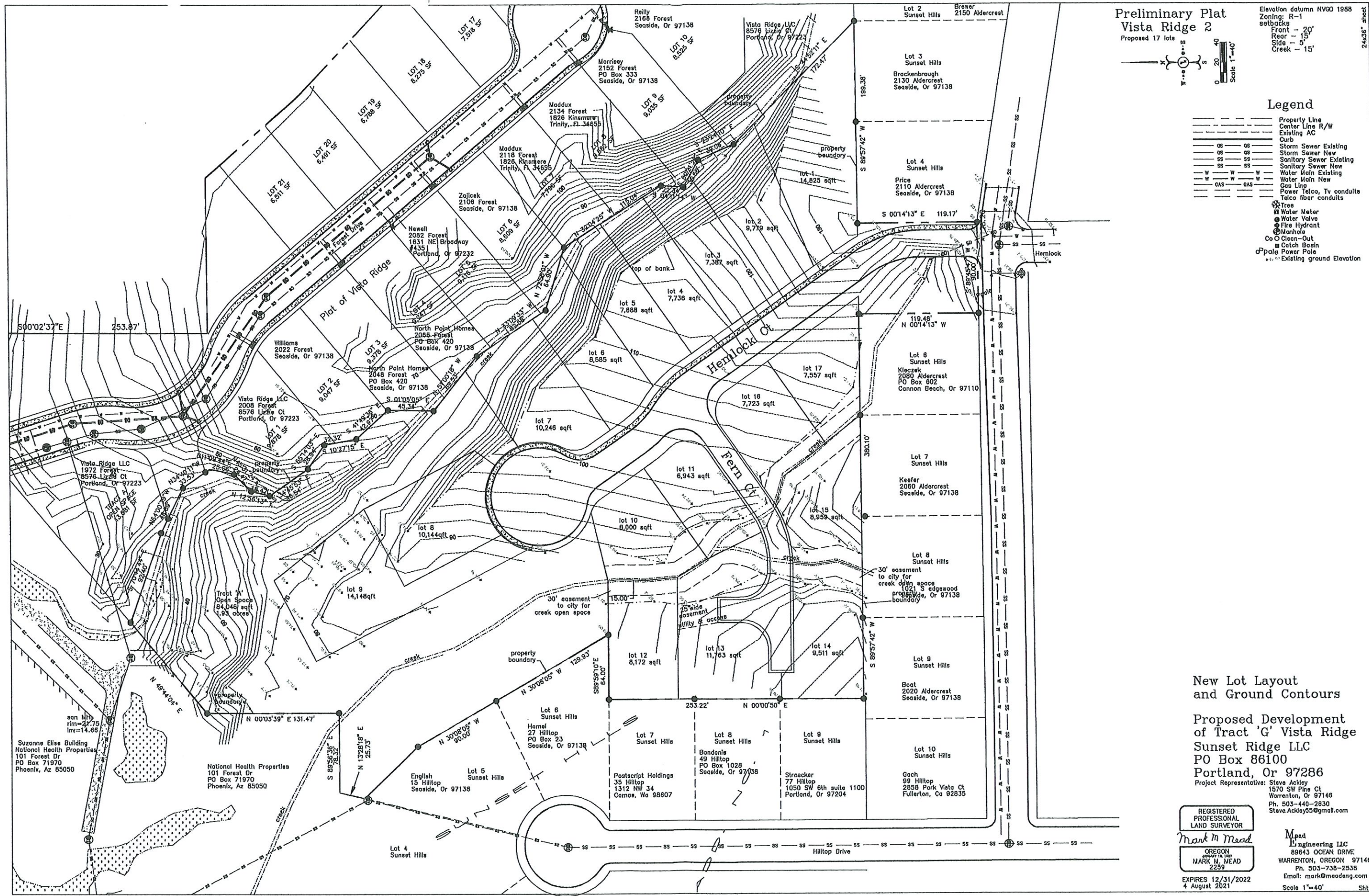
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PROFESSIONAL
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OREGON
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EXPIRES 12/31/2022
4 August 2021

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Scale 1"=40' Sht 3



Preliminary Plat
Vista Ridge 2
 Proposed 17 lots

Elevation datum NVGD 1988
 Zoning: R-1
 setbacks:
 Front - 20'
 Rear - 15'
 Side - 5'
 Creek - 15'

Scale 1"=40'

Legend

---	Property Line
---	Center Line R/W
---	Existing AC
---	Curb
OS OS	Storm Sewer Existing
SS SS	Storm Sewer New
SS SS	Sanitary Sewer Existing
SS SS	Sanitary Sewer New
W W	Water Main Existing
W W	Water Main New
GAS GAS	Gas Line
---	Power Telco, Tv conduits
---	Telco fiber conduits
⊙	Tree
⊙	Water Meter
⊙	Water Valve
⊙	Fire Hydrant
⊙	Manhole
⊙	Co Clean-Out
⊙	Catch Basin
⊙	Power Pole
⊙	Existing ground Elevation

New Lot Layout and Ground Contours

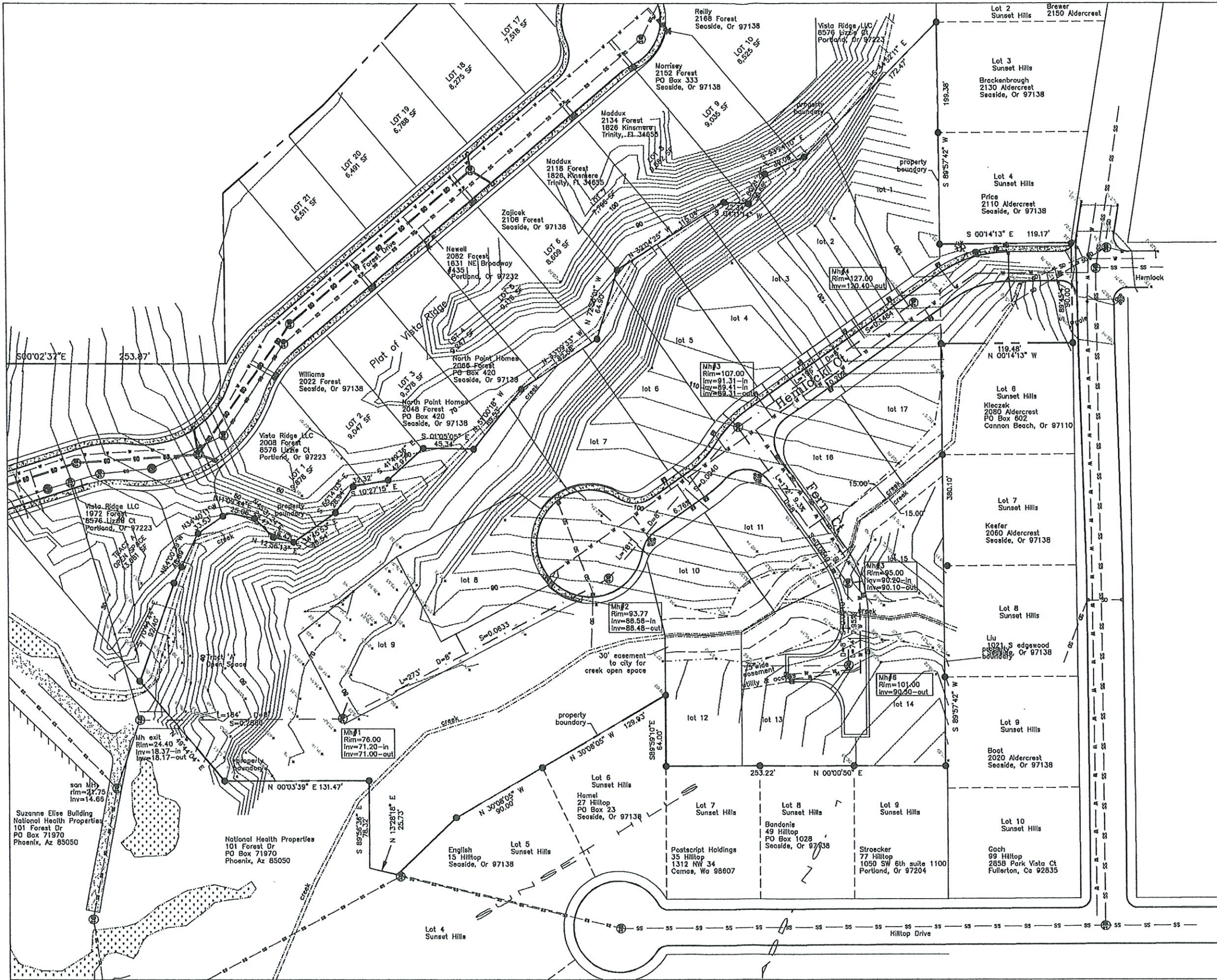
Proposed Development of Tract 'G' Vista Ridge
 Sunset Ridge LLC
 PO Box 86100
 Portland, Or 97286

Project Representative: Steve Ackley
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 Warrenton, Or 97146
 Ph. 503-440-2830
 Steve.Ackley55@gmail.com

REGISTERED PROFESSIONAL LAND SURVEYOR
Mark M Mead
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 MARK M. MEAD
 2259

Mead Engineering LLC
 69643 OCEAN DRIVE
 WARRENTON, OREGON 97146
 Ph. 503-738-2538
 Email: mark@meadeng.com

EXPIRES 12/31/2022
 4 August 2021



Preliminary Plat
Vista Ridge 2
 Proposed 17 lots

Elevation datum NVGD 1988
 Zoning: R-1
 setbacks
 Front - 20'
 Rear - 15'
 Side - 5'
 Creek - 15'

Scale 1"=40'

Legend

---	Property Line
---	Center Line R/W
---	Existing AC
---	Curb
SS	Storm Sewer Existing
SS	Storm Sewer New
SS	Sanitary Sewer Existing
SS	Sanitary Sewer New
W	Water Main Existing
W	Water Main New
GAS	Gas Line
---	Power Telco, Tv conduits
---	Telco fiber conduits
Tree	Tree
Water Meter	Water Meter
Water Valve	Water Valve
Fire Hydrant	Fire Hydrant
Manhole	Manhole
Co Clean-Out	Co Clean-Out
Catch Basin	Catch Basin
Power Pole	Power Pole
Existing ground Elevation	Existing ground Elevation

New Lot Layout
With
Proposed Utilities

Proposed Development
of Tract 'G' Vista Ridge
Sunset Ridge LLC
PO Box 86100
Portland, Or 97286

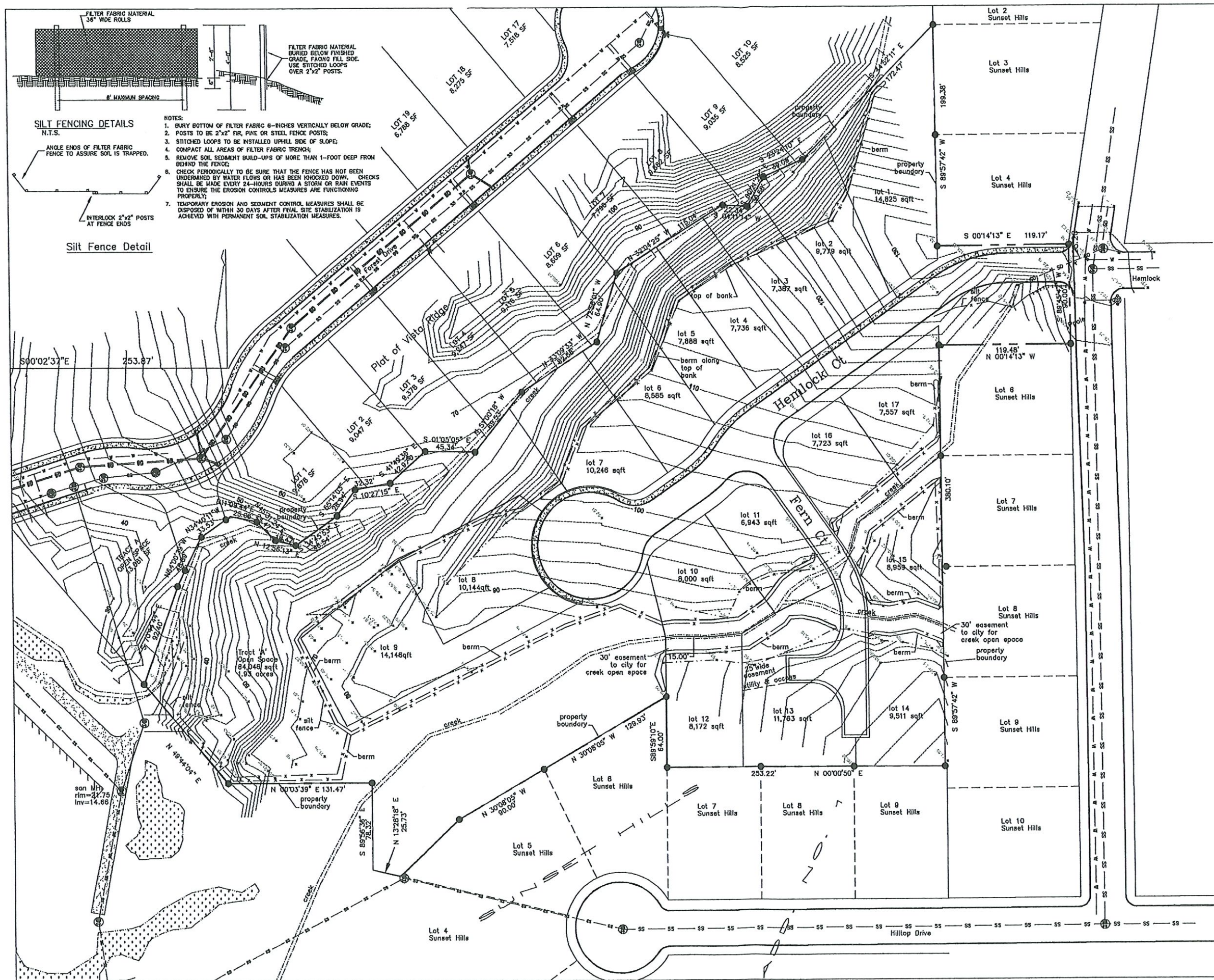
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EXPIRES 12/31/2022
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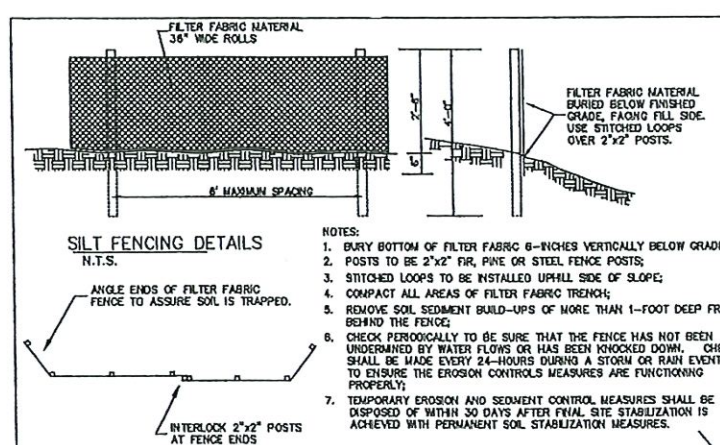
Scale 1"=40' Sht 5



Preliminary Plat
Vista Ridge 2
 Proposed 17 lots

Elevation datum NVGD 1988
 Zoning: R-1
 setbacks:
 Front - 20'
 Rear - 15'
 Side - 5'
 Creek - 15'

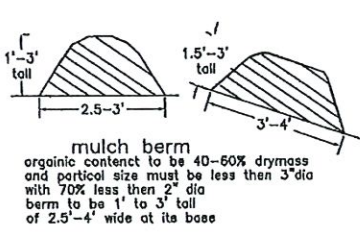
Scale 1"=40'



- NOTES:**
- BURY BOTTOM OF FILTER FABRIC 6-INCHES VERTICALLY BELOW GRADE;
 - POSTS TO BE 2"x2" FIR, PINE OR STEEL FENCE POSTS;
 - STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE;
 - COMPACT ALL AREAS OF FILTER FABRIC TRENCH;
 - REMOVE SOIL SEDIMENT BUILD-UPS OF MORE THAN 1-FOOT DEEP FROM BEHIND THE FENCE;
 - CHECK PERIODICALLY TO BE SURE THAT THE FENCE HAS NOT BEEN UNDERMINED BY WATER FLOWS OR HAS BEEN KNOCKED DOWN. CHECKS SHALL BE MADE EVERY 24-HOURS DURING A STORM OR RAIN EVENTS TO ENSURE THE EROSION CONTROL MEASURES ARE FUNCTIONING PROPERLY;
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.

Legend

---	Property Line
---	Center Line R/W
---	Existing AC
---	Curb
SS	Storm Sewer Existing
SS	Storm Sewer New
SS	Sanitary Sewer Existing
SS	Sanitary Sewer New
W	Water Main Existing
W	Water Main New
GAS	Gas Line
---	Power Telco, Tv conduits
---	Telco fiber conduits
Tree	Tree
Water Meter	Water Meter
Water Valve	Water Valve
Fire Hydrant	Fire Hydrant
Manhole	Manhole
Co Clean-Out	Catch Basin
Power Pole	Power Pole
Existing ground Elevation	Existing ground Elevation
x x x x	Silt Fence
---x---	Erosion Mulch Berm



Erosion Control
New Lot Layout
and Ground Contours

Proposed Development
of Tract 'G' Vista Ridge
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 Ph. 503-738-2538
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EXPIRES 12/31/2022
 4 August 2021

Scale 1"=40' Sht 8

Transportation Advisory Commission MEETING MINUTES of August 19, 2021

Chairman Terry Hartill called the meeting to order at 6:00 PM

Roll Call:

Members Present: Terry Hartill, Ben Olson, Vineeta Lower, Adam Wood

(There is currently a vacancy on this commission)(Matt Stolberg)

Steve Wright Council Representative was present as was Dale McDowell Staff Representative

Attendees: There were 14 guests in the audience, all from the Sunset Hills neighborhood (a copy of the Attendance Sheet of those interested in speaking at the meeting is attached).

A motion to approve the agenda was made by Vineeta Lower with a second from Adam Wood

A motion to approve the previous meetings minutes was made by Vineeta Lower, with a second by Ben Olson

TOPICS FOR DISCUSSION:

Striping of Spruce Drive at the Wahanna Road Intersection was discussed. Mr. McDowell showed a slide on the large screen of the most recent request by Jim Henry, representing Seaside School District. The slide showed the curbing along the south side of the road being painted red to prohibit parking which would then allow School Buses to maneuver the corner. This is a detail that was missing from a previous recommendation.

Update: Ocean Vista/Beach Drive Parking restrictions. A new Sign was posted adjacent to the ADA Ramp stating no parking beyond this point. As of this date, the patrons are following the intent of the sign and the street remains open to two-way traffic. This area will continue to be monitored.

New Development (Proposed) in Sunset Hills – Extension of Hemlock Street. Mr. McDowell showed the preliminary layout of the proposed 17 Single Family residences and the layout of the proposed entry off of Aldercrest. Mr. McDowell stated several times that this was just a first glimpse of the proposed subdivision and also stated that the Fire Department had made a couple of recommendations that the roadway width be a minimum of 26 feet to allow for fire apparatus equipment. Neighbors of the existing subdivisions spoke in turn stating they were concerned about the additional traffic, signage, storm water run-off, water pressure, sidewalks, construction traffic to include Dump Trucks, Excavators, hauling logs and dirt from the site as all of this would need to go through the existing neighborhood. Questions arose about accessing from below, Mr. McDowell tried to answer each neighbor's concerns, but repeated that this is only a preliminary drawing with only the existing utilities and roadways on it. Mr. McDowell stated numerous times that this proposed project would be coming before the Planning Commission of September 7th here at City Hall. During discussion of sidewalks, Mr. McDowell explained to the neighbor's that each property owner is responsible for the installation of the sidewalks along their property, and if neighbors wanted to install sidewalks throughout the existing subdivision, he could assist them, to include forming an LID (Local Improvement District). The Intersection of Broadway and Wahanna was discussed at length, stating fears there would be more accidents at this location.

Currently Broadway from Wahanna to Hilltop is a 20 MPH zone. Residents brought up there would be a need for more signs in the neighborhood: Mr. McDowell stated additional Stop Signs would be installed.

Kevin Cupples

From: Genesee Dennis <gdennis@cityofseaside.us>
Sent: Tuesday, August 10, 2021 3:16 PM
To: 'Kevin Cupples'
Cc: Bob Mitchell; Joey Daniels; Dale McDowell
Subject: Vista Ridge 2
Attachments: 20210810150319675.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Kevin,

Reviewing the plat with Chief here is our input so far:

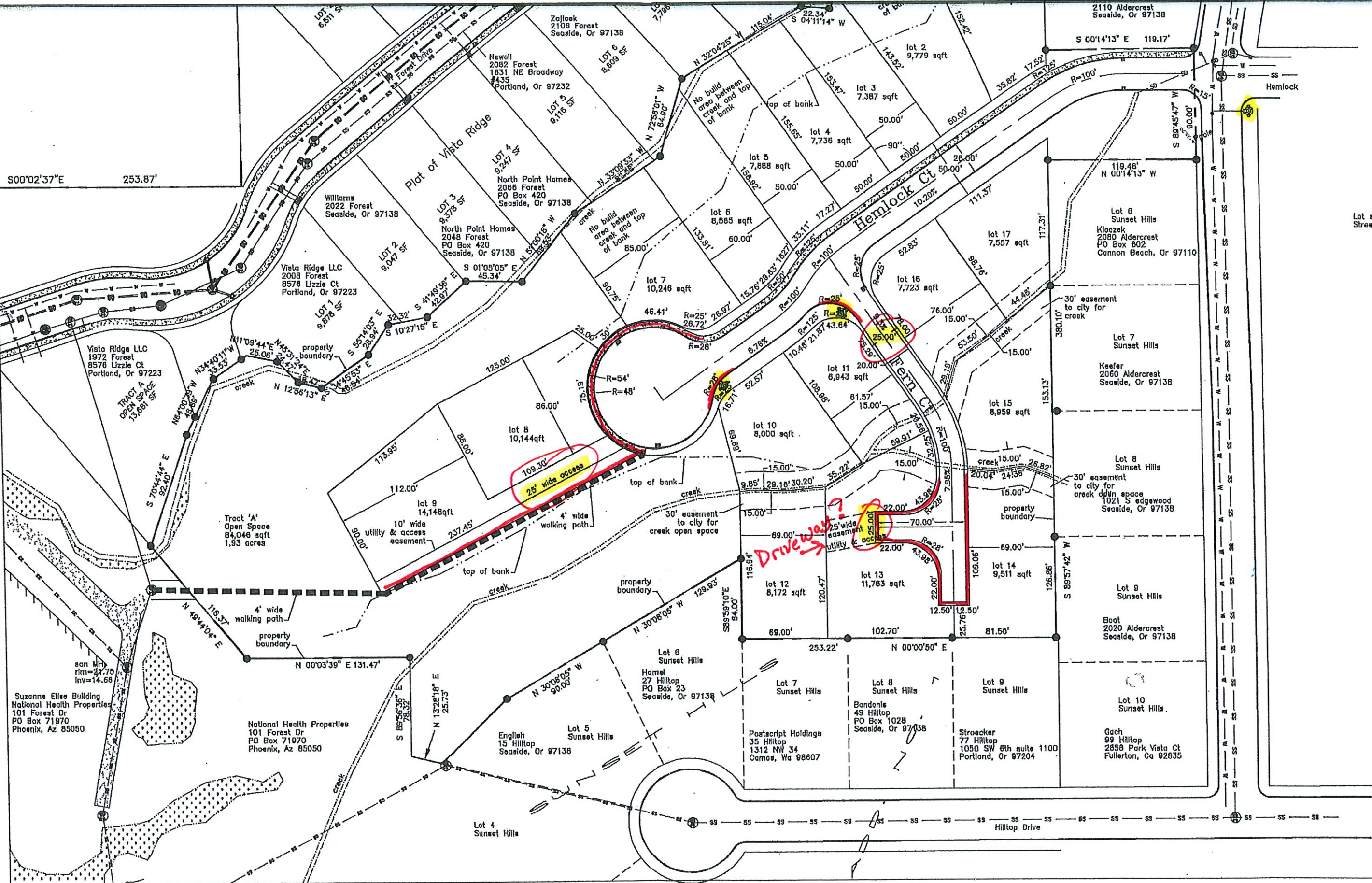
1. Roads need to be 26' not 25'.
2. Areas to be painted FIRE LANE with permanent Fire Lane signage are indicated in the attachment.

Question:

1. North side of the hammer head Lot # 12, is that going to be the driveway?
2. Just confirming these properties are going to be sprinkled since it is a 1 way in and out?
3. What will be the GPM's for the hydrants?

Genesee Dennis
Div. Chief of Prevention/ Fire Marshal
Seaside Fire & Rescue
Cell 503-791-1009

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S00°02'37"E 253.87'

Lot sizes range from Street to have a sidewalk

Suzanne Elise Building
National Health Properties
101 Forest Dr
PO Box 71970
Phoenix, Az 85050

National Health Properties
101 Forest Dr
PO Box 71970
Phoenix, Az 85050

English
15 Hilltop
Seaside, Or 97138

Lot 8
Sunset Hills
Hamel
27 Hilltop
PO Box 23
Seaside, Or 97138

Postscript Holdings
35 Hilltop
1312 NW 34
Carnou, Wa 98607

Bandanis
49 Hilltop
PO Box 1028
Seaside, Or 97138

Stroecker
77 Hilltop
1050 SW 6th suite 1100
Portland, Or 97204

Gach
99 Hilltop
2858 Park Vista Ct
Fullerton, Ca 92635

Hilltop Drive

116.84'

120.47'

126.86'

129.95'

131.47'

133.81'

136.15'

138.49'

140.83'

143.17'

145.51'

147.85'

150.19'

152.53'

154.87'

157.21'

159.55'

161.89'

164.23'

166.57'

168.91'

171.25'

173.59'

175.93'

178.27'

180.61'

182.95'

185.29'

187.63'

190.00'

192.37'

194.74'

197.11'

199.48'

201.85'

204.22'

206.59'

208.96'

211.33'

213.70'

216.07'

218.44'

220.81'

223.18'

225.55'

227.92'

230.29'

232.66'

235.03'

237.40'

239.77'

242.14'

244.51'

246.88'

249.25'

251.62'

253.99'

256.36'

258.73'

261.10'

263.47'

265.84'

268.21'

270.58'

272.95'

275.32'

277.69'

280.06'

282.43'

284.80'

287.17'

289.54'

291.91'

294.28'

296.65'

299.02'

301.39'

303.76'

306.13'

308.50'

310.87'

313.24'

315.61'

317.98'

320.35'

322.72'

325.09'

327.46'

329.83'

332.20'

334.57'

336.94'

339.31'

341.68'

344.05'

346.42'

348.79'

351.16'

353.53'

355.90'

358.27'

360.64'

363.01'

365.38'

367.75'

370.12'

372.49'

374.86'

377.23'

379.60'

381.97'

384.34'

386.71'

389.08'

391.45'

393.82'

396.19'

398.56'

400.93'

403.30'

405.67'

408.04'

410.41'

412.78'

415.15'

417.52'

419.89'

422.26'

424.63'

427.00'

429.37'

431.74'

434.11'

436.48'

438.85'

441.22'

443.59'

445.96'

448.33'

450.70'

453.07'

455.44'

457.81'

460.18'

462.55'

464.92'

467.29'

469.66'

472.03'

474.40'

476.77'

479.14'

481.51'

483.88'

486.25'

488.62'

490.99'

493.36'

495.73'

498.10'

500.47'

502.84'

505.21'

507.58'

509.95'

512.32'

514.69'

517.06'

519.43'

521.80'

524.17'

526.54'

528.91'

531.28'

533.65'

536.02'

538.39'

540.76'

543.13'

545.50'

547.87'

550.24'

552.61'

554.98'

557.35'

559.72'

562.09'

564.46'

566.83'

569.20'

571.57'

573.94'

576.31'

578.68'

581.05'

583.42'

585.79'

588.16'

590.53'

592.90'

595.27'

597.64'

600.01'

602.38'

604.75'

607.12'

609.49'

611.86'

614.23'

616.60'

618.97'

621.34'

623.71'

626.08'

628.45'

630.82'

633.19'

635.56'

637.93'

640.30'

642.67'

645.04'

647.41'

649.78'

652.15'

654.52'

656.89'

659.26'

661.63'

664.00'

666.37'

668.74'

671.11'

673.48'

675.85'

678.22'

680.59'

682.96'

685.33'

687.70'

690.07'

692.44'

694.81'

697.18'

699.55'

701.92'

704.29'

706.66'

709.03'

711.40'

713.77'

716.14'

718.51'

720.88'

723.25'

725.62'

727.99'

730.36'

732.73'

735.10'

737.47'

739.84'

742.21'

744.58'

746.95'

749.32'

751.69'

Hi Don

Thanks for such an **open** meeting. Your willingness to allow all people to speak was greatly appreciate.

I know I learned some more about the neighborhood just from listening to my neighbors.

Here is an **overview** of my concerns and some of Kathy's.

- Terrible flooding due to the street and hill run off during times of heavy rain. I know of one time the neighborhood was concerned for Kathy's back deck and home. They put in a special drain across from the Hospital road. It still doesn't not work during high run off.
- Need of an additional turn lane at the crossroads of Wahanna and Broadway.
- There are 3 turn lanes now.
- The need of an additional ped. cross walk - across the bottom of Wahanna
-
- There are a couple of city sidewalks at Wahanna. There needs to be a sidewalk coming down Broadway and down from the new development. This is for safety during a Tasumi evacuation.
-
- New signage coming up the hills and throughout Sunset Hills. Stop signs and speed signs throughout Sunset Hills. Possibility painted crossings.
- The Sunset Hill road are in poor shape and Broadway needs repairs.
- The possibility of a slower speed limit, since so many people walk in the early mornings and during the evenings.
- The scheduling of police patrols. We seldom see police in Sunset Hills.

***Two things I did not bring up, however, both are very important and I feel the Planning commission needs to address both.

If the proposed addition is approved there will be only one way out should there be a fire. Since the total area is surrounded by highly flammable trees and

under brush. **This is very important.** The majority of people are patterned to use Broadway. Many do not know about the Hospital road. That Emergency Hospital Road is for the hospital and usually the road is locked off to keep street people, vandals and people that have nothing to do with their 4 wheel vehicles away.

Salmon Concern

I like you want to make sure the stream is well protected. You mentioned the size of the stream as rather small. I see no reason that a large culvert cannot be Used for a road access. One is being used at the road going to the high school and before that a smaller one was used to go to the grade school. In fact they are used all over the city.

I feel that the LLC group is trying to cut as many corners as possible. How do the Salmon cross under Wahanna now?? Let's require this for their in and out road.

This would be one of those costs that I feel they should bare.

If there was a road in and out over the small stream, using a culvert, this certainly would take away all the city costs of making Broadway a safe road to travel.

