

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
November 1, 2016
7:00 p.m.

1. **CALL TO ORDER:**
2. **PLEDGE OF ALLEGIANCE:**
3. **OPENING REMARKS:**
4. **DECLARATION OF CONFLICT OF INTEREST OR EXPARTE CONTACTS:**
5. **APPROVAL OF MINUTES:** October 4, 2016
6. **PUBLIC HEARING:**

A.) 16-056VRD is a conditional use request by **Leif & Shelby Benson** for a **Four (4)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six (6)** people over the age of three. The property is located at **462 13th Avenue (6 10 16DA TL 8000)** and it is zoned **Medium Density Residential (R-2)**.

B.) 16-057PCR: A request by Mark Stefanelli to develop an 800 square foot accessory building in addition to his existing 1200 square foot garage. The property is located at 1560 N Wahanna Road (T6, R10, 15BD TL: 1000) and the 2.08 acre parcel is zoned Suburban Residential (SR) and Conservation Aquatic (A-2). The Seaside Zoning Ordinance limits accessory buildings to 1000 square feet without Planning Commission authorization.

~~**C.) 16-061HOZ** is a Highway Overlay Zone request by Vince Berg to establish a new restaurant and brew pub in the former CRM building, located at 1725 N Roosevelt. A majority of the building (approximately 2163 sq. ft.) will be dedicated to the new use and the rest of the building will be utilized by In Land Electric. The applicant plans to utilize the existing access to 17th and the existing paved parking area. The property is zoned General Commercial (C-3) and it is referenced as T6 R10 S15BC TL: 2600 & 4600.~~

CD.) 16-062VRD is a conditional use request by **Susan Elgin** for a **two (2)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six (6)** people over the age of three. The property is located at **223 13th Avenue (6 10 16DA TL 9200)** and it is zoned **Medium Density Residential (R-2)**.

7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**

Debbie Kenyon

From: Kevin Cupples <kcupples@cityofseaside.us>
Sent: Monday, October 31, 2016 2:12 PM
To: 'Vince'
Cc: 'Bill Carpenter'; 'Bob Perkel'; 'Chris Hoth'; 'Debbie Kenyon'; 'Dick Ridout'; 'Kevin Cupples CD staff'; 'Kim Jordan'; 'Ray Romine'; 'Steve Wright'; 'Tom Horning'
Subject: RE: Withdrawal of application for 1725 N. Roosevelt
Attachments: 11-1-16 Agenda revised.doc

Vince: Thanks for the written confirmation to withdraw application 16-061HOZ. We will pull the following item from the agenda:

C.) 16-061HOZ is a Highway Overlay Zone request by Vince Berg to establish a new restaurant and brew pub in the former CRM building, located at 1725 N Roosevelt. A majority of the building (approximately 2163 sq. ft.) will be dedicated to the new use and the rest of the building will be utilized by In-Land Electric. The applicant plans to utilize the existing access to 17th and the existing paved parking area. The property is zoned General Commercial (C-3) and it is referenced as T6 R10 S15BC TL: 2600 & 4600.

I will let the Commissioners know before the hearing tonight so they can take note of the change in the agenda.

Kevin Cupples
Seaside Planning Director

-----Original Message-----

From: Vince [mailto:vinceb.dominic@gmail.com]
Sent: Monday, October 31, 2016 1:59 PM
To: kcupples@cityofseaside.us
Subject: Withdrawal of application for 1725 N. Roosevelt

Greetings,

This letter is to inform you that the application turned in for a Highway Overlay Zone request by Vince Berg is no longer needed, and can be removed from the city planning agenda. If you could reply to confirm that this letter has been received it would be greatly appreciated, and again, thank you for all your help.

Cheers,

-Vince

MINUTES SEASIDE PLANNING COMMISSION October 4, 2016

CALL TO ORDER: Chair Ray Romine called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Steve Wright, Chris Hoth, Bill Carpenter, Bob Perkel, Dick Ridout, Ray Romine, and Tom Horning. Staff Present: Kevin Cupples, Planning Director
Absent: Debbie Kenyon, Administrative Assistant,

OPENING REMARKS & CONFLICT OF INTEREST/EX PARTE CONTACT: Chair Romine asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response. Chair Romine then asked if any of the Commissioners wished to declare a conflict of interest or ex parte contact. There was no response.

APPROVAL OF MINUTES: September 6, 2016;
Commissioner Wright made a motion to approve the minutes as submitted. Commissioner Perkel seconded. The motion was carried unanimously.

AGENDA:

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Chair Romine:

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.) 16-048VRD & 16-049V is a request by **Alan & Jennifer Goldsmith** for a **two (2)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six (6)** people over the age of three. The owner is also requesting a variance to the 50% side yard landscaping requirement and recognition of the parking within a pre-existing easement with the neighboring property owner to the east. The property is located at **120 13th Avenue (6-10-16DA TL 3300)** and it is zoned **Medium Density Residential (R-2)**.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Chair Romine asked if there was anyone who would like to offer testimony in favor of the request. Erin Barker, Beach House Vacation Rentals, 800 N Roosevelt, Seaside. Erin stated that she has a little bit of concern regarding the potential restrictions. Their intention is to market this home for 2 or 4 people, or two couples, but they also would like to be able to rent the home to a small family. They are talking about total number of occupants. If you had two adults and they had 3 kids, with an occupancy of 4 they wouldn't be able to rent it. This house would be perfect for them if this home had an occupancy of 6. They never intend to have 6 adults in this home. The intent at most would be 4 adults. The neighboring property next door 130 13th Avenue has an occupancy of 9 and they have always rented it for 8 people regardless of age. The person who wrote the complaint stated that 6 people is way too many for that small house and the voices will carry. That home (1307 N Prom) is approximately 157 feet away and that is a long way to be concerned with an extra 2 people talking. They also mention the home not being comfortable and that is subjective. What may not be comfortable for one person may be comfortable for someone else. In regards to the easement with the neighbors, the neighbors are Jennifer's (the applicant's) parents.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. There was no response.

Chair Romine asked if there was anyone who would like to offer testimony in opposition. There was no response.

Chair Romine indicated the issue was opened for Commission discussion. Commissioner Ridout asked if there was a complaint letter. Mr. Cupples stated that there should have been a letter in the packet. Chair Romine stated that wasn't one in the packet. Mr. Cupples stated that there is a summary of the letter in the findings in the staff report.

Mr. Cupples read the letter from Reynold Roeder, PO Box 91474, Portland, OR 97291.

My wife and I own the property at 1317 N Prom. We are writing in regards to the request for a six person VRD permit for the property at 120 13th Avenue. It is our understanding that this dwelling consists of 550 square feet. Six people in this one house seems in excess of what this house could comfortably contain. We are concerned renting guests will find it too small as well, and will spill out in the back yard (the only other space available) and potentially be disruptive. Please consider reducing the approved occupancy to four or less.

Mr. Cupples stated that the occupancy stated in the staff recommendations that the commission conditionally approve the vacation rental with a maximum occupancy of four persons over the age of three (no more than 10 regardless of age).

Mr. Cupples stated what Erin is talking about is the fact that can actually limit families. Do you want it to limit it to over the age of three or is it appropriate to leave it at 6 and include the information that was in finding #15 or is it better to say four adults. Do you want to get into the numbers game or you can leave it at 6 with the provisions in findings #15 it would just clarify that staff could step in and say that if this isn't containing the people then you could set additional limits.

Erin stated that she wanted to make sure that the commissioners understand that she doesn't want to exclude the children three and under. If there were four adults and a baby and a seven year old then that would be ok. They do not intend to have 6 full grown adults in this home. Chair Romine asked for simplicity a maximum of 6 including under the age of three. Erin stated that they would self-regulate and they would say this home sleeps 4 and to call for information. She thinks that 2 adults and 3 children would be very doable. Erin stated that no home or VRD has the right to be disruptive to their neighbors. Chair Romine asked Erin if he understood her correctly. That there would be an occupancy of 6 but a maximum of 4 adults and 2 children. Technically they could have more than 6 if the children were 3 and under. But they will only have a maximum 4 adults and 2 children. Erin stated that the best example that she can think of is a family of 5 mom, dad, and 3 kids. If the occupancy is only 4 then that would eliminate that family from staying at this home. Commissioner Hoth stated that he thinks we could make it a condition of approval that states a maximum of 4 adults and total occupancy of 6 including children. Commissioner Ridout stated that he likes the idea of the planning commission establishing what the total occupancy shall be instead of expecting the management company to establish the occupancy. We don't know what is going to happen in the future. Commissioner Horning stated that he agrees with the other commissioners. Commissioner Horning asked Mr. Cupples what is the process to determine occupancy. Mr. Cupples stated that the standard ordinance calculation is based on the number of bedrooms. In a two bedroom home the ordinance usually allows a 6 person occupancy and that is 6 individuals over the age of three. Over the age of three has been in the ordinance since 2000, he thinks. It has been three people per bedroom and that basically and that is counting anyone that is three years and over. The 10 regardless of age was set by the building official. Commission Wright stated that the total number of 6 guest works just fine. The home has two bedrooms then room in the living room for two more. Commissioner Ridout asked what defines a bedroom. Chair Romine stated that it has to be at least 7 feet wide and some ceiling height and usually a closet and a window for egress. Mr. Cupples stated that he and the building official Bob Mitchell have been over this and technically with a bed in the front room you could call that a bedroom they are not calling it a bedroom for the purpose of this request and he's not calling it a bedroom. Chair Romine stated that he doesn't want to deviate from the parameters that are already set, if we make special amendments to deal with this particular issue then we have to remember why we made that decision and defend it from the next person who want so do that. If the rules say the house can accommodate 6

then that is what it should say. Commissioner Ridout stated that then they could have an occupancy of 10. Commissioner Hoth stated that we usually take things on a case by case basis. Commissioner Ridout stated that depends on if we view these conditions as a guideline or a regulation. Vice Chair Carpenter stated that he would go along with the condition of a maximum occupancy of 6 regardless of age.

Commissioner Ridout stated that there was a comment made about the cooperating neighbor is a relative. Erin stated that they are Jennifer's parents. Commissioner Ridout stated when he was out at the property and was looking at the parking he thought who would let a vacation rental get that close to your exterior wall. Commissioner Ridout stated that it appears that the backyard has a pretty good size deck that would block the usage of the garage. Erin stated that the garage will not be used for parking. Commissioner Ridout stated that the parking will be tandem and there appears to be an easement for the parking. Alan Goldsmith stated that the previous owner of 120 13th Avenue parked in the easement and they have also been parking in the easement since they purchased the home 4 years ago. The space where the easement is, is where people have been parking all along and the easement is with the neighbors who happen to be his wife's parents. This is where the parking is and has been for many years. Chair Romine stated that information for the easement is in the staff report. Commissioner Ridout asked what about the yard and square footage for the yard requirements. Mr. Cupples stated that they are below the required yard area, the east side of the home that will be used for parking and that is why they are getting the variance. Mr. Cupples stated that if you look at the percentage of yard area with this property it is more than most properties even though it is only 25' by 100'. Chair Romine stated that the variance for this lot is pretty self-explanatory considering the width of the lot. Mr. Cupples stated that one of the concerns when those provisions were put into the ordinance was that they didn't want to take out a bunch of yard area just to add to the number of occupants that you could have in a vacation rental. One of the statements in the staff report is that it has been used for parking for a long time and it will continue to be used as parking and it's not taking anything away. Commissioner Wright stated that in the staff report it says that they must pave the parking within one year, is that normal? Mr. Cupples stated that is the standard.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Vice Chair Carpenter made a motion to approve the conditional use and the variance under the guidelines that staff has presented with the condition of no more than 6 people regardless of age. Commissioner Wright seconded and the motion was carried 6 to 1 vote Commissioner Hoth voted no.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Commissioner Hoth asked being as the decision for the hotel on the Prom is over, is the planning commission able to discuss it? Mr. Cupples stated that you can discuss that particular item but he suggests that the commission refrain from doing too much discussion because you may see The Pearl come back before the commissioners again. He would probably hold off on that, it may come back before the commission in December. Vice Chair Carpenter asked what they did wrong in order to get this overturned by the Council. Mr. Cupples stated that he would like to go over that but what he would rather do is go into further discussion after you have heard the new information. Commissioner Hoth stated that he would like to make one comment and that is that the commission didn't do anything wrong based on what the commissioners thought was right and the council made their decision on what they thought was right. Chair Romine made a comment about the traffic control at one of our new business establishments on the highway and that it is hard to navigate. Mr. Cupples stated that is exactly what the commission approved.

ADJOURNMENT: Adjourned at 7:47 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant

CITY OF SEASIDE STAFF REPORT

To: Seaside Planning Commission
From: Administrative Assistant, Debbie Kenyon
Date: October 24, 2016
Applicant/
Owner: Leif & Shelby Benson
25821 E Bright Avenue
Welches, OR 97067
Location: 462 13th Avenue, T6-R10-S 16DA TL#8000
Subject: Conditional Use 16-056VRD; Vacation Rental Dwelling Permit

REQUEST:

The applicants are requesting a conditional use that will allow the establishment of a Vacation Rental Dwelling (VRD) at **462 13th Avenue**. The subject property is zoned **Medium Density Residential (R-2)** and the **applicants are** requesting a maximum occupancy of **six (6) people** over the age of three (no more than 10 regardless of age) within the existing **four** 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:

16-056VRD is a conditional use request by **Leif & Shelby Benson** for a **Four (4)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **six (6)** people over the age of three. The property is located at **462 13th Avenue (6 10 16DA TL 8000)** 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** off-street parking spaces behind the dwelling.
- b. The existing **four** bedroom residence will have a limited occupancy of **six (6) people** over the age of three (not more than 10 regardless of age).
- c. The plot plan shows that the parking will not up just over 50% of the required rear yard.
- d. Landscaping is provided along both side yards & front yard.
- e. **VACASA, 1803 S Roosevelt, Seaside, will be the local contact for the VRD and they can be reached at (503)-738-6680.**
- f. The owner/applicants, **Leif & Shelby Benson** have 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 **43%** of the surrounding dwellings are licensed for VRD use and all of the property is zoned **Medium Density Residential (R-2)**.

3. All property owners within 100 feet of the subject property were notified of the applicant's request. The Community Development Department did not receive any written comments about the applicant's request at the time the staff report was prepared.

4. The proposed use is located within the tsunami inundation zone identified by the State of Oregon.

5. The property **has** undergone a preliminary compliance inspection. All of the corrections noted during the inspection must be completed and approved by final inspection prior to any transient rental of the property.

6. 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 bulb. *This does not apply to any existing outdoor security lighting that is timed for short durations and activated by motion detectors.*

7. The City considered limiting VRDs in the past, but the Planning Commission and City Council ultimately required Planning Commission review in higher density VRD neighborhoods.

8. 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 were reviewed with the City Council prior to adoption and they are consistent with the provisions 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.

9. 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. A recent 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.

10. Partying and making noise can be an issue with full time & part time residents, as well as transient occupants. Noise ordinances apply to all residential zone occupants and when it occurs, neighbors are within their right to contact the police. In the case of Vacation Rentals, staff encourages them to call the local contact first to try and resolve issues; however, the Police can always be contacted to take action when people are disturbing the peace.

11. 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. It is true that VRDs exhibit short stays by nonresidents; however, negative impacts can be caused by other permitted uses of longer duration. VRDs do have an identified responsible party, restrictions that exceed those applied to single family dwellings, and a complaint resolution process that exceeds the "normal" restrictions applied to non VRDs.

12. 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.

13. The standards in the Ordinance require 50% of all yards to be landscaped. An existing access easement for neighboring properties to the west encumbers the western 7.5 feet of the subject property. There is approximately 8' between the dwelling and the east edge of the easement and the easement takes up all of the required 5' side yard.

14. A variance request to allow 8' wide parking spaces in a portion of the front & side yard was recently applied for by the former owner. The request was denied based on concerns that transient rental occupants unfamiliar with the easement would end up parking within the easement.

15. For the purpose of this review, the Commission can recognize the landscaping along the west side of the house, in the area outside the easement, as the landscaping necessary to meet the required landscaped area (187.5 square feet).

16. The surfaced parking area behind the house is approximately 27' long and it will need to be lengthened in order to provide two stacked 9'x18' parking spaces.

17. In order to practically park behind the dwelling, cars will need to back out into the existing 10' wide access easement on the neighboring property or use the easement as a hammerhead so they can back into the spaces. The applicants do

not currently have an agreement that will allow them to use the easement for maneuvering.

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 **(16-056VRD)** 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 already undergone a preliminary compliance inspection but a final inspection has not been completed. Transient rental will not be permitted until the corrections have been completed and approved

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.

- The surfaced off-street parking area is currently too short to accommodate two full spaces. The owner must improve access onto the parking pad and lengthen the surfaced area (asphalt, concrete, or alternative surface approved by the Planning Director).**
3. **The applicants must obtain written authorization to use a portion of the existing access easement in the neighbor's rear yard for maneuvering in and out of the parking spaces behind the dwelling. This will provide parking behind the dwelling by VRD occupants.**
 4. **Maximum number of occupants: Six (6) persons over the age of three (no more than 10 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.
 5. **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.

- 6. 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.

For the purpose of meeting this standard condition, the Commission will recognize the landscaping along the west side of the house, in the area outside the existing access easement, as part of the side yard. The landscaped area west of the dwelling will need to encompass an area not less than 187.5 square feet.

- 7. Local Contact: VACASA, 1803 S Roosevelt, Seaside and they can be reached at (503)738-6680.**

The contact person 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.

- 8. 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.
- 9. 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 lighting element that exceeds 450 lumens, the equivalent of a **40 watt bulb**. *This does not apply to any existing outdoor security lighting that is timed for short durations and activated by motion detectors.*
- 10. 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.
- 11. 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.**
- 12. 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.

- 13. 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.
- 14. 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 Subsection 5 of this Section. Failure on the applicant's part to meet the standards or conditions will result in modification or denial of the permit.
- 15. 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 the forms can also be accessed on the City of Seaside's web site <http://www.cityofseaside.us/sites/default/files/docs/VRD-COMPLAINTFORM.pdf> This should be used to report alleged violations that are not being addressed by the local contact or property manager.
- 16. Time Period for Approval, Required Re-inspection:** This VRD approval shall be limited to 5 calendar years unless the dwelling is re-inspected (subject to the applicable fee) for compliance with the VRD policies and ordinances applicable at the time of the re-inspection. Re-inspection notices will be provided to the owners at the time business licenses are issued for the 5th calendar year. If the re-inspection is not completed during the 5th year, the permit will expire and a new VRD application must be approved prior to obtaining a new business license for the 6th calendar year. Compliance with the re-inspection requirements will reauthorize the VRD for an additional 5 calendar years.
- 17. Tsunami Information & Weather Radio:** The owner shall post or otherwise provide a tsunami evacuation map in a conspicuous location within the VRD. In addition, a NOAA weather radio, with automatic alert capabilities, must be permanently affixed 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.
- 18. 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.

FINAL STAFF RECOMMENDATION

Conditionally approve application **16-056VRD** allowing the establishment of a Vacation Rental Dwelling (VRD) with a maximum occupancy of **six (6)** persons over the age of three (no more than 10 regardless of age) at **462 13th Avenue**. 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 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 such as erosion control provisions 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



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>Leif & Shelby Benson</i>	ADDRESS <i>25821 E Bright Ave - Wclches OR</i>	ZIP CODE <i>97067</i>
STREET ADDRESS OR LOCATION OF PROPERTY <i>462 13th Ave., Seaside, OR 97138</i>		

ZONE	OVERLAY ZONES	TOWNSHIP <i>U</i>	RANGE <i>10</i>	SECTION <i>16 DA</i>	TAX LOT <i>8000</i>
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PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

Vacation rental

(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>Leif & Shelby Benson</i>	PRINT NAME OF APPLICANT/REPRESENTATIVE
ADDRESS <i>25821 E Bright Ave Wclches OR</i>	ADDRESS <i>97067</i>
PHONE / FAX / EMAIL <i>503-738-1660</i>	PHONE / FAX / EMAIL
SIGNATURE OF PROPERTY OWNER <i>[Signature]</i>	SIGNATURE OF 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 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	BY <i>DIC</i>
CASE NUMBER (S) <i>16-056 VRD</i>	
HEARING DATE	P.C. ACTION

OFFICE USE:	
FEE	RECEIPT
DATE FILED	BY

CITY OF SEASIDE VACATION RENTAL DWELLING (VRD) APPLICATION

The City of Seaside requires approval for short term (less than 30 day) rental 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 and submit it for review along with their business license application.

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

SUBMITTAL INFORMATION

1. Applicant's Name: Shelby E. Benson & Leif E. Benson
2. Mailing Address: 25821 E. Bright Ave., Welches, OR 97067
3. Telephone #: Home 503.622.5396, Work 503.781.1660, Fax N/A
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: 462 13th Ave., Seaside, OR 97138
6. Tax Map Ref.: Township 6, Range 10, Section 16 D A, Tax lot # 800 (462 13th)
7. 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.
8. 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? 2 Please multiply the last number by three (3) to indicate the requested maximum occupancy for the VRD 6. The VRD ordinance states: 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.
9. 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

ORIGINAL

CITY OF SEASIDE

VRD Application updated 5-5-11

cc 20
1430
550
9729

1
SEP 09 2016

PAID

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.

10. Who will be acting as the local responsible party for the VRD owner? Name:

Vacasa Phone # 503.738.6680 Address:

1803 S. Roosevelt Dr., Seaside, 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 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).

11. 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.

12. 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.).

13. 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: DocuSigned by:
Wif E Benson
1A6B3DDF925E48D... DocuSigned by:
Shelby E Benson
1A6B3DDF925E48D... Date: 9/7/2016 | 13:57:21 PM PDT

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 \$75.00, 6-10 occupants \$100.00, 11+ occupants 150.00. 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 11) 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.

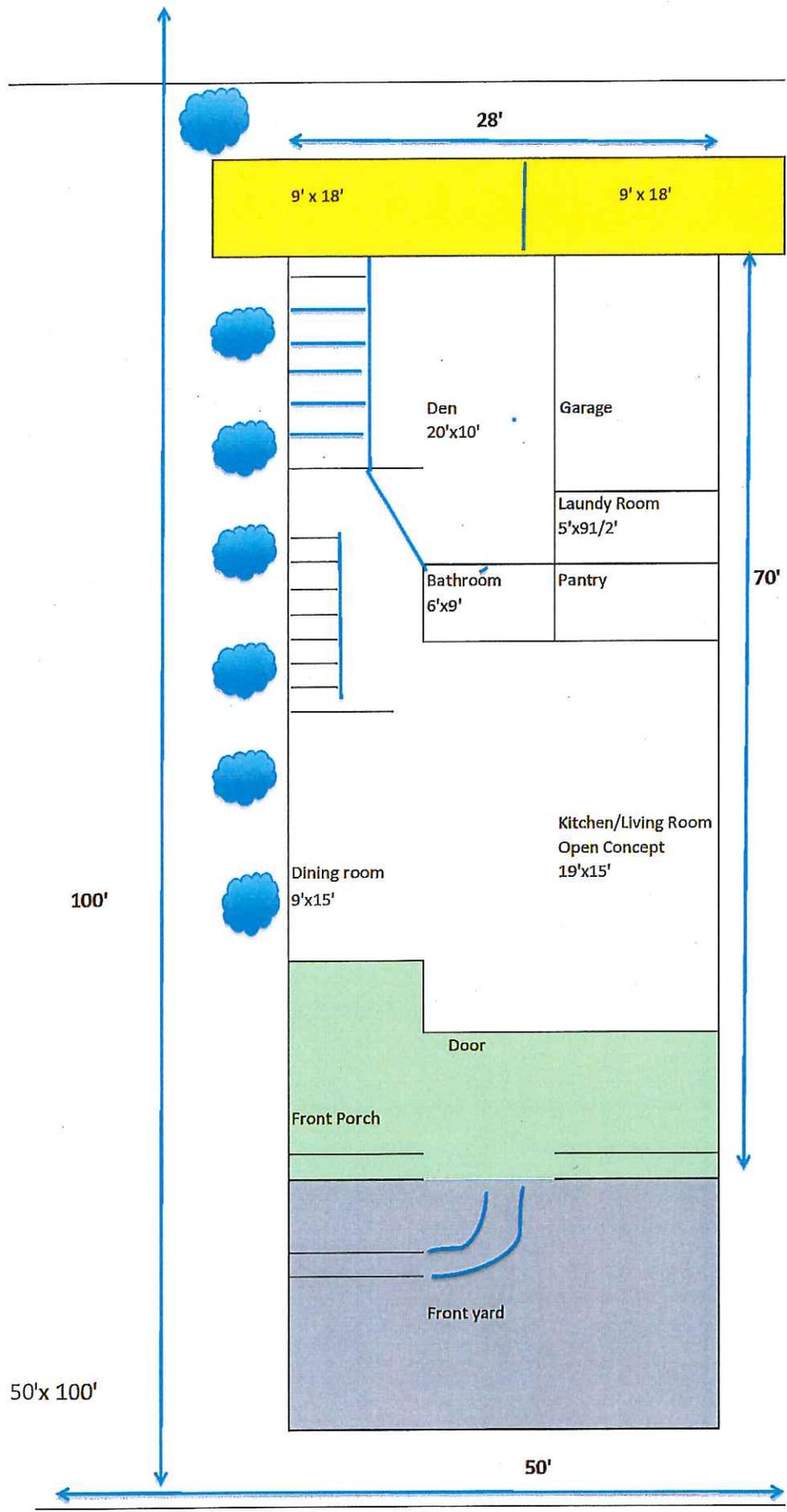
Submittal Date: _____ Amount Paid: _____

For Community Development Use

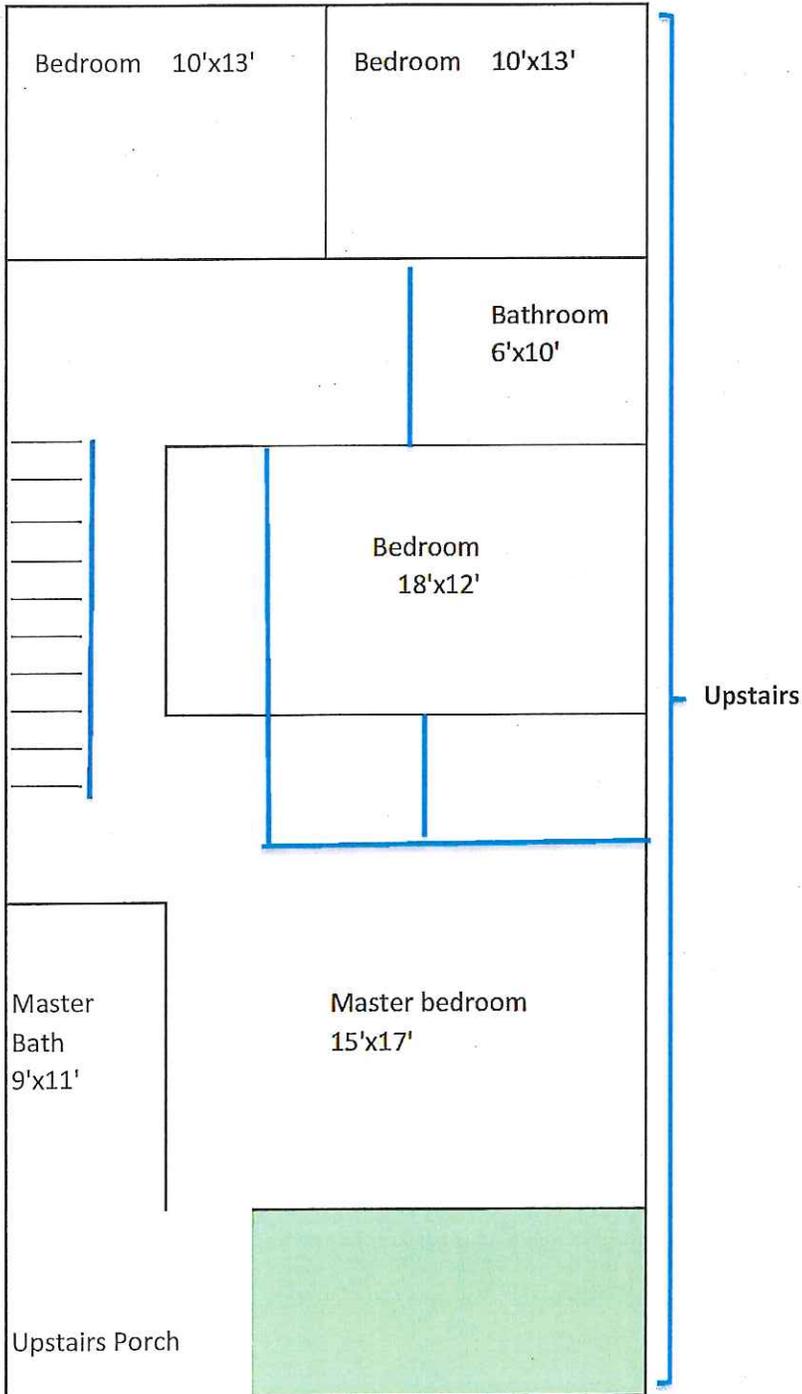
Date application was received at Community Development: _____

File Reference # _____ Date determined to be complete: _____

If applicable, date for Planning Commission Hearing: _____



13th Avenue



Memorandum

To: Planning Commission
From: Planning Director, Kevin Cupples
Date: October 25, 2016
Applicant: Mark Stefanelli, 1560 N Wahanna Rd, Seaside, OR 97138
Subject: Accessory Buildings That Exceed 1000 sq. ft.

The property owner at 1560 N Wahanna Road is interested in developing an additional accessory building for the purpose of growing mushrooms. Although the 16'X48' accessory building will not exceed the 1000 square foot maximum established in Article 4 of the zoning ordinance, the total square footage of all accessory buildings on the property will exceed the total square footage permitted without approval by the Planning Commission.

Based on the subject property is zoned Suburban Residential (SR) and prior Commission action indicated they approved any accessory buildings that did not exceed 1,500 square feet within the SR zone.

DECISION CRITERIA # 1: Pursuant to Article 4.014, the total area of all accessory structures shall not exceed 1,000 square feet on any lot unless a larger accessory use is approved by the Planning Commission as being consistent with and enhancing the residential nature of the property.

FINDINGS & JUSTIFICATION STATEMENTS:

1. Mailed Notice Request Summary:

16-057PCR: A request by Mark Stefanelli to develop an 800 square foot accessory building in addition to his existing 1200 square foot garage. The property is located at 1560 N Wahanna Road (T6, R10, 15BD TL: 1000) and the 2.08 acre parcel is zoned Suburban Residential (SR) and Conservation Aquatic (A-2). The Seaside Zoning Ordinance limits accessory buildings to 1000 square feet without Planning Commission authorization.

2. The applicant's submitted justification is adopted by reference and attached to this memo.

3. The subject property is zoned Suburban Residential (SR) and prior Commission action indicated they approved any accessory buildings that did not exceed 1,500 square feet within the SR zone.

DECISION CRITERIA # 2: Pursuant to Article 3.193, SR zones require a review use to determine the compatibility of any agricultural use or activity based on some of the provisions in Article 6 that are applicable to a conditional uses; however, it does not require a public hearing or a formal conditional use permit.

FINDINGS & JUSTIFICATION STATEMENTS:

4. The applicant's submittal indicates

- The subject property is very large and the proposed building site is only visible from the north.
- Trees have already been planted that will eventually further obscure the building from Wahanna Road.
- The building will be provided with a green roof and cedar siding.

FINAL STAFF RECOMMENDATION

Staff is recommending the Commission approve the proposed accessory building used for growing mushrooms. This decision can be supported by the Commission adopting the findings, justification statements in this memo.

If approved, a letter documenting the Planning Commission's action will be sent to the applicant. It will specify the authorization will be valid for one year from the date the letter is mailed.



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 MARK STEFANELLI	ADDRESS	ZIP CODE
STREET ADDRESS OR LOCATION OF PROPERTY 1560 N. Wahanna Rd Seaside		

ZONE	OVERLAY ZONES	TOWNSHIP	RANGE	SECTION	TAX LOT 61015 B D D 1000
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PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

*Build a Mushroom grow shed
Shed will exceed the cumulative footage for
allowed accessory buildings*

(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>Mark Stefanelli</i>	PRINT NAME OF APPLICANT/REPRESENTATIVE
ADDRESS <i>1560 N. Wahanna Rd</i>	ADDRESS
PHONE / FAX / EMAIL <i>503-739-0917</i>	PHONE / FAX / EMAIL
SIGNATURE OF PROPERTY OWNER	SIGNATURE OF 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 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	BY DK
CASE NUMBER (S) 16-057 PCR	
HEARING DATE	P.C. ACTION

OFFICE USE:	
FEE 675	RECEIPT 14550
DATE FILED 9-12-16	BY DK

CONDITIONAL USE - ARTICLE 6

TYPE 2 - PLANNING COMMISSION DECISION

FEE: \$ 675.00

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

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

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

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

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

1. What is the proposed use in the zone?

MUSHROOM CARROW SHED

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

It is an agricultural building
The building (will) blend into the surroundings
and not be visible from the road

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

Although I am asking to increase the size of my accessory buildings, the lot is very large considering the total size of all buildings on it.

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

As in #2
The building is on a 2 Acre site, 1 acre of which has been donated to the North Coast Land Conservancy placed in the

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

ATTACH EXTRA SHEETS IF NEEDED

To the Seaside Planning Board,

I am requesting a variance to build a 16 x 48 foot dedicated mushroom grow shed. Because I already have a 1,200 square foot garage on the property, I will exceed the allowed footage for accessory buildings on my property. Presently, the only buildings on my lot (which is 2 acres in size) are the garage and a 1,000 square foot house.

As can be seen on the plot maps and photos, the building will only be visible from the north. There are presently laurel hedges on the property boundary, and I have already planted spruce trees between the site and the property boundary. Eventually, the building will be concealed from all direction. In addition, the green roof and cedar siding will help to conceal the building.

Contents of proposal:

Land Use Application
Conditional Use Permit

Plot map
plot map with vegetation

Photos of building site

plans for building
picture of a building similar to what i am proposing.

Accessory buildings in the immediate neighborhood for comparison.

Street views of the property.

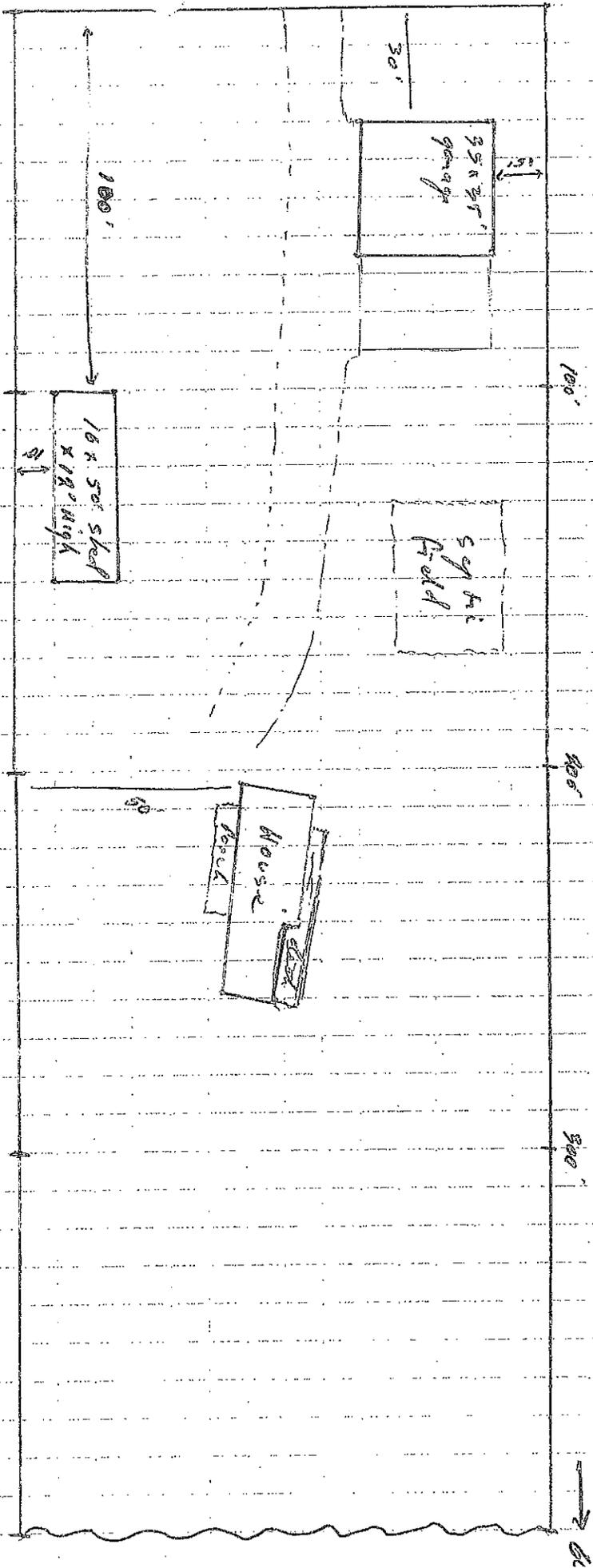
Neighbor's building across the street.

thank you,


Mark Stefanelli
markstefanelli@yahoo.com

503-739-0917

← 100' →

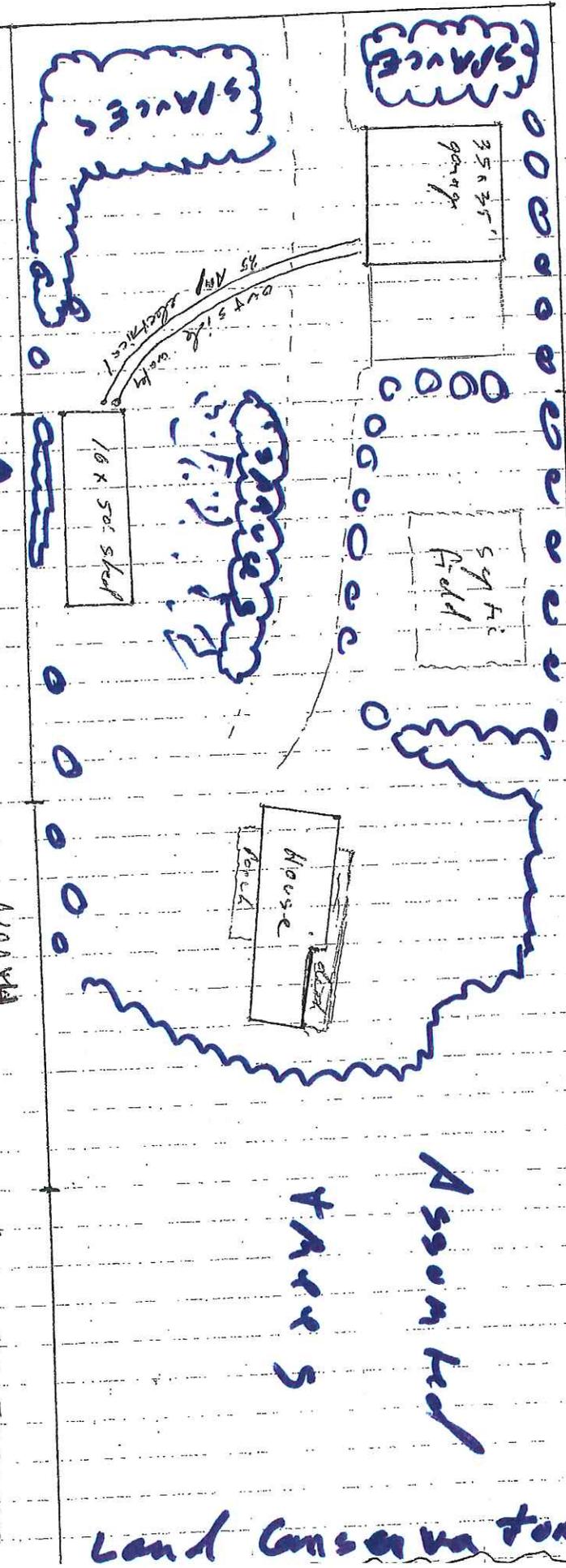


Hwy Lt 61015 BDO 1000
 Account 10294
 Hwy Map 610.15 BD

WANNAN Rd

WANNAN Rd

1401



Buildings will be under a Spruce canopy
 Pusher trees will enclose the Building
 From the North
 The Building will not be visible from
 Wahnana Rd

↓
 canals
 evenly planted
 spaces

NOVAH
 ↑

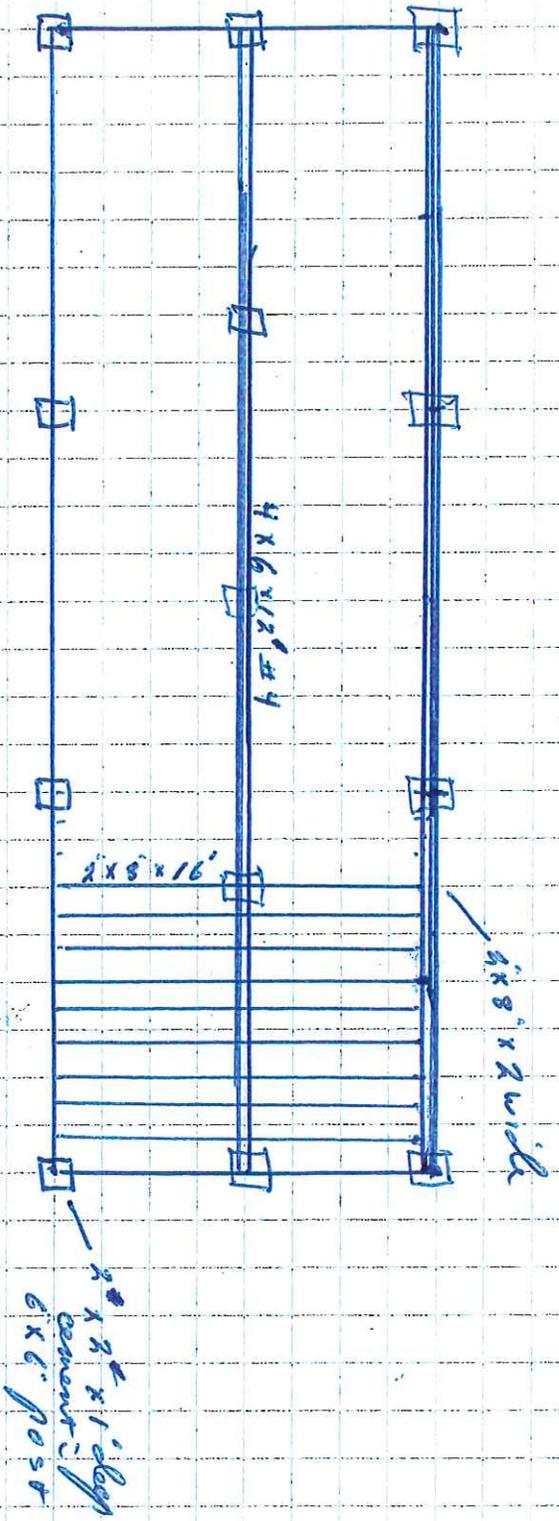
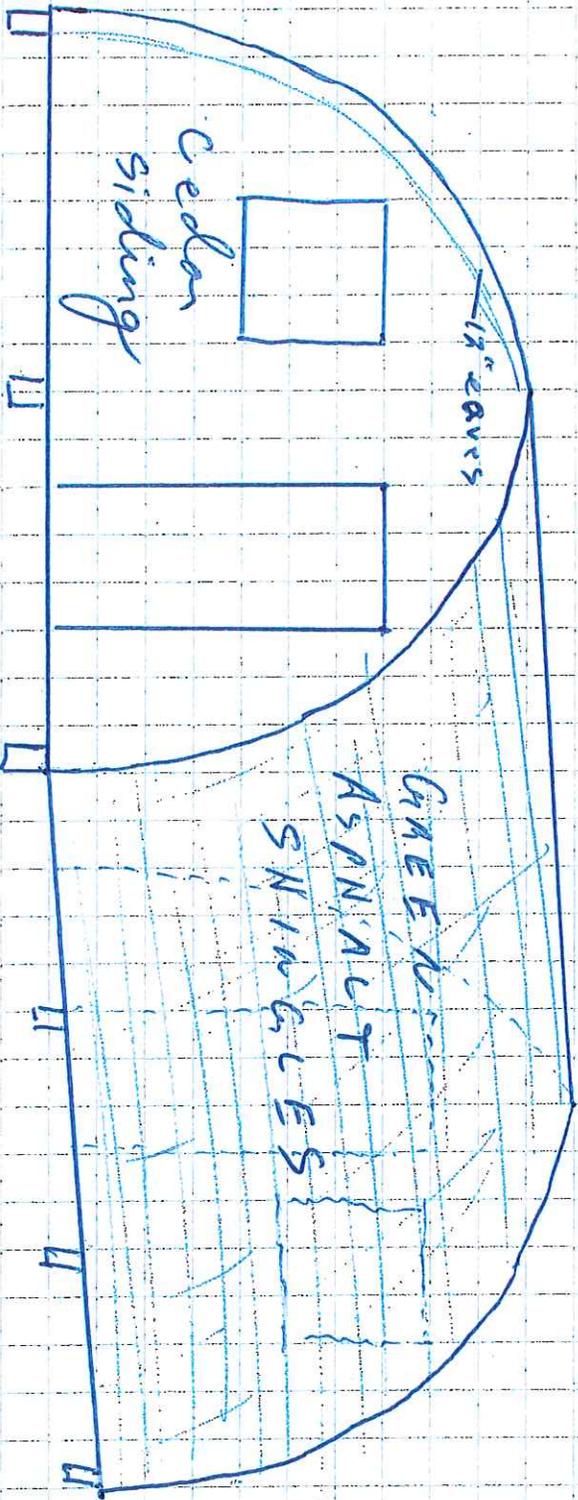
Assumed
 TRAPS

Land Conservancy

top 64 610153DD01000
 Account 10294
 top map 610153D







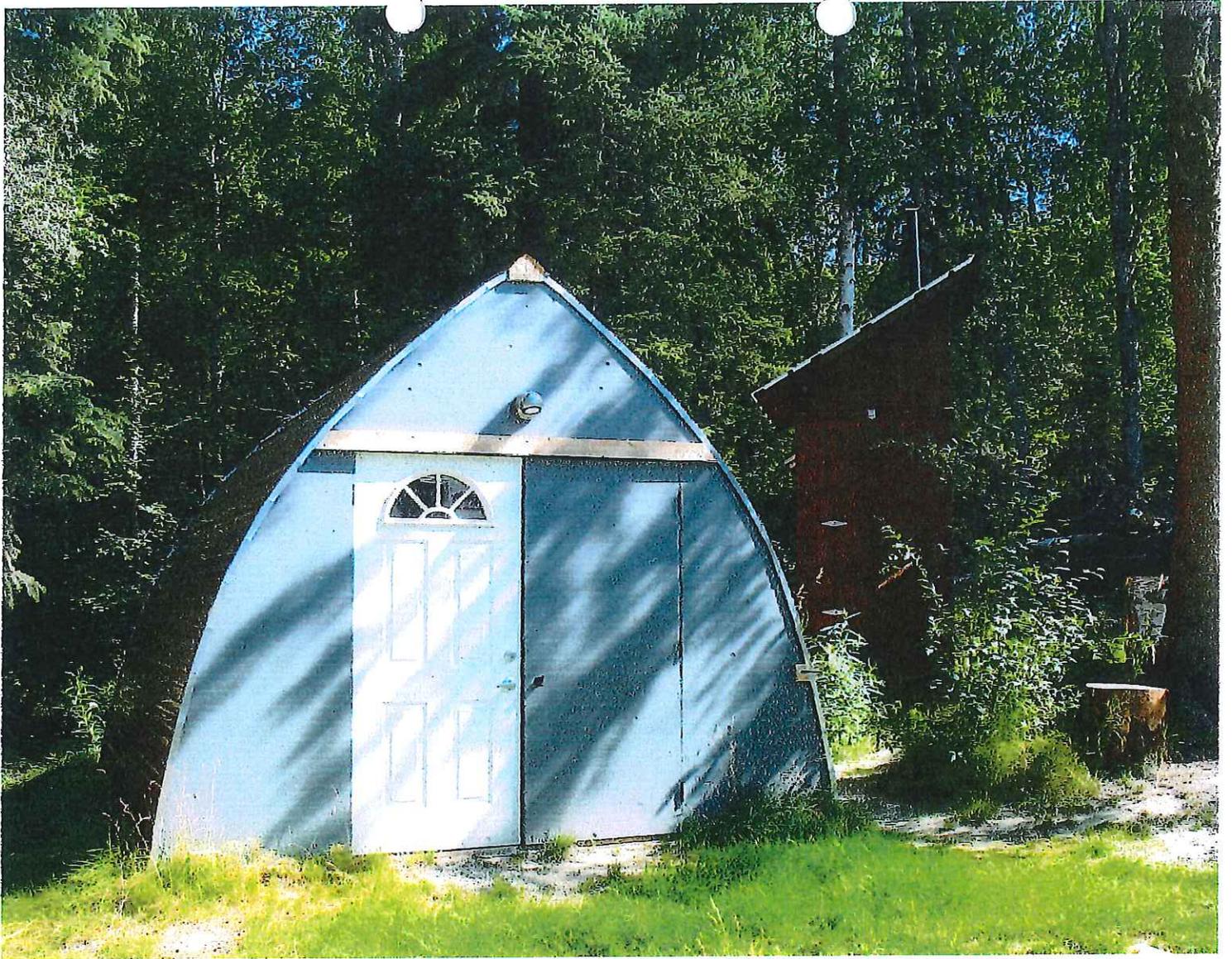
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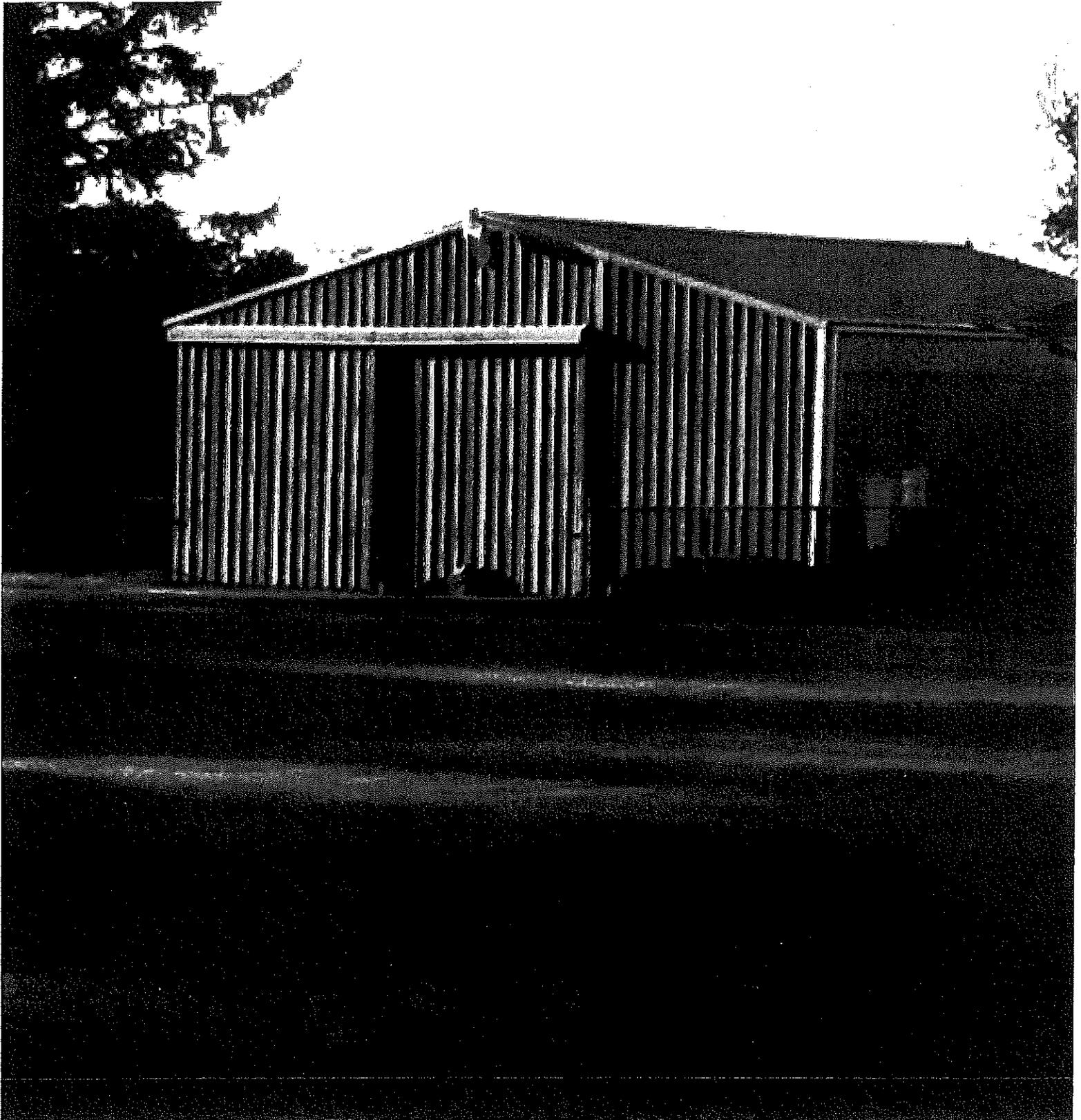












Building 200 ft narrow

50' x 60' steel Building

250' South of property

Picture not Available









