

SEASIDE PLANNING COMMISSION AGENDA
989 Broadway - City Hall Council Chambers
May 3, 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:** April 5, 2016
6. **PUBLIC HEARING:**
 - A.) **16-012HOZ** is a Highway Overlay Zone request by **Musudur Khan (Pinehurst LLC)** to change the use from a 7unit apartment building (which will be demolished) to a 64 unit hotel and 16 long term stay units. The hotel is an outright permitted use in the zone. The property is zoned General Commercial (C-3) and it is referenced as T6 R10 S28AC TL: 1101 on the County Assessor Maps.
 - B.) **16-016VRD** is a request by **Richard Feves** for a **four (4)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **ten(10)** people over the age of three. The property is located at **2132 S. Columbia** and it is zoned High Density Residential (R-3).
 - C.) **16-017V:** A request by **Antoine Simmons** for a variance at 341 S Prom. (6 10 21AC TL: 11900, 11100, 10900). The property is zoned Resort Residential (R-R). The applicant is requesting that a defined building height of 90 feet (45 feet over the allowed height) be permitted. The adjacent buildings are considerably higher that the allowed 45 foot maximum. It will have a sloped roof with numerous dormers and open decks on the westerly facade to add to the guest's coastal experience. The tower at the northwest corner is the tallest roof at 90 feet, while the main roof and dormers are 65 feet at the peak.
7. **ORDINANCE ADMINISTRATION:**
8. **PUBLIC COMMENTS:** Not related to specific agenda items:
9. **PLANNING COMMISSION & STAFF COMMENTS:**
10. **ADJOURNMENT**

MINUTES SEASIDE PLANNING COMMISSION
March 1, 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, Tom Horning, Dick Ridout and Ray Romine, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director

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. Commissioner Perkel, Commissioner Wright and Vice Chair Carpenter stated that they were at the City Council meeting where 16-013CU was discussed, but felt that wouldn't affect their decision.

APPROVAL OF MINUTES: March 1, 2016;

Vice Chair Carpenter 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.) 16-008VRD is a conditional use request by **David & Ranata Niederloh** for a **three (3)** bedroom Vacation Rental Dwelling Permit with a maximum occupancy of not more than **nine (9)** people over the age of three. The property is located at **130 13th Avenue (6 10 16DA TL 3301 & 3400)** 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. Erin is the property manager for this property currently and was the property manager for the previous owners. There has never been any issues with this property in the past and doesn't foresee any in the future. Erin let Mr. Cupples know that the tree was trimmed and they rekeyed the garage and the renters will not have access to that.

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 Hoth asked when the new owners took possession of the home. Mr. Niederloh stated last September. Commissioner Hoth asked what made them want to have the home used as a vacation rental. Mr.

Niederloh stated that it had a history of being a vacation rental and they thought it would be nice to share the property and the more they get it ready for the vacation rental the more they plan on staying there.

Chair Romine asked about the tree trimming. Erin stated that the trees were trimmed today.

Commissioner Ridout stated that one of the bedrooms looks like it is really small and asked what size the room was. Mr. Niederloh stated that the room was 9 x 10 or 10 x 10, perfect for one, cozy room for two.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Perkel made a motion to approve the conditional use under the guidelines that staff has presented. Vice Chair Carpenter seconded and the motion was carried unanimously.

B.) 16-009HOZ is a Highway Overlay Zone request by **Sum Properties** to establish a new commercial building located at 1616 S Roosevelt. **(T6 R10 S21DD TL: 9400)** The new building will be two identical office-shop spaces that will each be approximately 1034 sq. ft. The property is zoned General Commercial (C-3).

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. Mark Mead, 89643 Ocean Dr. Warrenton OR. Mr. Lowenberg bought the building a while ago and has been trying to figure out what to do with it. The existing building is rented out to Dr. Roof now. They looked at adding two more spaces at the end of the building but decided to put the new building facing north to not only make it fit well but to keep as much parking as possible. They left a buffer along the south side of the building because the property to the south is right up against the property line. Now they will be able to put some landscaping along the south property line. Along the highway the sidewalk is in the property instead of out in the right of way like it should be. There are four pole lights there now that will come out and then they will put lights on the building. These are going to be shop/office space they are not big spaces and the other properties that Mr. Lowenberg has around town are full so he thought this would be a good idea.

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 Hoth asked if these building will be facing north. Mr. Mead stated yes. Commissioner Hoth asked if he was reading the plot plan correctly and its 81 feet across the property. Mr. Mead stated that yes, that is correct and they plan on staying on the pavement with the new buildings. The other reason they are locating it that way is because they don't want to block the view of the river.

Commissioner Ridout asked if the other building will stay. Mr. Mead stated yes. Commissioner Ridout asked if the highway encroaches on this property. Mr. Mead stated yes at the south end of the property the sidewalk and a little bit of the highway is inside the property line. Vice Chair Carpenter asked what is the width of the highway. Mr. Mead stated that he didn't know but the highway is about six feet into the property with the pavement. Vice Chair Carpenter asked if they do expand the highway to three lanes how will that impact the property? Mr. Mead stated that there already is a turn lane and they would probably expand the other side of the road and it won't be that much if they do because the turn lane is already there. Commissioner Horning asked if they planned on removing only 4 of the vapor lamps. Mr. Mead stated yes. Commissioner Horning asked what they plan on doing with the other lights. Mr. Mead stated that Mr. Lowenberg plans on leaving them, but he's talking about adding a few more lights along the existing building and possibly removing the other vapor lamps. Mr. Lowenberg may take out the other lights and put lights under the soffits. Commissioner Horning stated he would encourage them to take out the remaining vapor lights as part of the project.

Chair Romine asked Mr. Cupples about the drainages and he wasn't sure how it drains now. Mr. Mead stated it drains over the bank now. Mr. Cupples stated getting an appropriate oil/water separator catch basin and maybe an infiltration barrier would be better than running it straight into the river. Mr. Mead stated that they will have to do something in order to get a building permit.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Vice Chair Carpenter made a motion to approve the Highway Overlay Zone under the guidelines that staff has presented. Commissioner Wright seconded and the motion was carried unanimously.

C.) 16-010VRD is a conditional use request by **Steven & Vicci Craft** 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 **1940 S Downing (6 10 21CD TL 4500)** 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. Steve Craft, applicant and owner of the property. They purchased the home last year in hopes that they would occupy it half the year. Mr. Cupples has done the inspection and they have corrected all the items on the punch list.

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 stated that he doesn't like the tandem parking. Chair Romine asked who the local contact is. Mr. Craft stated Bobby at Rogers Inn. Commissioner Wright asked if this was a vacation rental in the past. Mr. Craft stated he didn't think so.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Horning made a motion to approve the conditional use under the guidelines that staff has presented. Commissioner Perkel seconded and the motion was carried unanimously.

D.) 16-011CU: A conditional use request by **Aaron Fausett** that will allow the development of an 8 unit hotel on the top floor of the existing 3 story building located 821 Broadway (T6, R10, 21AD TL: 11401). The proposed use is planned in conjunction with establishing the outright permitted use of a sports bar & grill on the first two stories. The property currently has two off street parking spaces on site and the applicant plans to lease seven additional spaces off site even though parking is not required for existing buildings in the Central Commercial (C-4) zone.

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. Aaron Fausett, PO Box 194, Warrenton, OR. They are excited about bringing more business to that end of Broadway.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Jeremy Rush, 842 Broadway, Seaside. He is in favor of the request, but would like to bring up the issue of parking on Broadway. Right now all the parking is three hours and he would like to see that changed to 1 hour parking.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Kim Bauske, she owns the property across the street at 810 Broadway. Ms. Bauske thinks this a great project to bring to that end of Broadway. One of the problems with that end of Broadway is that a lot of people start at Holladay and work their way up visit the restaurants and shops west of Holladay and this would be an added benefit to bring people to this end of Broadway. Ms. Bauske has parking behind her building and she feels that Jeremy brought up a good idea changing the parking to 1 hour.

Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. Kirk Fausett 2911 Marine Dr. Astoria. Kirk is Aaron's dad. He is also in favor of changing the parking from 3 hours to 1 hour. One of the things that happened about 2 hours ago was that Kirk made a deal with one of the owners of the properties on the back side of the building and that was to purchase a parking lot, right now it is just a gravel piece of land but he will turn it into a parking lot for this building. This property should have approximately 10 or 11 parking spaces.

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 Kirk is now saying they don't need to lease the parking. Kirk stated that is correct. Commissioner Hoth asked who owns all the parking in the back of the building. Kirk stated Dallas Cook owns M&F plumbing building and that parking area. Ron Hoxie owns the next section of parking. Seaside Brewing owns the next section, then the guy he was speaking to today about purchasing the next section. Commissioner Hoth asked if the owners have exclusive use to just their parking spaces. Kirk stated yes. Commissioner Hoth asked how they maintained that, because it doesn't look like anything is marked. Kirk stated most of the parking lot is sectioned off with bumpers and then they will section off their portion. Vice Chair Carpenter stated that at the last work session he asked Kevin if at the next work session they could discuss parking. He is an advocate for residential/commercial parking especially in the downtown core area. He would also like to invite all the public to this work session. This discussion would also take into account the limits on parking along the streets. Mr. Cupples stated just for clarification he wanted to let the audience know that the planning commission isn't in charge of setting time limits for parking - that goes to the City Manager and City Council. Vice Chair Carpenter stated also the Transportation Advisory Council. Commissioner Hoth stated for clarification the sports bar and grill is an outright permitted use so we are not looking at that. Mr. Cupples stated yes. Commissioner Ridout stated that he would like to make a motion to approve this with the condition that they purchase parking and not lease it. Mr. Cupples stated that until that is all in and available would it be appropriate to say if not already owned on the condition, if something happens and they end up moving the parking around it would give staff more flexibility if they wanted to lease out one of theirs or thought the other one was better. Commissioner Hoth stated that if they are unable to purchase the parking then they wouldn't comply. Commissioner Ridout stated that he didn't think he would want to vote for this with a leased parking situation. He would like them to own the parking and if it doesn't get a second then he'll vote no. Chair Romine stated that in this zone they are not required to have parking. Commissioner Ridout stated that he understands that, he just can't believe that we want to put hotels in the downtown area without some parking available. We do not have a big transportation system that delivers people to our town without a vehicle. Chair Romine stated clearly as a model there wouldn't be much return business if they can't find a parking spot. Mr. Cupples stated for clarity if someone were to build a hotel in any other zone than the C4 they could lease their parking and it would not be required to be on site. That's how the ordinance currently reads and that goes for any commercial piece. Chair Romine asked if that was a motion and Commissioner Ridout stated yes. Chair Romine asked if there was a second. There was no response.

Commissioner Wright asked if there was a completely separate entrance and Aaron stated yes. Commissioner Wright asked if it was A.D.A. accessible. Aaron stated that is just steps. Mr. Cupples stated that the Building Official has had conversations with the applicant. Aaron stated that the sports bar and grill be A.D.A. accessible but the hotel will not. Aaron stated that the Building Official wants an A.D.A accessible room but he is not requiring an elevator. Mr. Cupples stated that in a nutshell if you have an existing building that is not A.D.A compliant when you get ready to work on that building you have to spend 25% of cost on removing architectural barriers. You start from the parking and move into the building from there. It is designed to get you to the lot then through the door and then to where the bathroom is or wherever. You need to move into the building.

Commissioner Hoth asked how people check into the hotel. Aaron stated there is a reception desk up on the 3rd floor and after hours there will be lock boxes with access codes so that guests can check in after hours. They will have access through the back and the front doors. Commissioner Hoth asked how he anticipates the loading and unloading. Kirk stated that the people will be able to park in the parking lot and walk to the check-in area but inevitably some people will unload in the front of the building. That is where they will have the ADA handicap parking and the ramp.

At the end of the Commissioners discussion, Chair Romine closed the public hearing and Commissioner Horning made a motion to approve the conditional use under the guidelines that staff has presented with a verbal support of changing the parking on Broadway. Chair Romine would like to add a loading zone somewhere. People need a space to unload. Commissioner Horning withdrew his motion for someone else to make the motion. Commissioner Hoth made a motion to approve the conditional use under the guidelines that staff has presented with the addition of encouraging patrons to load and unload in the back. Kirk stated that the back of the building will have an awning over the entrance and the front will not, so the back would be the best place for the loading and unloading. Kirk stated the front would be where people would come down and go out the front door to do their shopping. Vice Chair Carpenter seconded and the motion was carried with Commissioner Ridout voting against it. Six in favor and one against.

E.) **16-013CU**: A conditional use request by **Chris Quackenbush** that will allow the development of a bicycle track (also called a pump track or skills park) as an improved extension of Cartwright Park. The track would be developed behind School Administration Building located at 1821 S Franklin (T6, R10, 21DC TL: 101, 5400, & 11401). Development of the track is being supported by the North Coast Trail Alliance, and as proposed, it will be broken down into two separate tracks. One small loop will be for beginners and the other longer loop will be more advanced. The property currently is currently 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. Chris Quackenbush & Morgan Sollar. They brought this to the Park Advisory Committee first and it seemed everyone was excited about the idea. Then went to City Council and the City Council wanted it to go through the Planning Commission first.

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 Perkel stated he thought this would be a great addition to Seaside. Commissioner Hoth asked who owns the property. Mr. Cupples stated that the City of Seaside owns the property, the school district uses the building. The track would be built by and taken care of by the North Coast Trail Alliance. There are lots of towns that have adopted a park and the city staff doesn't take care of them. Mr. Cupples stated that he wanted Chris to go to City Council because this is taking place on city property and he didn't want the Planning Commission put in a precarious situation. Commissioner Hoth asked what is the form of approval from the City as the owner of the property? Mr. Cupples stated that the City Council didn't want to take any formal action to say we are absolutely approving your plan, they said go to the planning commission and get through them. The council is going to support it, but the council is also the appeal body. It's one of those weird land use things that only a planner could appreciate. If the room was filled with people who didn't want this then the council would be on record saying yes we are totally behind your park and design and they would be the appellant body and he didn't want to put them in that position. We got as much approval as Mark needed to say yes we have the request before the planning commission and the council hasn't said no. Commissioner Hoth asked if that had gone the other way and they had come to us first and we said go ahead and do it and they started to work without the city council knowing anything about it. Then the city council asks what's going on, would they be able to say no, you can't do this because it is located on city property. Mr. Cupples stated yes, but that wouldn't have happened. Vice Chair Carpenter stated that the city still owns the property, but in the event that in the coming years this becomes obsolete this will revert back to the city. Mr. Cupples stated that it will not revert back to the city it will always be the cities, but if it fell into disrepair or people said that we are not using it anymore like the horseshoe pits that were in Broadway Park are now the parking lot. This was moving into a low intensity recreation area which has really been unused for the most part and that is going to put utilization of it with bicycles. This is going to develop that part of the park. Commission Ridout asked if there were any concerns about security. That park had a problem a few years ago and

they moved a lot of landscaping because they felt there were activities going on in the park that wouldn't go on if it were more exposed to the street. Mr. Cupples stated that we are having that problem in every riparian area that we have right now. The pump track will be in an open area. Commissioner Ridout stated that right now there is a building that blocks the view from anything going on there. Mr. Cupples stated that if we draw the bicyclist in there it will be more exposed to the public than it is right now. Commissioner Ridout stated Broadway Park used to be a place where they were lots of activities if you go back thirty years ago. He is concerned in a sense it will be an attractive nuisance - it's a place for people to come to if you develop it then anyone can rightfully be there, that's his concern. Chris stated one of the ideas behind the park is that it is an empty lot area with blackberries and other vegetation and if somebody is doing something that they probably shouldn't be doing they would be hiding in those places to do them. They are taking all that out and creating dirt hills and pumps and attracting youths to the area which will be healthy and fun family use to the area. This would drive that (bad) activity out of the area. There was discussion with the school district about putting lights out there that might drive away some of the night use that Commissioner Ridout is concerned about. Chris stated that they thought this would be a great location because it is an area that isn't being used currently. Commissioner Ridout stated that it is a good location because of the park and they have rest rooms there. Commissioner Horning stated that at one time that area was being considered as a dog park. What's the story on why that was dropped and this is going forward. Chris stated that the dog park was considered by Kiwanis who adopted Cartwright Park - the person who was an advocate for that never really pushed it forward. Chris also brought this presentation over to the Kiwanis and they were very excited about it and they will help with some of the landscaping around the track. Commissioner Horning stated the only potential downfall would be the hours of operation. Chris stated that his take on it is that the hours would be the same as Cartwright Park. Chris spoke with Steve Phillips who is on the Parks Advisory Committee and he was really in favor of this and he also works for the School District Board. Commissioner Wright asked have they thought about access to this, would you make it clear that the public goes up to Franklin and not use Grove because Grove is an unpaved road and will there be signage. Chris stated there is a parking area, boat ramp and restroom facilities there already and there would be a sign identifying the park. We haven't discussed putting up directional signs. Commissioner Wright asked if Chris thought people would drive or haul their bikes to the park and then use the facility. Chris stated that he was hoping that people would ride their bikes there from their homes. He's not sure how tourist would get their bikes there but they may ride the bikes or haul them over to the park. Commissioner Ridout asked if they planned on doing competitions there? Chris said they had a lot of people mention that, but it wasn't his intent when he started this. Chris stated that the North Coast Trail Alliance's intent is to bring mountain biking to the area. This is a first step, they are also talking with land owners out and about to build trails. Currently they are working with a project out on Highway 30. They are working with the Department of Forestry up behind the Astoria Column. Commissioner Ridout asked what age group are you targeting. Chris stated for the pump track, 2 to 72, or all ages. Commissioner Horning asked how long has the North Coast Trail Alliance been around. Chris stated that it started last July and has 24 members. Commissioner Horning asked if this was a city or a county thing. Chris stated that it was a county wide program. Chris stated just so you know the track is all dirt and rock and if we want to make changes or for some reason people decided not to ride, it can be leveled. Commissioner Perkel stated he was impressed that the organization will maintain it. Chair Romine stated this is a really good idea. Chris stated he helped organize a small group of surfers to clean up the garbage where the surfers park in the Cove area.

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 under the guidelines that staff has presented. Commissioner Perkel seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: Mr. Cupples wanted the commissioners to know that the city council did pass a retail marijuana ordinance that mimicked the medical marijuana ordinance as far as the setbacks from other facilities and the exclusion of the downtown core area. He still thinks it's very limited, and there maybe two more spaces available. Mr. Cupples also mentioned that we will probably be seeing medical facilities converting over to recreational facilities. We have two facilities that are currently licensed for medical and two have asked for the land use compatibility statements saying that are interested in applying. He hasn't seen one from the other facilities.

Commissioner Hoth asked if at the next planning commission meeting if Mr. Cupples would bring the information regarding the Bauske property on Wahanna so that we can see what was approved and what is currently there. Mr. Cupples stated yes we could do that.

Chair Romine mentioned on a different subject, his wife mentioned that inside the class rooms at Seaside High School she couldn't hear the tsunami sirens and it kind of surprised him. Mr. Cupples asked why? Remember the sirens are an outdoor warning facility, each of the schools are supposed to have a NOAA radio and the NOAA radios are for a distant event and not a local tsunami. That is why you have a weather radio in your house, or in the school, or your business, which we require people to have now. Mr. Cupples stated that he has seen the weather radios in the councilor's office before. If there is a distant event he assumes they would get on the intercom and make an announcement throughout the school. Just like we have told people in the downtown core area, those are outdoor warning facilities. If we boosted them up to where you could hear them indoors, over and above of what they are right now, there would probably be broken glass around the siren heads. We can hear ours at the Public Works Shop inside the building very clearly. The function of the siren was for outdoor notification not an indoor notification. If you want indoor notification then you get weather radio. If it is a local event you need not worry about hearing any alarm because 3 to 5 minutes of severe ground shaking is warning enough.

ADJOURNMENT: Adjourned at 9:15 pm.

Ray Romine, Chairperson

Debbie Kenyon, Admin. Assistant

CITY OF SEASIDE STAFF REPORT

To: Seaside Planning Commission

From: Planning Director, Kevin Cupples

Date: May 3, 2016

Applicant: Mark Mead, 89643 Ocean Dr.; Warrenton, OR 97146

Owner: Pinehurst LLC, Musudur Khan, 442 2nd Avenue, Seaside, OR, Gearhart, OR 97138

Location: 2465 S Roosevelt; T6 R10 S28AC TL: 1101

Subject: Highway Overlay Zone 16-012HOZ, Develop a 64 Unit Hotel & 16 Long Term Stay Units @ The Golf View Apartments Site

REQUEST:

The owner plans to establish a new hotel facility at 2465 S Roosevelt. The existing 7 unit apartment building will be removed to make room for the 64 unit hotel that will also provide 16 long term stay units. The hotel is an outright permitted use in the General Commercial (C-3) zone.

The review will be conducted in accordance with Section 3.400, Appendix G of the Transportation System Plan, and Article 10 of the Seaside Zoning Ordinance (SZO) which establishes the review criteria and procedures for development in the Highway Overlay Zone. Since the long term stay units are not clearly defined in the ordinance, the Commission could require the applicant to address the criteria for a conditional use in Article 6 of the SZO.

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 may also include 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: Pursuant to Section 3.400 of Appendix G of Seaside's TSP, all development that will create a significant number of additional trips (more than 5 peak hour or 30 average daily trips) must address the following review standards and criteria:

Section 3.407 Highway Overlay Zone Standards

1. Building Size: The maximum building size will be 20,000 square feet. Buildings larger than 20,000 square feet may be considered, but are subject to additional design review.

2. Landscaping: A landscaped area must be provided along the highway frontage to assure that a buffer is provided between the development and the road surface. As a minimum requirement, the area must be equal to a 10' width multiplied by the length of the highway frontage. Any public sidewalk area provided on private property adjacent to the highway would be deducted from the required area.

3. Exterior Lighting: All exterior lighting shall be designed so the lighting source or lamp is recessed or otherwise covered to eliminate line of site visibility from neighboring properties, street travel lanes, or the surrounding environment. All exterior lighting must be dark sky compliant and shielded, screened, or otherwise provided with cut-offs in order to prevent direct lighting on the adjacent properties, riparian area, or the state highway subject to the following exception: Line of site visibility and direct lighting of neighboring property can be permitted subject to a formal agreement with the neighboring property owner when the lighting will benefit joint parking, access, or safety.

4. Yards Abutting the Highway Frontage: In an effort to promote more pedestrian oriented development, regardless of yard requirements of the underlying zone, buildings must be located close to the property line adjacent to highway such that the property line setback for the building entrance will not exceed 10'.

5. Off Street Parking: In addition to the requirements in Section 4.100, parking areas must address the specific design standards in Section 3.410.

FINDINGS & JUSTIFICATION STATEMENTS:

1. The applicant's submitted justification and site plan are adopted by reference. The applicant's request summary includes the following:
 - The property is located south of the Guest House Hotel on the east side of Highway 101 (S Roosevelt Dr.)
 - The property adjoins wetlands to the east and the southern end of the property. The easterly side of the lot has a steeply sloping bank down to the wetlands. The wetlands were flagged as part of a wetland delineation completed in 2010.
 - The site includes an old apartment building with 7 units that will be removed during the construction phase of the project.
 - The property is zoned General Commercial (C-3)
 - This is parcel 2 of partition plat 2009-07 and the property shares a driveway access and utility easement with the existing hotel property to the north. This is the only vehicle access to the property.

- A portion of the property is located within the AE flood zone with an elevation of 17.50 feet North American Vertical Datum (NAVD).
 - Five new buildings are being proposed for the site. The main building is a three story 64 unit hotel with an indoor pool, eating area, meeting room and game room. The units will range from one bedroom to two bedroom suites.
 - Four additional two story buildings are proposed with four two bedroom long stay units in each building.
 - The buildings have been placed on the site to allow for the majority of the units to view out to the wetland open space.
 - The parking has been placed around the buildings with the main parking area located north of the three story hotel building near the highway.
 - All the parking will be accessed from the common driveway. ODOT was consulted on these layouts which originally contained 76 hotel units along with the 16 long stay units. Their main concern was to maintain a clear vision site line from the existing driveway to the left (south). The line is shown on the new site plan. This area contains a sidewalk, drainage swale area, & landscaping. The landscaping would be low growing to allow for the clear vision site area.
 - Parking lot lighting will be from down shining lights mounted on the outside of the building and in the soffit areas of the building. A covered driveway and unloading area will be placed on the northern side of the main hotel building with 16' of clearance.
 - The pool, breakfast and gathering area will look out to the southern wetland open space area. A patio and kids play area will also be on the southern side of the building. The layout of the rooms and development in general is intended to take advantage of wetland & open space views.
 - A sidewalk has been shown along the highway side of the site with the walkway being located next to the parking area and away from the existing highway improvements.
 - Sanitary sewer will be provided from the existing 8" dia. sanitary sewer main that crosses through the site.
 - Additional fire hydrants will be installed per the fire department requirements.
 - Storm drainage will be directed to on site swale areas prior to discharge into the adjacent wetlands. A drainage swale area will be provided along the highway for ODOT runoff.
 - Natural gas, telco, & power are adjacent and available to the site.
2. A Traffic Impact Analysis (TIA) is not required for the proposed use because according to Matt Caswell at ODOT, it did not trigger a change of use review.
 3. Staff reviewed the trip generation table for an 80 unit hotel and it appeared the use would generate approximately 582 trips per day. The use was then broken down

into a 64 unit hotel with 16 dwelling units to represent the long stay and the number was 571. Peak hour trips were approximately 50. None of the trip totals crossed the TIA threshold of generating more than 600 daily trips or 100 hourly trips.

4. The site plan indicates there is sufficient area to provide the required landscaping buffer along the western edge of the highway right of way even if the pedestrian walkway was not subtracted from the required area. This assumes the drainage swales are not simply graveled drainage basins.
5. All outdoor lighting must conform to the City's outdoor lighting ordinance and be dark sky compliant. Although the applicant has indicated the building lighting will shine down, the lighting elements (over 450 lumens) must be adequately shielded to prevent visible glare or direct illumination off site into riparian areas. Cooperative site lighting outside of riparian areas is not subject to the direct lighting limitation.
6. In an effort to promote more pedestrian oriented development, the ordinance calls for building entrances to be located adjacent to the highway within 10' of the front property line. The applicant has submitted a preferred alternative plan that would set one corner of the structure back a little more than 14' from the property line, just outside of a City water main easement and the primary building entrance is more centrally located in order to provide a covered check in area.
7. The only improved pedestrian facilities to this property are being proposed by the property owner in conjunction with this development and those facilities will be on the applicant's property. The proposed entrance location would be accessible from the pedestrian walkway. A short connection between the southern end of the pedestrian walkway and the highway could be developed in order to improve bike access to the property if ODOT would allow it. The alternative setback and building entrance location would require a variance approval by the Planning Director if the Planning Commission supports the concept based on the type of use and the locational factors unique to this site.
8. The applicant has provide a total of 118 parking spaces on the submitted plan. The ordinance requires a total of 65 for the motel and it could be argued that 32 spaces would be needed for each long stay unit for a total of 97 spaces. The applicant can reduce the total number of spaces when they develop their required bike parking (2 short term & 2 long term for the long stay units and 4 short term & 4 long term for the regular hotel rooms). Forty-two parking spaces are provided between the long stay units and the highway. Shifting the long stay units further west would avoid the applicant's need to request a variance for the parking spaces between the buildings and the highway. It is clear from the site plan and the applicant's submittal they intended to locate these units so they would benefit from the wetland views instead of looking across a sea of asphalt. The alternative setback, and building entrance and parking configuration would require a variance approval by the Planning Director if the Planning Commission supports the concept based on the type of use and the locational factors unique to this site.
9. Regardless of the final design, direct sidewalk circulation between all the buildings will need to be provided.

10. The regulatory floodway does impact the eastern side of the property and the required no rise certifications will be needed if any portion of the buildings or improvements will be located within the floodway. As an alternative, the plans could be altered in order to avoid any encroachment.

CONCLUSION TO CRITERIA #1:

The proposed hotel will satisfy the applicable development standards in the Highway Overlay Zone provided the following conditions are attached to the approval.

Condition 1: The applicant must provide a landscaping plan for the property frontage that includes design information concepts for the proposed swale. The plan must be reviewed and approved by the Planning Commission to ensure an adequate landscape buffer will be provided.

Condition 2: The main hotel building's proposed setback and entrance design must be acceptable to the Planning Commission and the Commission must be willing to accept a Planning Director approved variance based on the type of use and the locational factors unique to this site.

Condition 3: A short connection between the southern end of the pedestrian walkway and the surfaced portion of the highway must be developed in order to improve bike access to the property. This condition will not be required if it is not supported by ODOT.

Condition 4: The long term stay building's proposed setback, building entrance, & parking configuration must be acceptable to the Planning Commission and the Commission must be willing to accept a Planning Director approved variance based on the type of use and the locational factors unique to this site.

Condition 5: The final development plan must incorporate provisions for short and long term bike parking in accordance with the standards adopted under Seaside's TSP. These will be approved by the Planning Director.

Condition 6: Direct sidewalk circulation between all the buildings will need to be provided on the final site plan for the development.

Condition 7: Although it is not directly related to the highway overlay zone review, in addition to showing the riparian zone setback on the applicant's site plan, the applicant's engineer must document the location of the floodway based on the current Flood Insurance Rate Maps.

REVIEW CRITERIA #2: Section 3.408 Highway Overlay Zone Criteria

1. The proposal is consistent with the purpose of the overlay zone, and protects the capacity of US 101.

2. If the proposal involves a development with frontage along US 101, the required permits from ODOT will need to be obtained prior to construction. If a permit already exists, proof of permit shall be provided to the City and ODOT. Developers are advised to coordinate with ODOT concurrently with their development proposal to discern the appropriate permit requirements. To

confirm an appropriate permit, or to obtain a permit, contact the Permit Specialist at ODOT.

3. The location, design, and size of the development are such that the development can be well integrated with the surrounding transportation facilities or anticipated future developments, and will adequately address the impact of development on US 101.

4. The location, design, and size of the development are such that traffic generated by the development can be accommodated safely and is less than the mobility standard on existing or planned streets, including US 101.

5. The location, design, and size of the development are such that the proposed uses will be adequately served by existing or planned facilities or services.

6. The location, design, and size of the development are such that the proposed uses will provide functional and efficient access and circulation for anticipated pedestrians, bicycles, and vehicles.

FINDINGS & JUSTIFICATION STATEMENTS:

11. The proposed development will be sharing an existing access to the highway and limiting the number of new access points onto the highway is one way to help maintain highway function and traffic flow.

12. According to the ODOT representative, no change in the current access permit is required and the development would not even trigger the need for a new traffic impact analysis.

13. Any improvements within the ODOT right of way, such as the drainage swales or the bike access connection, will require authorization by ODOT.

14. The applicant has taken into consideration the site clearance concerns that were expressed by ODOT at the time the site plan was being developed.

15. The vehicle and pedestrian access appears to be functional and efficient. The applicant has incorporated a pedestrian walkway that will lead directly to the front door of the entrance to the short term & long term hotel facilities.

CONCLUSION TO CRITERIA #2:

The proposed hotel will satisfy the applicable criteria in the Highway Overlay Zone provided the following condition is attached to the approval.

Condition 4: A striped walkway must be provided at all points where pedestrian crossings within the development site.

FINAL STAFF RECOMMENDATION

Conditionally approve the new hotel development at 2465 S Roosevelt. 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 it is not a condition of approval, the following is a reminder to the applicant.

- 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 Submitted Information & Proposed Site Development Plans



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>Pinehurst LLC</i>	ADDRESS <i>531 Ave A Seaside</i>	ZIP CODE <i>OR 97146</i>
STREET ADDRESS OR LOCATION OF PROPERTY <i>2465 S. Roosevelt Seaside OR</i>		

ZONE <i>C-3</i>	OVERLAY ZONES	TOWNSHIP <i>6N</i>	RANGE <i>10W</i>	SECTION <i>2EAC</i>	TAX LOT <i>1201</i>
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PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

change use from 7 Apartments to 64 unit hotel Building and 16 long stay units see Attached

(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>Pinehurst LLC Musvudur Khan</i>	PRINT NAME OF APPLICANT/REPRESENTATIVE <i>Mead Engineering Mark Mead</i>
ADDRESS <i>531 Ave A Seaside</i>	ADDRESS <i>69643 ocean Dr warrenton OR</i>
PHONE / FAX / EMAIL <i>503-248-910-0170</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 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 checked="" type="checkbox"/> <i>Highway overlay zone</i> |

PLANNING DEPARTMENT USE:	
DATE ACCEPTED AS COMPLETE <i>3-14-16</i>	BY <i>DK</i>
CASE NUMBER (S) <i>16-012 HOZ</i>	
HEARING DATE <i>5-3-16</i>	P.C. ACTION

OFFICE USE:	
FEE <i>\$670</i>	RECEIPT
DATE FILED <i>3-14-16</i>	BY <i>DK</i>

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

14 March 2016

To: City of Seaside
Planning Department

From: Mark M. Mead PE

Re: 2465 S. Roosevelt
Seaside, Oregon

This property is located on Hwy 101 south of the ave U stop light directly south of the Guest House Hotel, on the east side of the highway. This property adjoins the wetlands to the east. This site contains an old apartment building with 7 units in it. The existing parking area is east of the existing building with the rest of the buildable area being open grass area. There is a wetland open space area on the very southern end of the property. This site is zoned C-3. This property is parcel 2 of partition plat #2009-07. See reduced copy of partition plat. The existing driveway between the guest house and this site is a shared driveway and utility easement.

The existing building contains 7 apartment units. This building will be removed from the site during the construction phase of this project.

A portion of the site is located in the FEMA mapped AE flood zone. This property is located adjacent to a flood plain and flood way. The FEMA maps call for an AE flood zone with an elevation of 17.50 feet based upon the NAVD datum. Spot elevations are shown on the site maps which range in elevation from 13.5-17.6 feet. The easterly side of the lot has a steep slope bank down to the wetlands. The wetlands were flagged as part of a wetland delineation completed in 2010.

Five new buildings are being proposed for the site. The main building is a three story 64 unit hotel building with an indoor pool, easting area, meeting room and game room. The units will range from one bedroom units to two bedroom suits. Four additional two story buildings are being proposed that will contain four two bedroom long stay units in each building. The buildings have been placed on the site to allow for the majority of the units to view out to the wetland open spaces of the site. The parking has been placed around the buildings with the main parking area located north of the three story hotel building near the highway. All of the parking areas will be accessed off of the existing driveway located between this property and the Guest House building. ODOT was consulted on these layouts which originally contain 76 hotel units along with the 16 long stay units. There main concern was to maintain a clear vision site line from the existing driveway to the left. This line has been shown on the new site plan with this

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

Mead Engineering

89643 Ocean Drive, Warrenton, Oregon 97146

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mark@meadeng.com

area containing a sidewalk, drainage swale area along with landscaping. The landscaping would be low growing to allow for the clear vision site area. See attached ODOT information.

The parking lot lighting will be from down shining lights mounted on the outside of the buildings and in the soffit areas of the building. A covered driveway and unloading area will be placed on the northern side of the main hotel building. This covered area will have a sixteen foot tall area for cars to pass under. See attached existing site plan, new site plan and proposed building floor plans and exterior elevations.

The main hotel building will have a two story open entry area. The pool and breakfast and gathering area will look out to the southern wetland open space area. The meeting room and six first floor guest rooms will look out to the easterly open space and wetland area. A patio and kids play area will be on the southern side of the building. The second and third floor units that look to the south and east side open and wetland areas will have small balconies. The extended stay two bedroom units will also have small balconies looking to the east.

This layout has been developed to take into account as much of the open and wetland views as possible along with the existing driveway area. A sidewalk has been shown along the highway side of the site with the walkway being located next to the parking area and away from the existing highway improvements.

Sanitary sewer will be provided from the existing 8" dia sanitary sewer main that crosses through the site. Additional fire hydrants will be installed per the fire department requirements. Storm drainage will be directed to onsite swale areas prior to discharge into the adjacent wetlands. A drainage swale area will be provided along the highway for ODOT runoff. Natural gas, telco and power are adjacent and available to the site for service.

Attachments:

- County Tax Map
- County air photo map
- County survey 2009-07
- Fema Map
- ODOT information
- Existing and new site plans
- Building floor plans
- Building exterior elevations

Mark M. Mead

Professional Engineer Oregon 12181, Hawaii 7492, Washington 49698

Geotechnical Engineer Oregon 12181

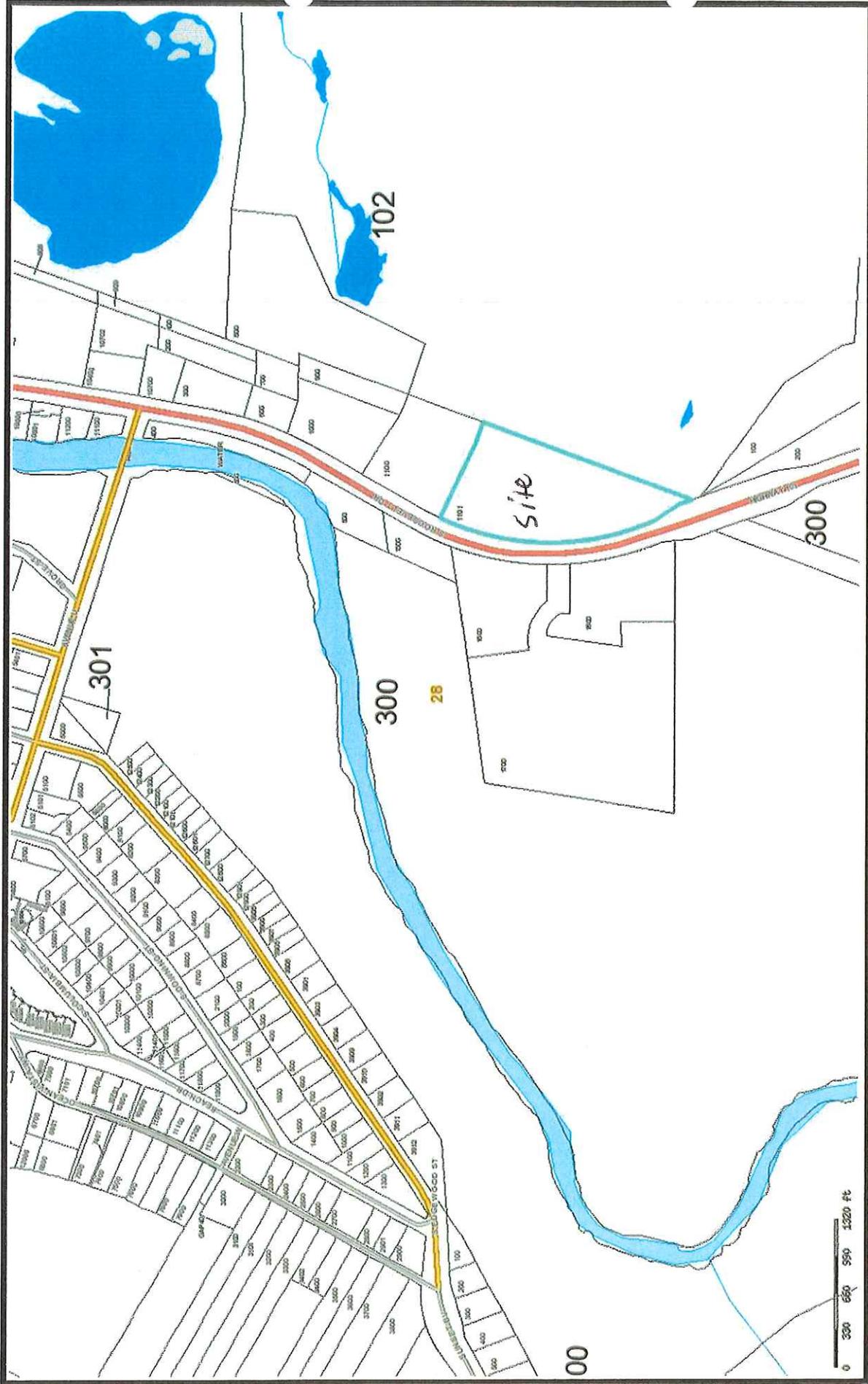
Professional Land Surveyor Oregon 2259

Oregon Structural Inspector #2555SIA

Oregon Structural Plans Examiner #2554PEA

OIC-OR Inspector Certification #OIC2587

Map



Tax Map 6-10-2024 T/L 1101



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



Map



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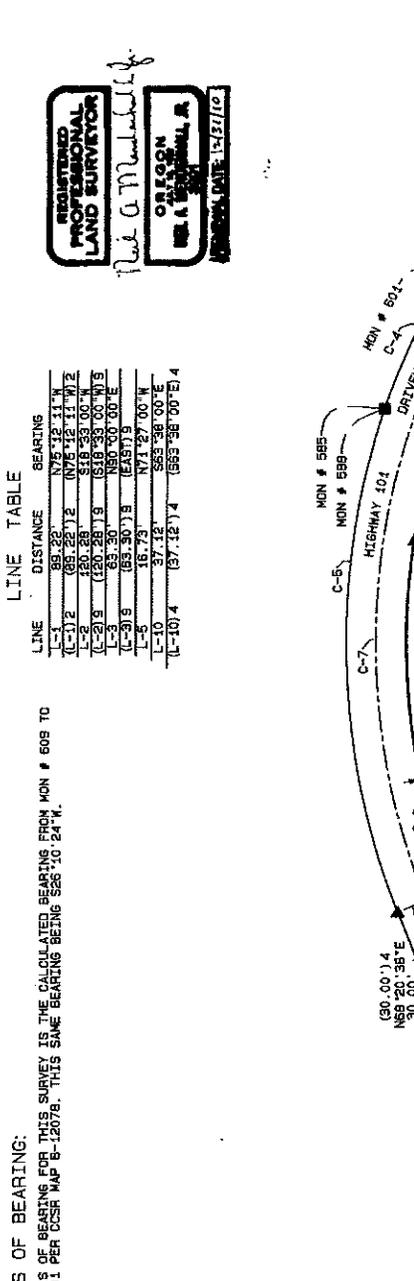


LINE TABLE

LINE	DISTANCE	BEARINGS
L-1	89.22	N75°12'11"W
L-2	69.22	N75°12'11"W
L-3	130.33	N75°12'11"W
L-4	130.33	N75°12'11"W
L-5	65.30	N75°12'11"W
L-6	16.73	N75°12'11"W
L-7	37.12	S63°38'00"E
L-8	137.12	S63°38'00"E

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	103.36°	984.85'	06°23'46"	S10°40'53"W	109.85'
C-2	103.36°	984.85'	06°23'46"	N10°40'56"E	109.85'
C-3	61.89°	924.89'	03°50'03"	S28°17'01"W	61.86'
C-4	61.89°	924.89'	03°50'03"	N28°17'01"E	61.86'
C-5	160.34°	740.77'	11°39'41"	S24°23'12"W	150.09'
C-6	160.34°	740.77'	11°39'41"	S24°23'12"W	150.09'
C-7	50.11°	740.77'	40°13'44"	S01°32'30"E	506.80'
C-8	50.11°	740.77'	40°13'44"	S01°32'30"E	506.80'
C-9	61.85°	880.77'	01°51'26"	S04°16'21"W	596.53'
C-10	61.85°	880.77'	01°51'26"	S04°16'21"W	596.53'
C-11	64.50°	710.77'	01°51'26"	S04°16'21"W	621.97'
C-12	64.50°	710.77'	01°51'26"	S04°16'21"W	621.97'
C-13	76.54°	680.77'	03°09'47"	S28°37'10"W	37.93'
C-14	76.54°	680.77'	03°09'47"	S28°37'10"W	37.93'
C-15	20.00°	680.77'	01°41'00"	S22°55'02"W	20.00'
C-16	178.78°	680.77'	15°02'47"	S16°14'05"W	178.25'
C-17	593.61°	680.77'	48°24'24"	S01°03'05"W	528.59'
C-18	280.55°	984.85'	15°19'15"	N22°02'23"W	279.50'
C-19		984.85'			



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C-16	178.78°	680.77'	15°02'47"	S16°14'05"W	178.25'
C-17	593.61°	680.77'	48°24'24"	S01°03'05"W	528.59'
C-18	280.55°	984.85'	15°19'15"	N22°02'23"W	279.50'
C-19		984.85'			

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SEASIDE HOSPITALITY, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND REPRESENTED ON THE ATTACHED MAP AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND SURVEYED INTO TWO PARCELS AS SHOWN ON THE ANNEKED MAP IN ACCORDANCE WITH THE PROVISIONS OF O.R.S. CHAPTER 98. DECLARANTS HEREBY WARRANT THAT THE SURVEY AND PLATTING WERE CONDUCTED IN ACCORDANCE WITH THE OREGON SURVEYING ACT AND THAT THE SURVEY IS CORRECT AND ACCURATE. SEASIDE HOSPITALITY, LLC, HEREBY DEDICATES AND CONVEYS TO THE CITY OF SEASIDE, OREGON, A 10' WIDE EASEMENT TO THE CITY OF SEASIDE FOR SANITARY SEWER AS INDICATED ON THE ANNEKED PLAT. THE PROPERTY BEING PARTITIONED IS SUBJECT TO OTHER EASEMENTS AS NOTED OR INDICATED ON THE ANNEKED PLAT.

Glenn Zirkle March 09, 2009

SEASIDE HOSPITALITY, LLC.
 BY: GLENN ZIRKLE, MANAGER

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SHEET 3 - ACCESS EASEMENT DETAIL

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CCSR MAP B-11997

CCSR MAP B-11998

CCSR MAP B-11999

CCSR MAP B-12000

PARTITION PLAT NO. 2009-07
SE PARCELS DESCRIBED IN INSTRUMENT # 200810026 AND INSTRUMENT # 200810032 CLATSOP COUNTY DEED RECORDS
SITUATED IN THE NE 1/4 SECTION 28, T. 6 N, R. 10 W, W.M., CITY OF SEASIDE, CLATSOP COUNTY, OREGON

ACKNOWLEDGEMENT

STATE OF OREGON > S.S.
CLATSOP COUNTY >
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON March 09, 2009 2009 BY
SEASIDE HOSPITALITY LLC
GLENN ZIRKLE, MANAGER
NOTARY PUBLIC
Deborah Arevalo
(SIGNATURE)
Deborah Arevalo
(PRINT NAME)
COMMISSION NO. 311573
MY COMMISSION EXPIRES May 16, 2009



CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > S.S.
CLATSOP COUNTY >
I DO HEREBY CERTIFY THAT THIS PARTITION WAS RECEIVED FOR RECORD
ON March 24 2009 AT 1:01 O'CLOCK P.M. AND
RECORDED AS PARTITION PLAT NO. 20090244 CLATSOP COUNTY RECORDS
CLATSOP COUNTY CLERK
BY: *Chloe Oakes*

MONUMENT NOTES:

- 1 FOUND 5/8" REBAR WITH 1 1/2" ALUM CAP STAMPED "OREGON STATE DIVISION 50.0 2" ABOVE SURFACE WITH SHRN PADDLE 18" NORTH 10. E 1745.64 (MON)
- 2 FOUND 5/8" REBAR WITH 1 1/2" ALUM CAP STAMPED "OREGON STATE DIVISION 50.0 1" ABOVE SURFACE WITH SHRN PADDLE 1.25" SOUTH 31. E 1752.46 (MON)
- 3 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." FLUSH WITH GROUND. SEE CSR MAP B-12078. USED TO VERIFY LATEST ODOT HWY RESOLUTION 54. E 1701.42 (CALC)
- 4 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." FLUSH WITH GROUND. SEE CSR MAP B-12078. USED TO VERIFY LATEST ODOT HWY RESOLUTION 44. E 0.53" FROM POSITION CALCULATED PER THIS SURVEY. SEE PARTITION 58-514. NOT HELD. N 1778.54, E 1701.42 (CALC)
- 5 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." FLUSH WITH ASPHALT. SEE CSR MAP B-12078. USED TO VERIFY LATEST ODOT HWY RESOLUTION. BASIS OF BEARINGS. N 1913.25, E 1785.59 (CALC)
- 6 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." 0.1' BELOW SURFACE. SEE CSR MAP B-12078. USED TO VERIFY LATEST ODOT HWY RESOLUTION. 23. E 1763.39 (CALC)
- 7 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." 0.1' BELOW SURFACE. SEE CSR MAP B-12078. USED TO VERIFY LATEST ODOT HWY RESOLUTION. 15. E 1913.44 (CALC)
- 8 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." 0.2' BELOW SURFACE. SEE CSR MAP B-10441. NOT HELD. N55 293 037M FROM SET POSITION. N 2025.23, E 1859.00 (SET)
- 9 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC INC." 0.2' BELOW SURFACE. SEE CSR MAP B-10441. NOT HELD. 4.74' WESTERLY OF HIGHWAY LINE. N 2069.97, E 1956.96 (MON)
- 10 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." FLUSH IN ASPHALT. SEE CSR MAP B-11977. USED TO VERIFY LATEST ODOT HWY RESOLUTION. 65. E 2081.27 (CALC)
- 11 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." FLUSH IN ASPHALT. SEE CSR MAP B-11977. USED TO VERIFY LATEST ODOT HWY RESOLUTION. 90. E 2072.32 (HELD MON)
- 12 FOUND 5/8" BOLT WITH WOUNDED TOR. FLUSH IN ASPHALT. SEE CSR MAP B-11977. 568.01 43. E 4.90. FROM HELD MON # 608.
- 13 FOUND 5/8" BOLT WITH WOUNDED TOR. FLUSH IN ASPHALT. SEE CSR MAP B-11977. 578.56 50. E 0.22. FROM POSITION CALCULATED PER THIS SURVEY. 54. E 2039.94 (CALC)
- 14 FOUND 5/8" BOLT WITH WOUNDED TOR. FLUSH IN ASPHALT. SEE CSR MAP B-11977. 578.56 50. E 0.22. FROM POSITION CALCULATED PER THIS SURVEY. 07. E 2027.61 (CALC)
- 15 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." 0.2' BELOW SURFACE. SEE CSR MAP B-11977. FROM POSITION CALCULATED PER THIS SURVEY. 52. E 2169.18 (CALC)
- 16 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." FLUSH IN ASPHALT. SEE CSR MAP B-11977. USED TO VERIFY LATEST ODOT HWY RESOLUTION. 54. E 2040.50 (CALC)

ADDL MONUMENT NOTES:

- MON # 616 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." FLUSH IN GROUND. IN POSITION. SEE CSR MAP B-11977. USED TO VERIFY LATEST ODOT HWY RESOLUTION. N 2386.86, E 2127.16 (CALC)
- MON # 621 FOUND 1 1/2" IRON PIPE. 0.7' BELOW SURFACE. ORIGIN UNCERTAIN. CSR MAP A4-4112 CALLS FOR 3/4" PIPE. NOT HELD.
- MON # 622 FOUND 1 1/2" IRON PIPE. 0.7' BELOW SURFACE. ORIGIN UNCERTAIN. CSR MAP A4-4112 CALLS FOR 3/4" PIPE. NOT HELD. N 2208.05, E 2087.30 (CALC)
- MON # 618 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." 0.3' BELOW SURFACE. HELD FOR HIGHWAY RIGHT OF WAY LINE ANGLE POINT 30.00 LEFT.
- MON # 617 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." 0.3' BELOW SURFACE. HELD FOR HIGHWAY RIGHT OF WAY LINE ANGLE POINT 60.00 LEFT.
- MON # 619 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." 0.3' BELOW SURFACE. HELD FOR HIGHWAY RIGHT OF WAY LINE ANGLE POINT 90.00 LEFT.
- MON # 620 FOUND 5/8" REBAR WITH PVC STAMPED "HLS & ASSOC." 0.3' BELOW SURFACE. HELD FOR HIGHWAY RIGHT OF WAY LINE ANGLE POINT 120.00 LEFT.

COORDINATES ARE LOCAL - ASSUMED.

CONSENT AFFIDAVIT

A CONSENT AFFIDAVIT FROM TERECILLA VALLEY BANK, A BENEFICIARY OF TWO TRUST DEEDS PER INSTRUMENT NO. 200810032 AND INSTRUMENT NO. 200810038 CLATSOP COUNTY DEED RECORDS HAS BEEN RECORDED UNDER INSTRUMENT NO. 200901903 CLATSOP COUNTY DEED RECORDS.



Neil A. McEnhall, Jr.

EASEMENTS

THAT 10' X 250' EASEMENT TO PARTICIPORP RECORDED IN INST. # 200900664 DOES NOT CONTAIN ENOUGH INFORMATION TO PRECISELY MAP THE EASEMENT ROUTE. THE EASEMENT APPEARS TO BE OVER AND UNDER THE ACCESS EASEMENTS TO BE DEDICATED. THAT 10' X 30' EASEMENT TO PARTICIPORP RECORDED IN INST. # 200201849 DOES NOT CONTAIN ENOUGH INFORMATION TO PRECISELY MAP THE EASEMENT ROUTE. THE EASEMENT APPEARS TO PROVIDE FOR A "PROPER" EASEMENT EAST OF A STANDARD PALE. THE EASEMENT LINE IDENTIFY THE "AS BUILT" AS BEING DEDICATED ON THE GENERAL LINE. THE DESCRIPTION ASSOCIATED WITH THE SEWER EASEMENT IN BOOK 869, PAGE 609 CORR IS VAGUE. THE INTENT IS TO REPLACE THE BOOK 869, PAGE 609 DESCRIPTION WITH THE DEDICATED EASEMENT ALONG THE "AS BUILT" ROUTE AS DETERMINED BY THE SEWER MAN HOLES.

SAID PROPERTY IS ALSO SUBJECT TO THE LIMITED ACCESS RESTRICTIONS AS CONTAINED IN THE DEED TO THE STATE OF OREGON AND RECORDED IN DEED BOOK 721, PAGE 508 CLATSOP COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE

I, NEIL A. MCHENHALL, JR., PLS 0081, CERTIFY THAT I HAVE CURRENTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT MAP IN ACCORDANCE WITH O.R.S. 32.060. THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:
COMMENCING AT A 3/4" ALUMINUM CAP STAMPED "CLATSOP COUNTY SURVEYOR" MONUMENTS THE SECTION CORNER COMMON TO SECTIONS 21, 22, 27, AND 28 TEN. FROM N.M.S. CITY OF SEASIDE. YELLOW CAP STAMPED "HLS & ASSOC. INC." 98.75' ALONG A STRAIGHT LINE TO A POINT THAT PARCEL DESCRIBED IN INSTRUMENT # 200806977 CLATSOP COUNTY DEED RECORDS. THENCE, S18 33 00" N, A DISTANCE OF 126.28 FEET TO THE SOUTHWEST CORNER OF THE "DEPOT OF THE PORTLAND AND ASTORIA RAILROAD" (THE WESTERLY RIGHT OF WAY LINE OF THE FORMER SPSS RAILROAD RIGHT OF WAY). THENCE, S18 33 00" N, A DISTANCE OF 291.36 FEET TO THE INITIAL POINT. THENCE, N89 43 00" N, A DISTANCE OF 195.16' TO THE EASTERLY RIGHT OF WAY LINE. DISTANCE OF 124.52 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT OF WAY LINE. THENCE, 615.15 FEET ALONG THE ARC OF A 680.77 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 51 51 25". THE CHORD OF WHICH BEARS S34 41 24" E A CHORD DISTANCE OF 995.93 FEET TO THE POINT OF TANGENCY. THENCE, S34 41 24" E A DISTANCE OF 77.88 FEET ALONG THE EASTERLY RIGHT OF WAY CAP. THENCE, S36 32 01" E A DISTANCE OF 77.88 FEET ALONG THE EASTERLY RIGHT OF WAY CAP. DIVISION LINE, S21 27 47" E, A DISTANCE OF 40.87 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF HIGHWAY 101E. THENCE, N18 33 00" E ALONG THE NORTHWESTERLY RIGHT OF WAY OF HIGHWAY 101E, THENCE, N18 33 00" E ALONG THE HIGHWAY RIGHT OF WAY, A DISTANCE OF 820.48 FEET ALONG THE FORMER EASTERLY RIGHT OF WAY LINE OF THE SP & S RAILROAD. THENCE, N71 27 00" N, A DISTANCE OF 50.00 FEET TO THE INITIAL POINT. THE ABOVE DESCRIBED TRACT CONTAINS 4.29 ACRES.

SURVEY FOR:
SEASIDE HOSPITALITY LLC
609 NW 20TH AVE
WASCO, OR 97146
(503) 243-2929
EQUIPMENT:
SET 550R
TOTAL STATION
CHIR: NNA, JB

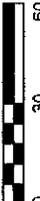
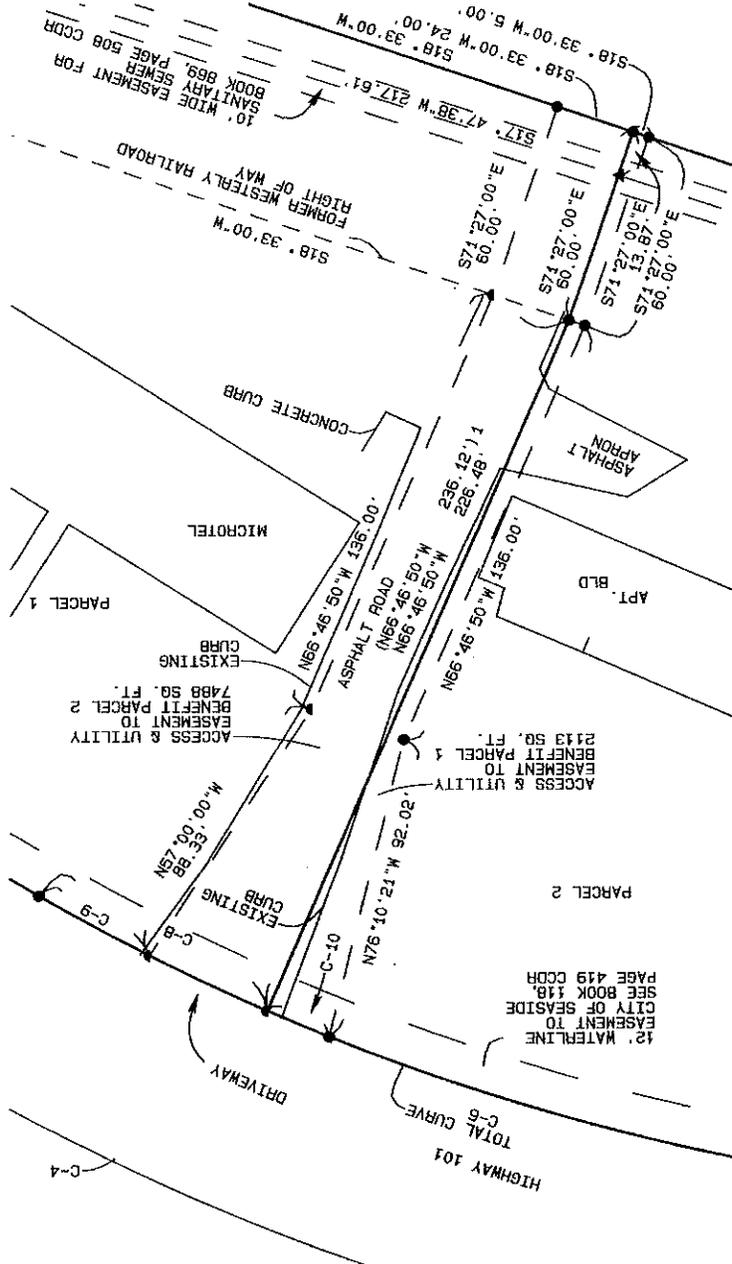
PARTITION SURVEY BY:
NEIL A. MCHENHALL, JR.
609 NW 20TH AVE
WASCO, OR 97146
(503) 738-6363

2009 - 07

PARTITION PLAT NO.

SE PARCELS DESCRIBED IN INSTRUMENT # 200810026 AND INSTRUMENT # 200810032 CLATSOP COUNTY DEED RECORDS
SITUATED IN THE NE 1/4 SECTION 28, T. 6 N, R. 10 W, W.M., CITY OF SEASIDE, CLATSOP COUNTY, OREGON

ACCESS EASEMENT DETAIL



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Neil A. Marshall

OREGON
NEIL A. MARSHALL, R.
DATE: 12/31/08

SURVEY BY:
WENHALL, JR.
ALL & ASSOC
1000
PORTLAND, OR 97146
5363

SURVEY FOR:
SEASIDE HOSPITALITY LLC
2628 NW 28TH AVE
PORTLAND, OR 97210-1705
(503) 243-2828

EQUIPMENT:
SET 530R
PORTAL STATION
CPRK NOKA JB



Mark Mead <mark@meadeng.com>

45117 - COU for New 76 bed Motel in Seaside

1 message

CASWELL Matthew C <Matthew.C.CASWELL@odot.state.or.us>Tue, Feb 16, 2016 at 3:23
PM

To: "winters.plumbing@yahoo.com" <winters.plumbing@yahoo.com>
Cc: "mark@meadeng.com" <mark@meadeng.com>, KEARNS Richard A
<Richard.A.KEARNS@odot.state.or.us>, WILLIAMS Virginia L <Virginia.L.WILLIAMS@odot.state.or.us>,
"Kevin Cupples (kcupples@cityofseaside.us)" <kcupples@cityofseaside.us>

Steve,

Per your request ODOT has reviewed the attached site plan for a proposed 76 bed motel in Seaside in regards to access. Our comments are as follows:

- The proposed access is permitted for an existing 60 bed motel (the permit is included in the attached map package).
- The proposal for another 76 bed motel to share the same access does not meet a change of use per OAR 734-051, therefore,
- The existing permit is valid for the existing 60 bed motel and the proposed 76 bed motel.
- Sight distance to the left of the approach may be reduced by parking spaces as shown in the existing site plan.

ODOT will recommend to the City of Seaside that the site plan be revised to keep the sight triangle clear of objects that would reduce sight distance to the left.

I hope this helps you move forward with your proposed development. Please call or write me with any questions or concerns.

Thank you,

Matt Caswell, P.E.

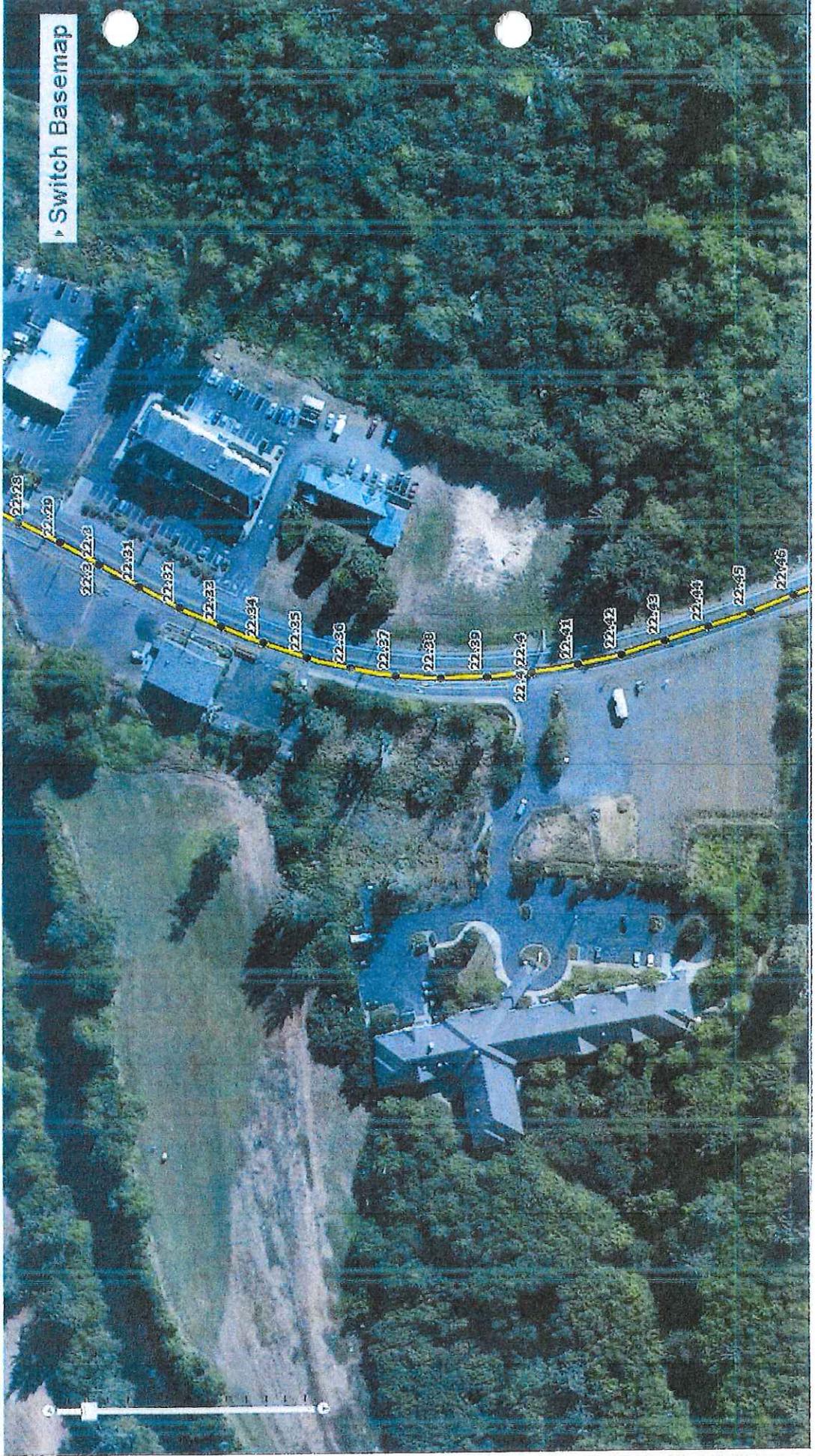
Oregon Department of Transportation
Development Review Coordinator
Region 2, 455 Airport Rd SE, Bldg. B
Salem, OR 97301-5395
503.986.2849 (Office)
503.986.2630 (FAX)
e-mail: matthew.c.caswell@odot.state.or.us

2 attachments

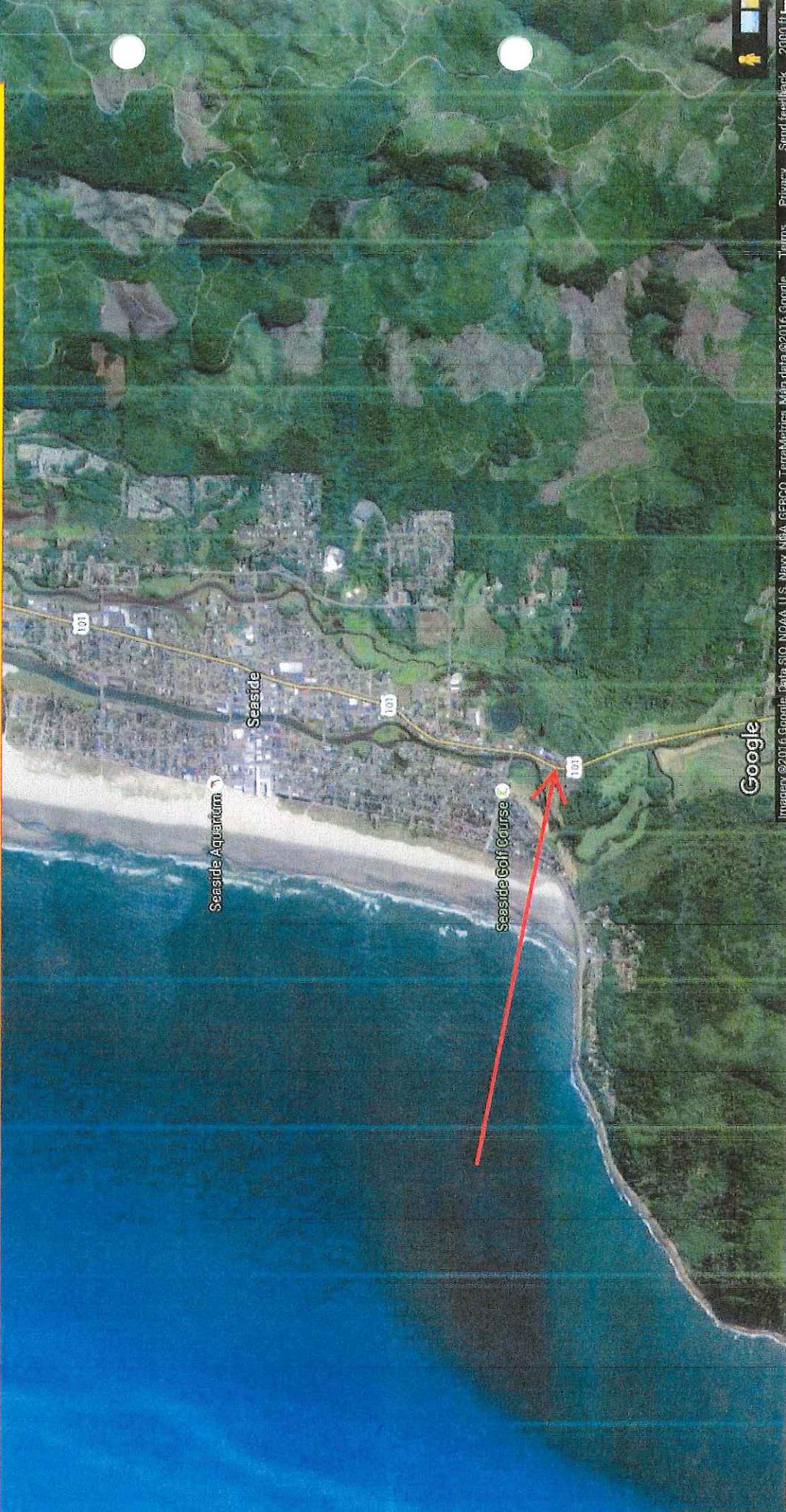
 **Map Package Hotel Seaside.pdf**
3202K

 **Site Plan.pdf**
1268K

Switch Basemap



CHAMPS 45117 - Proposed 76 bed Motel in Seaside - Hwy 009, MP 22.330





6_10_28

00102

00500

00700

01000

01100

01101

00200

00300

00300

Clatsop County

01600

01800

6_10_28AC

AP

100m
400ft

22 Longitude: 123.095214



Motel 6

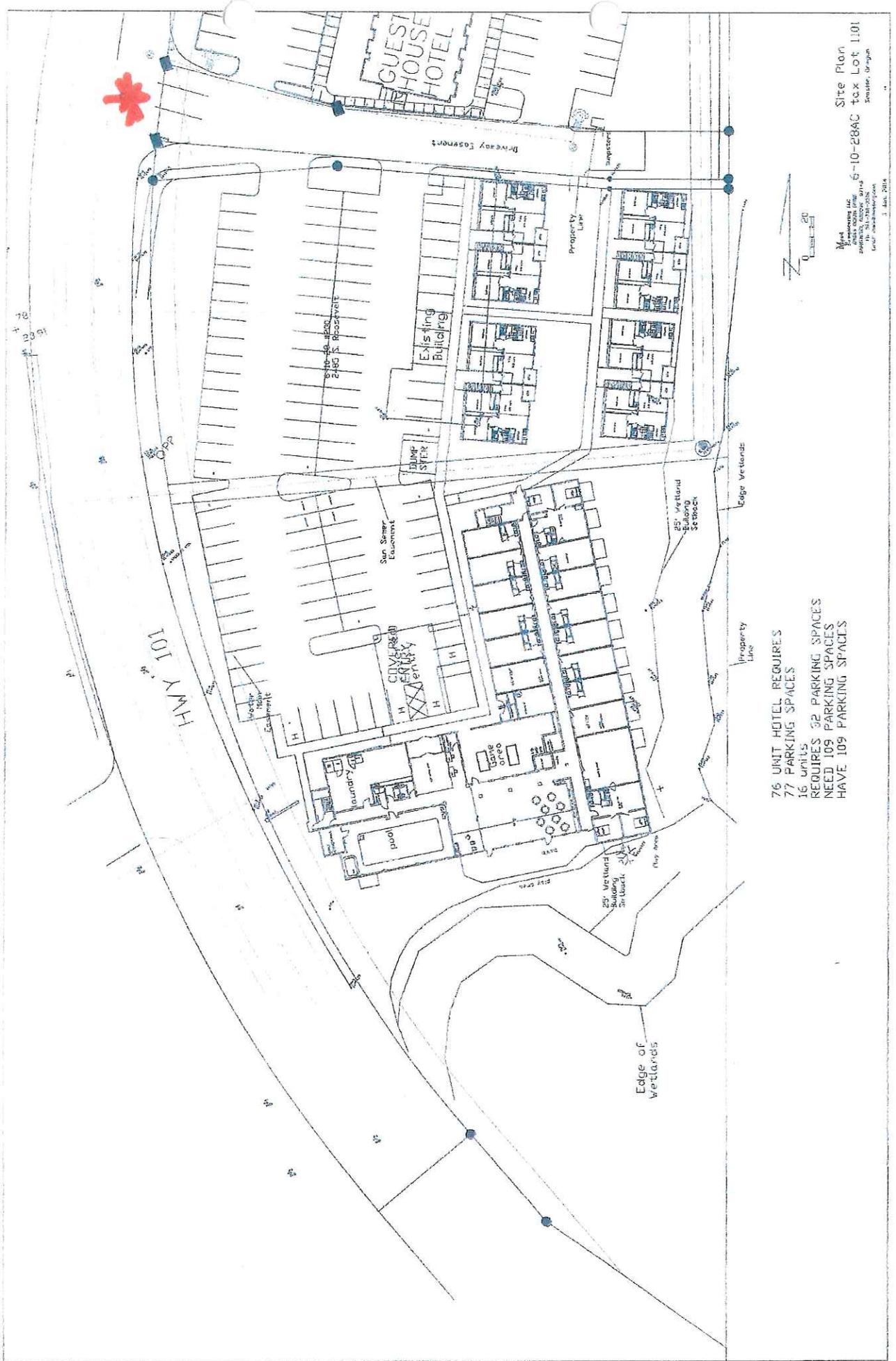
Bigfoot's Steakhouse

Guest House Inn & Suites Seaside

ATM Bigfoot's Pub and Grub

Google

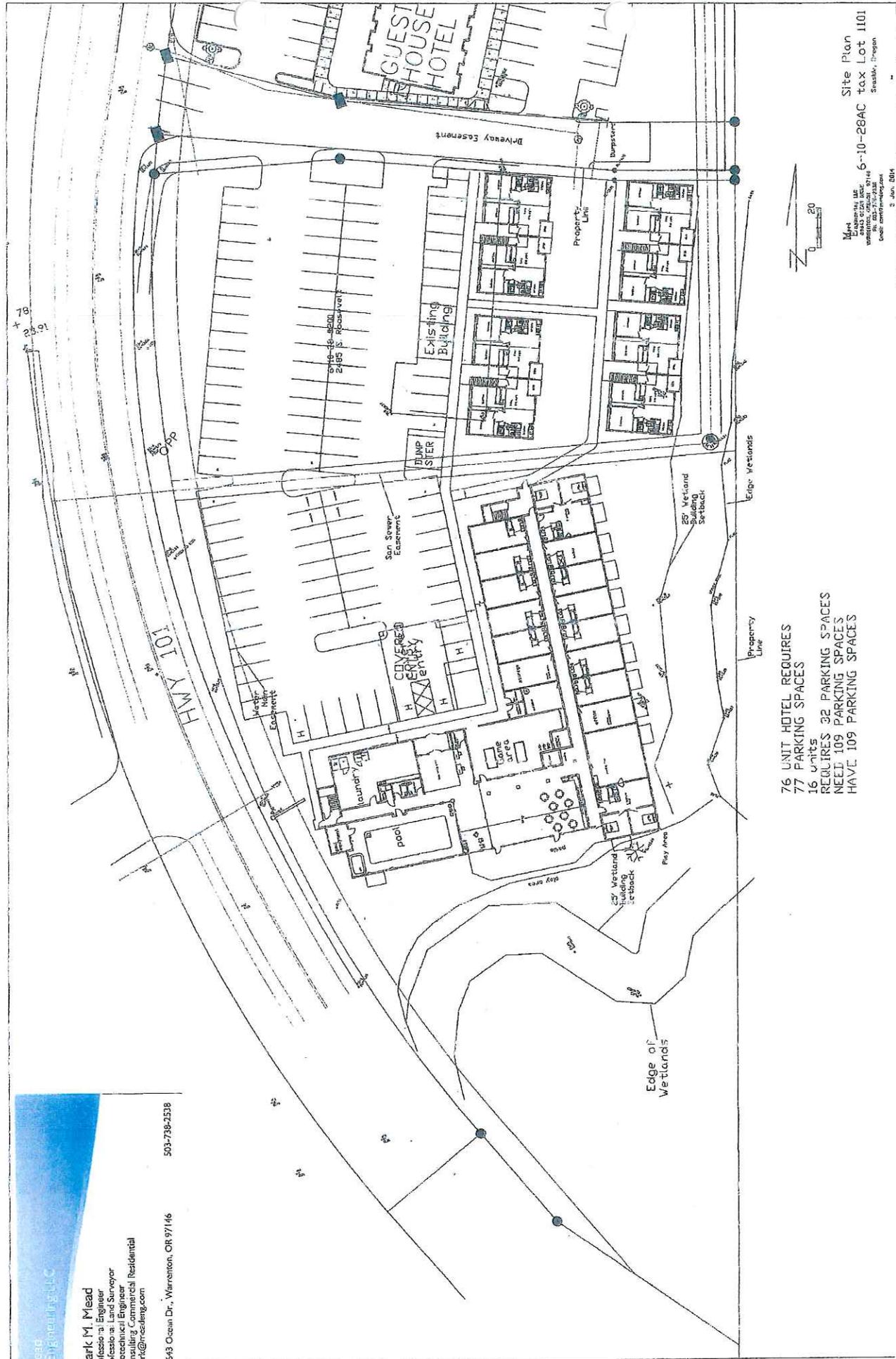




76 UNIT HOTEL REQUIRES
 77 PARKING SPACES
 16 UNITS
 REQUIRES 32 PARKING SPACES
 NEED 109 PARKING SPACES
 HAVE 109 PARKING SPACES

Site Plan
 6-10-284C to x Lot 1.01
 Smaller, Oregon
 1 Jun 2014

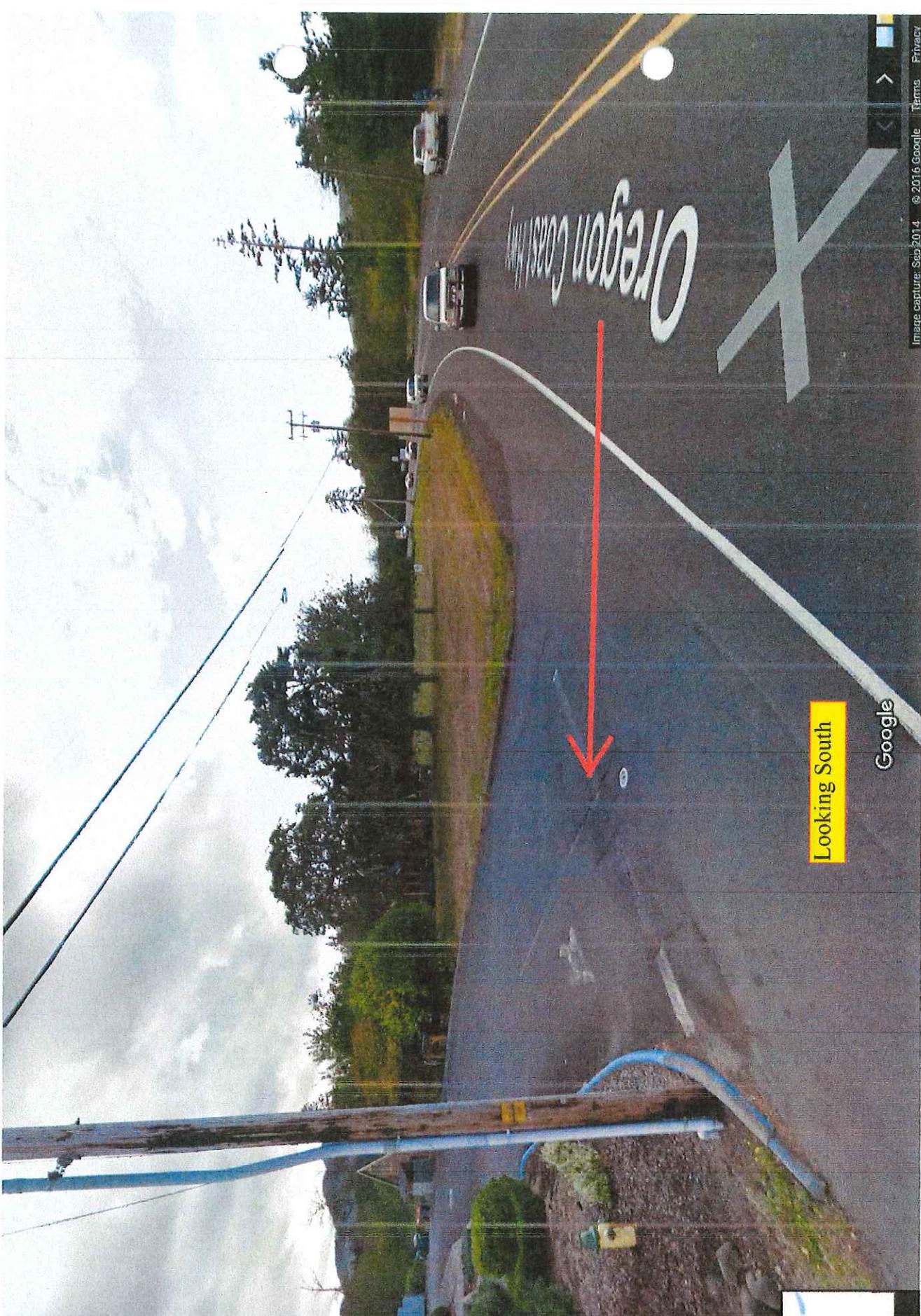
Mead Engineering LLC
 503-738-3538
 Mark M. Mead
 Professional Engineer
 Professional Land Surveyor
 Geotechnical Engineer
 Consulting Commercial Residential
 mark@meadeng.com
 89643 Ocean Dr., Warrenton, OR 97146



76 UNIT HOTEL REQUIRES
 77 PARKING SPACES
 16 UNITS
 REQUIRES 32 PARKING SPACES
 NEED 109 PARKING SPACES
 HAVE 109 PARKING SPACES

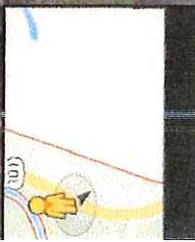
Site Plan
 6-10-28AC Tax Lot 1101
 Mead Engineering LLC
 89643 Ocean Dr., Warrenton, OR 97146
 503-738-3538
 mark@meadeng.com
 3 Jun. 2014

Coast Hwy
Oregon
Get View Sep 2014



Looking South

Google



Boast Hwy
Oregon
Sat View - Sep 2014



Locking North

Google



APPLICATION AND PERMIT TO CONSTRUCT APPROACH ROAD

PERMIT NUMBER
01A35544

HIGHWAY NAME
Oregon Coast

COUNTY
04-Clatsop

MILE POINT
22.33

ENGINEERS STATION
646 + 25

HIGHWAY NUMBER
9

SIDE OF HIGHWAY
 NORTH EAST SOUTH WEST

APPROACH TO SERVE
Motel (60 unit)

BETWEEN OR NEAR
Avenue U & Dooley Bridge

REFERENCE MAP NUMBERS
9B-33-18

TAX LOT NUMBER
200

APPLICANT NAME AND ADDRESS
Kan Associates Inc. & Cannes Enterprises
111 Broadway Street
Suite 5
Seaside, OR 97138

AMOUNT OF BOND
N/A

INSURANCE REQUIRED
 YES NO OAR 734-50-026(5)

ADMINISTRATIVE FEE
 YES NO OAR 734-50-026(3)

CHECK NUMBER
1312 24-7038

DATE APPLICATION APPROVED
091799

TELEPHONE NUMBER:
X *530-1111*

APPLICANT
X *Heavenly March 1999*

APPLICATION DATE
March 1999

APPROACH ROAD COMPLETION
REFERENCE: OAR 734-50-050(4)

DATE
October 31 1999

DATE
AUGUST 31 2000

This applicant declares that he/she is the owner or lessee of the real property adjoining the above described highway and has the lawful authority to apply for this permit. When this application is approved by the Department of Transportation, the applicant is subject to the terms and provisions contained herein and attached hereto; and the terms of Oregon Administrative Rules, Chapter 734, Division 50, which is by this reference made a part of this permit. Copies of the rules may be obtained from the District Manager's office. Issuing of permits under these regulations is not a finding of compliance with the statewide planning goals or the acknowledged comprehensive plan for the area. Permits are issued subject to the approval of city, county or other governmental agencies having other joint supervision over the section of highway or authority to regulate land use by means of zoning and/or building regulations. It shall be the applicant's responsibility to obtain any such approval including, where applicable, local government determination of compliance with the statewide planning goals. (OAR 734-50-055)

SPECIAL PROVISIONS

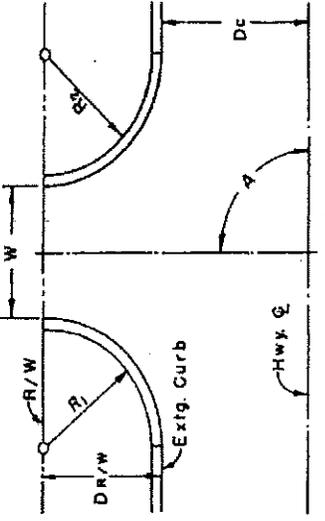
- 1-- If the proposed application requires traffic control devices and/or special road construction, the applicant shall provide a copy of this application to the affected local government. The original application must be signed by the local government official.
- 2-- Within 48 hours before beginning work, and after completing the permit work, the applicant or his contractor shall notify the building permit approval District Representative at telephone number 503-736-9733
3. See next page for Approach Typical Section and Curb Detail. Construct as per these drawings.
4. Approach to be constructed in conjunction with Drawing site plan for this project.
5. Applicant shall be responsible for maintenance of approach after construction.
6. Sidewalk to be located on private property.
7. See attachment "A" for additional special provisions. (4 sheets)

LOCAL GOVERNMENT OFFICIAL SIGNATURE
X *Christopher R. DeS...*

TITLE
Public Works Dir / City Eng

DATE
9-14-99

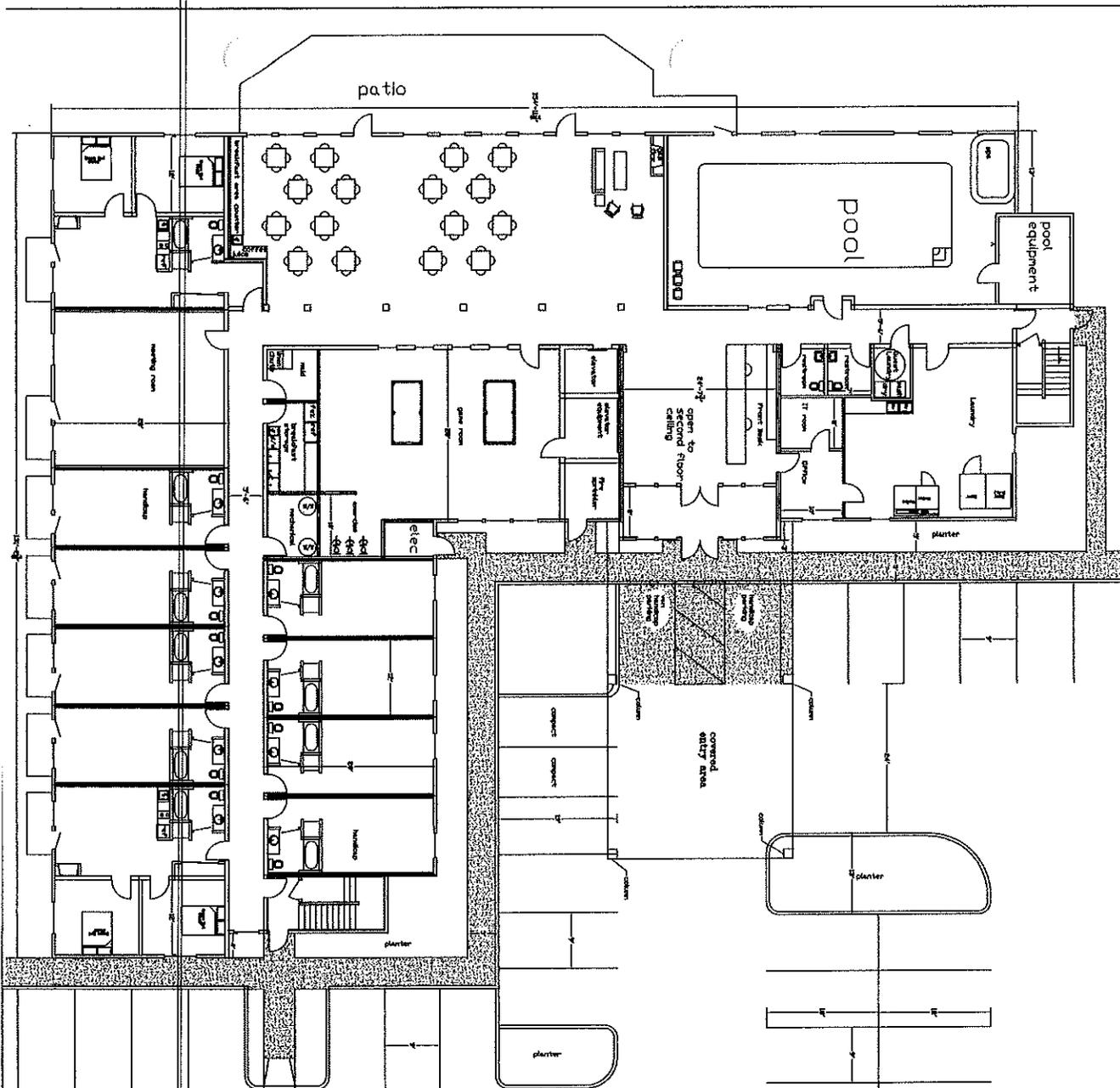
TYPE 5 APPROACH ROAD - CURBED HIGHWAY



NOTE: All material and workmanship shall be in accordance with the current State of Oregon Standard Specifications for Highway Construction

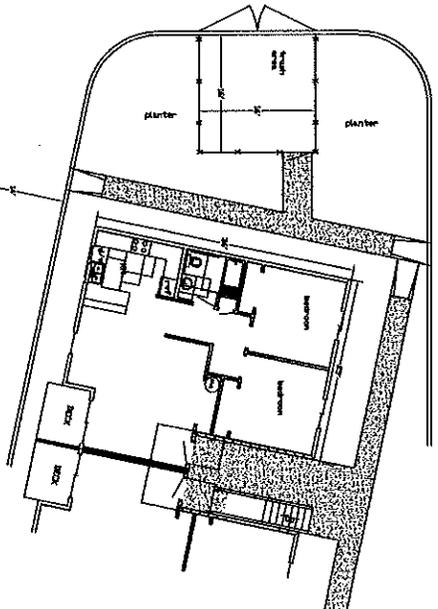
W = 38'	R ₁ = 20'	R ₂ = 20'	A = 90
D _c = 22'	D _{RW} = 8'	CURB TYPE	Type "C"
STONE BASE	SIZE AND TYPE	COMPACTED THICKNESS (INCHES)	
STONE WEARING SURFACE	Pit Run 4"-0	as required	
ASPHALT CONCRETE PAVEMENT	3/4"-0 crushed	COMPACTED THICKNESS (INCHES)	
	CLASS	12" <i>30</i>	
	B or C	COMPACTED THICKNESS (INCHES)	
		6"	

PLAN



1200 sq ft, per floor unit
 4 per unit, 2nd floor unit

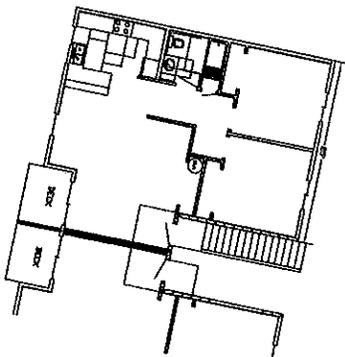
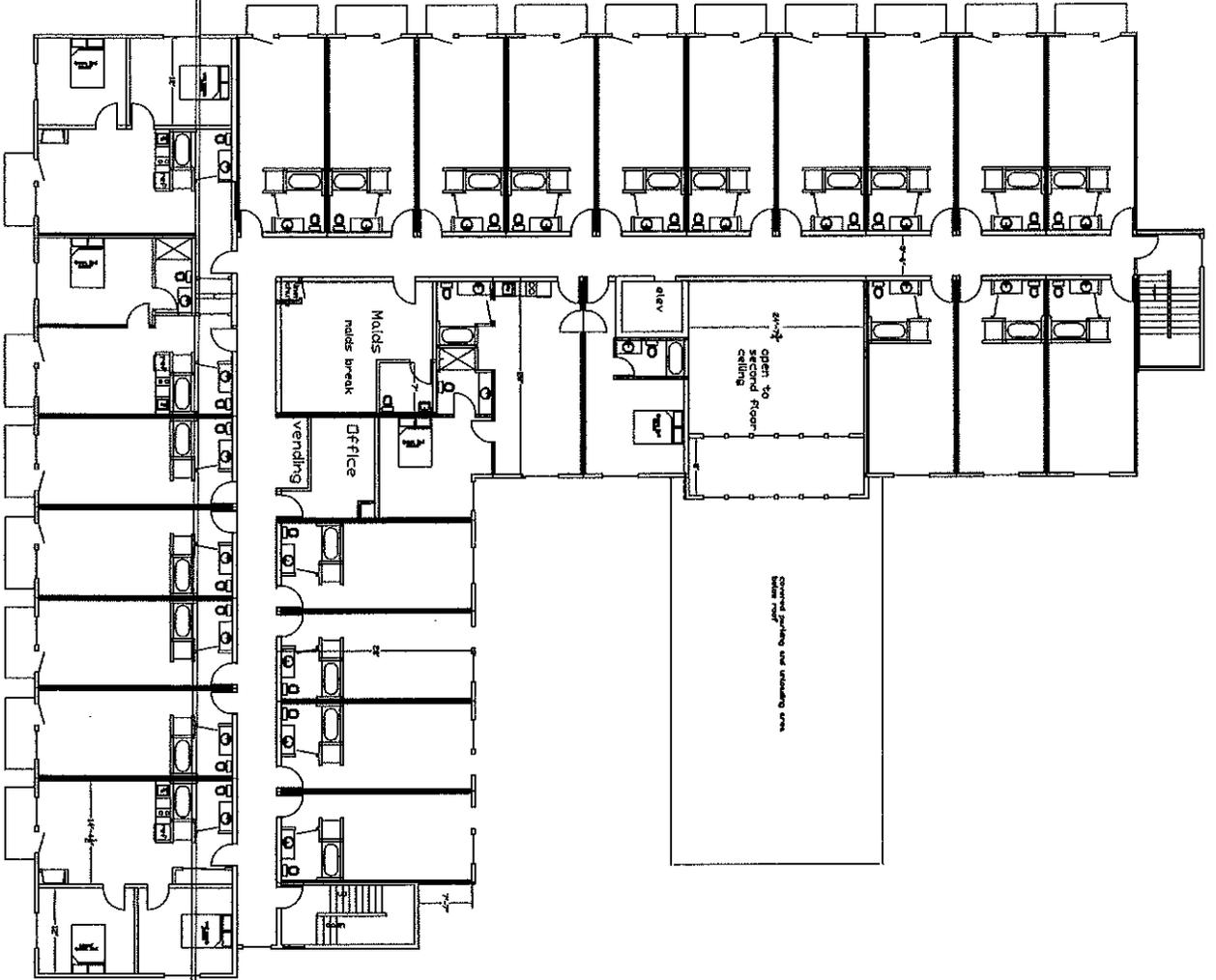
Floor	Units
Floor 1	10
Floor 2	28
Floor 3	28
total	64
long stay units	16
total	80



First Floor
 New Hotel
 2nd & Duane Sts
 Seattle, WA 98101

Pinhurst LLC
 2000 1st Avenue
 Seattle, WA 98101
 Tel: 206.461.1111

Metropolitan LLC
 8045 Ocean Drive
 Burien, WA 98148
 Tel: 206.726-2328
 Email: info@metropolitan.com
 Scale 1/8"=1'-0"



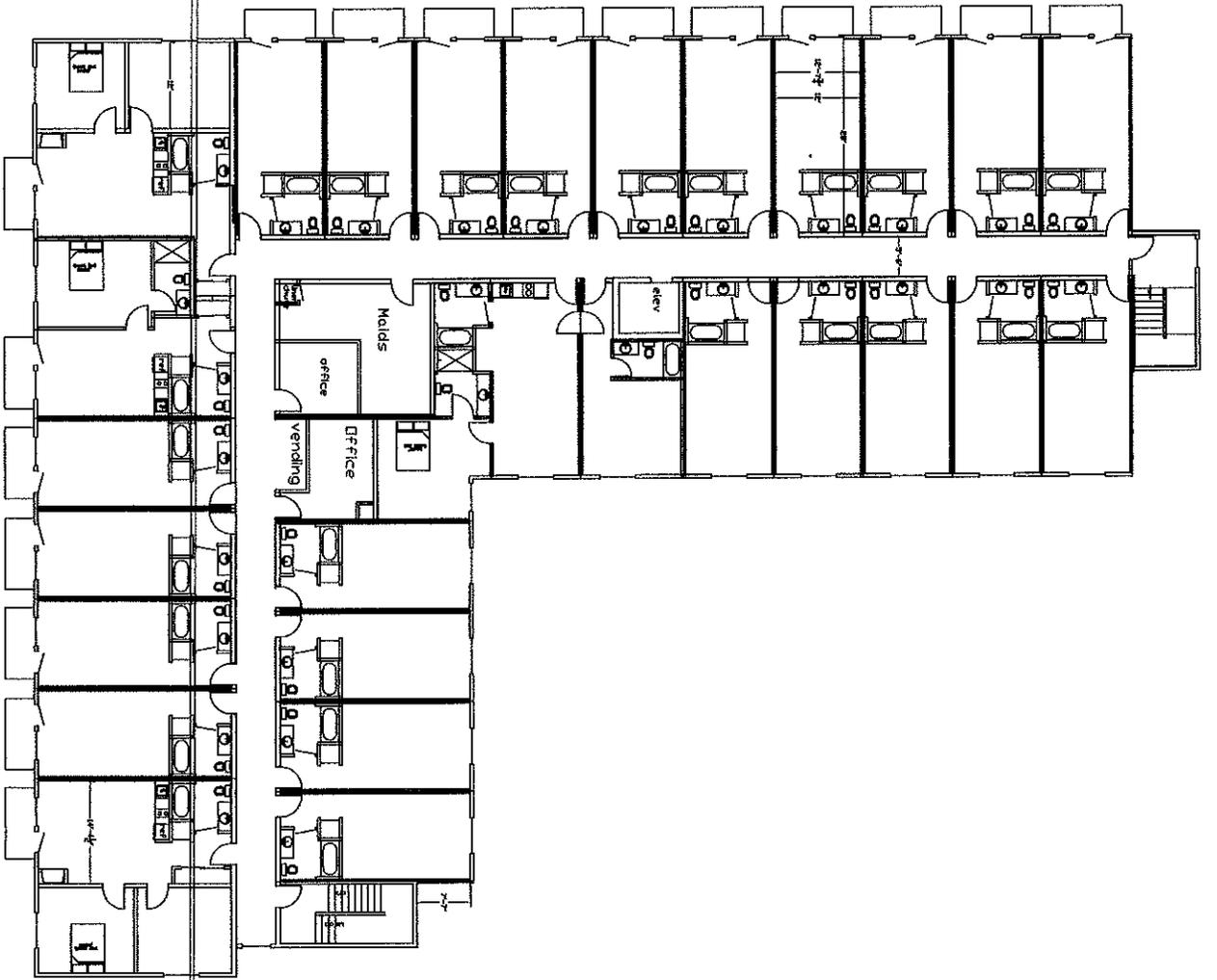
Floor 1	Units
Floor 2	10
Floor 3	28
Floor 5	28
total	64
long stay units	16
total	80



Pinehurst LLC
 225 Ave. Eugene Drive
 Pinehurst, NC 28570
 919.437.2200
 www.pinehurst.com

Merid
 Interiors LLC
 2801 Ocean Drive
 Westport, Oregon 97143
 503.867.2200
 www.meridinteriors.com

Second Floor
 New Hotel
 2801 Ocean Drive
 Pinehurst, NC 28570



Floor 1	Units
Floor 2	10
Floor 3	28
Floor 3	28
Total	64
Long stay units	16
Total	80



Pinehurst LLC
 2000 W. 10th Street
 Wilmington, North Carolina 27416
 Phone: 910.341.2200
 Email: info@pinehurst.com

Third Floor
 New Hotel
 2000 W. 10th Street
 Pinehurst, NC 27158
 910.341.2200
 info@pinehurst.com

64 UNIT HOTEL REQUIRES
 65 PARKING SPACES
 16 units
 REQUIRES 32 PARKING SPACES
 NEED 97 PARKING SPACES
 HAVE 98 PARKING SPACES



6-D-88MC and Lot 101



Site Plan
 New Hotel
 2nd & Commercial
 Seattle, Oregon 97114
 Pinehurst LLC
 2nd Ave. & 1st St.
 Seattle, Oregon 98101
 206-465-7728
 www.pinehurstllc.com

Met
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