

**SEASIDE PLANNING COMMISSION AGENDA**  
**989 Broadway - City Hall Council Chambers**  
**August 19, 2014**  
**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:** July 1, 2014
6. **PROJECT UPDATE:**  
Don Hanson, OTAK will provide a brief update concerning the land evaluation that is being performed in order to find suitable land for UGB expansion.
7. **PUBLIC HEARING:**
  - A.) **14-028ZC** – A request by Sunquest, LLC and Seaside Golf Inc. for a zone change at 451 Avenue U (T6 R10 28 AC TL: 300) and 580 Avenue U (T6 R10 28AB 11300). The proposal will re-designate Commercial Neighborhood (C-1) zoned portions of the subject properties Residential Commercial (R-C) in order to permit more mixed use development.
  - B.) **14-039SU:** A conditional use request by Kathleen Bickers that would allow vacation rental of her single family dwelling. The subject property is located at 370 S Franklin (61021AC TL: 4501), and it is zoned Resort Commercial (C2). The zone does not permit vacation rental dwellings. Since the zone does permit motel/hotels, the applicant is requesting the use be allowed under the similar use provisions in the zone.
  - C.) **14-040V** A variance request that will allow the City of Seaside to install a gas powered backup generator for Sewer Pump Station #6 within the front yard setback at 425 9<sup>th</sup> Avenue (6 10 16DD TL: 1000). The subject property is zoned High Density Residential (R-3) and it is located behind the Carlyle Apartments.
8. **ORDINANCE ADMINISTRATION:**
9. **PUBLIC COMMENTS:** Not related to specific agenda items:
10. **PLANNING COMMISSION & STAFF COMMENTS:**
11. **ADJOURNMENT**

# MINUTES SEASIDE PLANNING COMMISSION

## July 1, 2014

**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: Virginia Dideum, Ray Romine, Tom Horning, Chris Hoth, Robert Perkel, and Dick Ridout, Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director, Absent: Bill Carpenter,

**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:** Motion to approve the June 3, 2014 minutes;  
Vice Chair Dideum made a motion to approve the minutes with a correction on the third page, third paragraph to read Vice Chair Dideum. 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.) 14-031VRD** is a request by **Steve and Donna Oberg** 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 **2339 S Edgewood** and it is zoned Medium Density Residential (R-2). 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.

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 Oberg, PO Box 2462 Renton, WA. They will be using the home ½ time and want to rent it out as a vacation rental when they are not here. Oceanside Vacation Rentals will be the local management company.

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 why there is no landscaping out front, just a sign that says no parking. Mr. Cupples stated that these townhomes in particular do not have any front yard to speak of and at the last planning commission meeting it was decided that a no parking sign or a bench out front makes the neighborhood look nicer instead of having the owners put driftwood or other stuff out front. Chair Romine stated this is a reasonable question because with the zero lot line townhomes there may only be 32 feet of street frontage and of that driveway is 20 feet wide so there really is no room for landscaping. Commissioner Hoth stated in previous cases we asked ourselves was the pavement put there to increase the possibility of getting a vacation rental. With these zero lot line townhomes they were built that way because there isn't room for much else. Vice Chair Dideum commented that eliminating some of those parking spaces with the potted bamboo should also help stop those people coming and trying to park six cars there. Commissioner Hoth stated that we should maybe have a work session on what type of landscaping would be appropriate for these types of vacation rentals.

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

**B.) 14-034CU** is a request by the **City of Seaside** to replace the floating dock facility at Broadway Park. The proposed dock will be designed as a canoe/kayak launch point that will be ADA accessible. The original dock structure was removed after being damaged during winter storms. The property is located at **1230 Broadway** and it is zoned Medium Density Residential (R-2). 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 Docks & Moorages is included in Section 6.153 of the Ordinance.

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. Neal Wallace City of Seaside Public Works Director. Mr. Wallace stated Mr. Cupples has outlined the nuts and bolts of the proposed new dock and it is a replacement of the old wooden dock that was damaged a couple of years ago during the king tides. We lost a piece of it at that time and it was falling into disrepair. We have worked a lot with the Sunset Empire Parks and Recreation and also with the Necanicum Watershed Council. They traveled down to Eugene 1 ½ years ago and received a Grant through the Oregon Dept. of Fish and Wildlife recreation enhancement grant to help fund this project which is in the \$50,000 to \$55,000 range and the grant was \$40,000. So with that money and the money we receive from Hood to Coast, we should be fine. The dock was widely used for the Parks and Rec canoe class. This new dock is slightly larger and has an allowance for ADA accessibility and has a launch seat. On the side is a place where you can get into your canoe or kayak where you are up on high ground. There are rails on both side and you give a little tug on the rails and you go down to the water on wheels and launch into the water. Also the handicapped people can paddle up on the ramp and pull themselves up on the dock. It is really the only point of entry on the Neawanna and only ADA accessible dock in Clatsop County.

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 stated this is a great idea and all the difficult issues are dealt with by the other state agencies and they will tell you what needs to be done.

Commissioner Ridout asked about the floating logs. Mr. Wallace stated this will not have any appearance of logs the panel themselves are floatation units. There is nothing protruding underneath. The launch piece itself is one of the panels that has been shaped to allow the rollers and rails to conform to the bottom of a canoe or kayak. It is basically the same type of construction, it has a hard surface.

Chair Romine asked if Mr. Wallace had a proposed timeline. Mr. Wallace stated he was hoping to have the permits in place by the "in water" work window which is November 15 to February 15. This is a very simple project. There are four piles that are approximately 5" circular pile that are 31 feet long. They will probably be driven to a depth of anywhere from 15 to 20 feet. The rest of the project is premade so they bring it up to the piling and put it together. There will be very little fill or removal of fill and they have already done the fill/removal permits with the Corp of Engineers and the Division of State Lands.

Commissioner Horning stated he is on the Parks Advisory Committee and they have talked about this before but he has no conflict of interest in this case.

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

**ORDINANCE ADMINISTRATION: NONE**

**COMMENTS FROM THE PUBLIC: NONE**

**COMMENTS FROM COMMISSION/STAFF:** Vice Chair Dideum stated that this will be her last Planning Commission meeting because she is moving to Gearhart. All planning commission members wished her well.

Mr. Cupples stated he had a meeting with the consultant from OTAK-Don Hanson. Mr. Hanson has put together a map that shows all of the areas of interest and the property owners that are in that area. We will send out a letter to those property owners to let them know that their properties are properties of interest. We need to find out if they will be interested in the development of their property or if they are adamant about the development of their property in the future so we are not chasing our tails looking at property that someone is not willing to develop.

Commissioner Horning asked if there will be a work session. Mr. Cupples said he wasn't sure if all the paper work has been completed yet but will let the commissioners know as soon as he knows.

**ADJOURNMENT:** Adjourned at 7:30 pm.

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Ray Romine, Chairperson

\_\_\_\_\_  
Debbie Kenyon, Admin. Assistant

**CITY OF SEASIDE STAFF REPORT**

**To:** Seaside Planning Commission  
**From:** Planning Director, Kevin Cupples  
**Date:** August 19, 2014  
**Owners:** Seaside Golf Club                      Sunquest LLC  
451 Avenue U                      AND                      580 Avenue U  
Seaside, OR 97138                      Seaside, OR 97138  
**Applicant**                      Donn Bauske, P.O. Box 53; Seaside, OR 97138  
**Location:**                      451 & 580 Avenue U, T6 R10 28 AC TL300 & T6 R10 28AB  
TL11300  
**Subject:**                      14-0428ZC- Zone Change from Neighborhood Commercial  
(C1) to Residential Commercial (RC)

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**REQUEST:**

The applicants are requesting a zone map amendment that will change Neighborhood Commercial (C1) zoned portions of the above referenced property to Residential Commercial (RC). The subject property consists of two units on opposite sides of Avenue U. The northern property is approximately 1.25 acres and the C1 zoned portion of the southern property is approximately 1 acres.

The northern property was previously used as office space for the O'Donovan Clinic and it was vacant for a number of years. Recently the building was approved for church services under a conditional use permit.

The southern property has long standing use as the club house and golf cart buildings in connection with the Seaside Golf Course.

Both properties are currently committed to non-residential uses and have been since a time prior to 1983 when the City's first Comprehensive Plan was acknowledged by the State of Oregon. The applicants are requesting the zone change in order to allow greater flexibility for any future development of the sites. The C1 zone is very restrictive when it comes to allowing residential use of the property and the RC zone would permit more potential for a mixture of future uses while still permitting most of the commercial uses currently allowed in the C1 zone.

If the request is approved, future development of the property will be governed by the ordinance provisions and development standards applicable to the Residential Commercial RC zone. In accordance with the Ordinance, after reviewing the proposed zone map amendment, the Commission will make a recommendation to the City Council.

**DECISION CRITERIA, JUSTIFICATION, FINDINGS, & 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 adopted information will then be used as the basis for the Commission's final recommendation to the City Council.

Although the City of Seaside Zoning Ordinance does not identify specific standards or criteria which apply to all zone changes, at a minimum, the following criteria must be addressed:

**DECISION CRITERIA #1 : Section 15.4 of the Comprehensive Plan states the following:**

**5. Changes to the Comprehensive Plan shall be based on adequate finding of public need and factual information.**

**6. Findings of fact for requested Comprehensive Plan revisions shall, at a minimum:**

- a. Explain which plan goals, objectives, or policies are being furthered by the change:**
- b. Present the facts used in making the decision; and**
- c. Explain how the change will serve the public need.**

**Although not included in this Section of the Comprehensive Plan, all proposed amendment must be consistent with the Comprehensive Plan and the amendment must maintain the Plan's compliance with the applicable State Wide Planning Goals.**

**FINDINGS & JUSTIFICATION STATEMENTS:**

1. The applicant has submitted the following statement concerning 451 Avenue U:

Although this location is zoned C1 it has never been used as such. The Golf Course operation long predated the C1 zoning and was grandfathered in at the last rezone in the area. The appropriate zone for the property is RC which fits the present use of the premises and would be consistent with the City Comprehensive Plan. An RC zone change will have little if any impact on the adjacent R-3 and R-2 zones since it is already used as commercial by way of the grandfathered use.

2. The applicant has submitted the following statement concerning 580 Avenue U:

Although this location is zoned C1, it has never been used as such. The C1 zoning has hindered the use and salability of the property because of its undue restrictions. The medical Clinic was closed approximately 5 years ago except for some temporary use as a chiropractic office. Because of the restrictions of the C1 zone, no businesses that fit the C1 defined uses were needed in the area. The property has wallowed in limbo and disrepair to this date. A zone change would have no adverse effect on the surrounding R-3 and R-2 zones and in fact would benefit these zones by bringing the area into balance with the surrounding community.

3. From a zoning perspective, both zones allow very similar forms of retail businesses either outright or conditionally. The greatest difference between the zones is their treatment of residential uses. The C1 zone is very restrictive when it comes to allowing residential uses and the RC zone would allow more potential for a mixture of future uses while still permitting most of the commercial uses currently allowed in the C1 zone.

4. The similarity between the zones means that from a Comprehensive Plan perspective, they satisfy very similar plan policy objectives from a commercial perspective. From a residential (Goal 10 Housing) perspective some additional plan policies under Housing Section 4.1 would be supported by the RC zone designation since the C1 zone strictly limits residential uses.

5. As for the existing use of the property being grandfathered, it could be argued that the uses could be considered under the similar use provisions in either zone; however it is true the O'Donovan Clinic would have been a professional office use that would be clearly permitted as a professional office under the RC designation.

6. The Comprehensive Plan states the following about the C1 zone:

*Neighborhood Commercial:*

*These areas are for the location of small businesses and services adjoining residential areas.*

*Residential uses shall not be allowed except those in connection with a commercial use; for example, a grocery store with the owner's residence above or behind the store. Automobile service stations are appropriate in neighborhood commercial areas; however, because of fire danger and the very narrow streets on the west side of the Necanicum River, none should be located west of the Necanicum River. Because of the amount of traffic generation and the general incompatibility with residential uses, drive-in restaurants should not be allowed in neighborhood commercial areas.*

7. Section 3.060-3.065 in the zoning ordinance addresses the uses in the C1 zone. The applicable ordinance section states:

### **Section 3.060 C-1 COMMERCIAL NEIGHBORHOOD**

**Section 3.061 Purpose.** To provide for the location of small businesses and services adjoining residential areas of the city. Businesses are intended to fit into the residential character of the neighborhood and not create either architectural or traffic conflict.

**Section 3.062 Outright Uses Permitted.** In a C-1 Zone, the following uses and their accessory uses are permitted outright.

1. Existing residential uses without any increase in density. Expansion of existing residential uses shall conform to the standards of Section 3.045.
2. Retail businesses such as grocery, drug, variety stores, restaurants, barber and beauty shops, laundry and dry cleaning; and rental of non-motorized bikes, trikes, and boats.
3. Family Day Care Provider in an existing residential use as described in "1" above.

4. Residential Homes in an existing residential use as described in "1"above.
5. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

**Section 3.063 Conditional Uses Permitted.** In a C-1 Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6:

1. Residential uses in connection with a permitted use and when located within the same structure.
2. Conversion of an existing dwelling unit to permitted use.
3. Automobile service stations, except no service station shall be allowed west of the Necanicum River.
4. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
5. Similar Use subject to Section 6.250

**Section 3.064 Prohibited Uses and Structures.** In a C-1 Zone, the following uses and structures are prohibited:

1. Residential structures other than provided by Section 3.063 (1).
2. Drive-in type restaurants.

**Section 3.065 Standards.** In a C-1 Zone, the following standards shall apply:

1. Lot Size: No minimum requirement.
2. Density: No requirements.
3. Front Yard: A front yard shall be at least 15 feet.
4. Side Yard: None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.
5. Rear Yard: None, except when abutting an "R" Zone and then the rear yard shall be at least 15 feet.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet.
7. Lot Coverage: No requirement.
8. Off-Street Parking: As specified in Section 4.100.
9. All uses shall comply with other applicable supplementary provisions in Article 4.

8. The Comprehensive Plan states the following about the RC zone:

*Residential/Commercial: These areas are for the location of small businesses and services within residential areas. Residential uses shall be allowed; therefore, businesses shall be compatible with residential uses using setbacks, screening, and limited hours of operation. Because of the amount of traffic*

*generation and the general incompatibility with residential uses, drive-in restaurants and automobile service stations shall not be allowed in residential commercial areas.*

*The city finds it is important to the economic viability of the community that the commercial uses and activities that occur in the R-C zone are conducted in a manner that is safe, convenient and compatible with adjacent uses as well as for employees and patrons of such uses and activities.*

9. Section 3.052-3.057 in the zoning ordinance addresses the uses in the RC zone. The applicable ordinance section states:

**Section 3.052 R-C RESIDENTIAL/COMMERCIAL**

**Section 3.054 Outright Uses Permitted.** In the R-C Zone, the following uses and their accessory uses are permitted outright.

1. Single family dwelling.
2. Two family dwelling.
3. Retail businesses and services with business hours not to exceed 8:00 AM - 10:00 PM.
  - A. Drug stores
  - B. Variety stores
  - C. Barber shop and beauty shop
  - D. Clothes cleaning
  - E. Antique stores
  - F. Gift shop, flower shops, rock shops, hobby shops
  - G. Professional offices
  - H. Repair shops for TV and appliances
  - I. Similar uses as authorized by the Planning Commission
4. Maintenance, repair or minor modification to existing roads, sidewalks, bike paths and public utilities and services; New sidewalks and bike paths. Where new right-of way will be required that exceeds 25 percent of the existing right-of-way for the project area, the request shall be reviewed as a conditional use. These activities do not authorize the condemnation of property without due process.

**Section 3.055 Conditional Uses Permitted.** In the R-C Zone, the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.

1. Church and other religious structures.
2. Wedding chapel.
3. Group care homes, homes for the aged, nursing homes and residential homes.
4. Primary, elementary, junior or senior high schools; kindergarten or day nursery; or a higher education institution.

5. Public park, playground, or other similar publicly owned recreational use.
6. Government or municipal structures or use.
7. Utility substation.
8. Bed and Breakfast establishments subject to provisions in Section 6.135 and 6.136.
9. Grocery stores
10. Restaurants
11. Vacation Rental Dwellings subject to provisions in Section 6.137.
12. Manufactured home on an individual lot when placed upon a permanent foundation and subject to Section 4.135. This section does not apply to land designated as a historic district or land adjacent to a historic landmark.
13. Major modification of existing roads and public facilities and services; New roads that are not part of a partition or subdivision. These activities do not authorize the condemnation of property without due process.
14. Public facilities such as Fire Stations, Police Stations, or Ambulance Substations. (ORD. No. 99-11)

**Section 3.056 Prohibited Uses and Structures.** In the R-C Zone, the following uses and structures are prohibited:

1. Drive-in restaurants
2. Automobile service and sales

**Section 3.057 Standards.** In the R-C Zone, the following standards shall apply:

1. Lot Size: Lot area shall be a minimum of 5,000 square feet, and a maximum of 20,000 square feet.
2. Density: The overall density on any parcel shall not exceed 10 dwelling units per net acre.
3. Front Yard: A front yard shall be at least 15 feet.
4. Side Yard: A side yard shall be at least 5 feet, except on corner lots a side yard abutting the side street shall be at least 10 feet.
5. Rear Yard: A rear yard shall be at least 15 feet, except accessory buildings may extend to within five feet of a rear property line.
6. Height Restriction: Maximum height of a structure shall not exceed 35 feet
7. Lot Coverage: Maximum area that may be covered by a permitted structure and accessory buildings shall not exceed 40 percent of the total area of the lot.
8. Screening: Any commercial use adjoining a residential use, must provide a site-obscuring fence along the side or rear property lines, adjoining parking lots and loading and service areas. The Planning Commission can grant waivers following a public hearing in which adjoining property owners are notified.

## **CONCLUSION TO CRITERIA #1:**

The proposed zone change from Neighborhood Commercial C1 to Residential

Commercial (R-C) will maintain the commercial potential of the property while also allowing greater flexibility for residential use that is consistent with the provisions in the City's Comprehensive Plan and it will not undermine the Plan's compliance with Statewide planning goals.

**FINAL STAFF RECOMMENDATION:**

Provided testimony during the public hearing does not lead to findings which indicate the proposed change will violate the Comprehensive Plan or undermine the integrity of the Plan's compliance with State wide Planning Goals, the Commission should recommend approval of Zone Change 14-028ZC to the City Council.

This recommendation can be supported by the applicant's submittal and the Commission's adoption of the findings, justification statements, and conclusions in this report.

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

**Attachments:** Applicant's Submittal, Maps

# PROPOSED ZONE CHANGE

FILE # 14-028ZC



RE-DESIGNATE COMMERCIAL NEIGHBORHOOD (C-1)

TO RESIDENTIAL COMMERCIAL (R-C)

SCALE 1"=400'



**DONN C. BAUSKE**  
**Attorney at Law**

**322 S. Holladay Drive**  
**P. O. Box 53**  
**Seaside, OR 97138**

**bauske@lawyer.com**

**Ph: 503-738-3314**  
**Cell: 503-440-0747**  
**Fax: 503-738-5781**

May 5, 2014

City of Seaside  
Planning Department  
989 Broadway  
Seaside, OR 97138

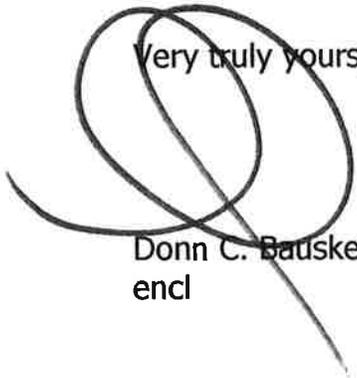
Ladies and Gentlemen,

Please find the Land Use Application for the properties located at 580 Ave. U and 451 Ave. U.

Please review these and if you have any questions please advise.

Thank you, in advance, for your cooperation in getting this matter before the proper authorities for the zone change.

Very truly yours,



Donn C. Bauske  
encl



# 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 Seaside Golf, Inc.	ADDRESS C/O 322 S. Holladay Dr. Seaside, OR 97138	ZIP CODE 97138
STREET ADDRESS OR LOCATION OF PROPERTY 451 Ave. U, Seaside, OR 97138		

ZONE <u>CI</u>	OVERLAY ZONES	TOWNSHIP <u>6e</u>	RANGE <u>10</u>	SECTION <u>28 AC</u>	TAX LOT <u>300</u>
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### PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

Re-zone to R/C to fit the present use

See attached Exhibit A

(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 Seaside Golf, Inc.	PRINT NAME OF APPLICANT/REPRESENTATIVE Donn C. Bauske
ADDRESS 451 Ave. U Seaside, OR 97138	ADDRESS 322 S. Holladay Dr. Seaside, OR 97138
PHONE / FAX / EMAIL	PHONE / FAX / EMAIL <u>bauske@lawyer.com</u> 503-738-3314 F: 503-738-5781
SIGNATURE OF PROPERTY OWNER	SIGNATURE OF DULY AUTHORIZED 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 checked="" 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
CASE NUMBER (S) <u>14-028 ZC</u>	
HEARING DATE	P.C. ACTION

OFFICE USE:	
FEE	RECEIPT
DATE FILED	BY

EXHIBIT "A"

This attachment is in regards to the proposed zone change of the area presently occupied by the Seaside Golf Course Club House and adjacent Cart Garage fronting on Ave. U two lots East of Edgewood which you presently zoned C-1.

Although this location is zoned C-1 it has never been used as such. The Golf Course operation long predated the C-1 zoning and was grandfathered in at the last rezone in the area. The appropriate zone for the property is R-C which fits the present use of the premises and would be consistent with the City Comprehensive Plan.

An R-C zone change will have little if any impact on the adjacent R-3 and R-2 zones since it is already used as commercial by way of the Grandfather use.

T6N R10W SEC 28A  
 CLATSOP COUN.  
 Scale 1:1200



Cancelled  
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This map was prepared for publication by the Clatsop County Assessor's Office. It is based on the Clatsop County Assessor's Office records and is not intended to be used for any other purpose. The Assessor's Office is not responsible for any errors or omissions on this map.

June 04, 2004

6.10.28AB







# 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	ADDRESS	ZIP CODE
Sunquest, LLC	322 S. Holladay Dr. Seaside, OR 97138	
STREET ADDRESS OR LOCATION OF PROPERTY		
580 Ave. U, Seaside, OR 97138		

ZONE	OVERLAY ZONES	TOWNSHIP	RANGE	SECTION	TAX LOT
C1		Le	10	28 AB	11300

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

Re-zone to Residential Commercial to fit the appropriate and present use  
 See attached Exhibit A

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.

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

<b>OWNER:</b>	<b>APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):</b>
PRINT NAME OF PROPERTY OWNER	PRINT NAME OF APPLICANT/REPRESENTATIVE
Sunquest, LLC	Donn C. Bauske
ADDRESS	ADDRESS
322 S. Holladay Dr. Seaside, OR 97138	
PHONE / FAX / EMAIL	PHONE / FAX / EMAIL
503-440-0747	503-440-0747 bauske@lawyer.com
SIGNATURE OF PROPERTY OWNER	SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE

### FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

#### CHECK TYPE OF PERMIT REQUESTED:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> CONDITIONAL USE            | <input type="checkbox"/> NON CONFORMING           | <input type="checkbox"/> SUBDIVISION     | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW    | <input type="checkbox"/> PLANNED DEVELOPMENT      | <input type="checkbox"/> TEMPORARY USE   | <input type="checkbox"/> ZONING MAP AMENDMENT  |
| <input checked="" 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"/>                       |

<b>PLANNING DEPARTMENT USE:</b>	
DATE ACCEPTED AS COMPLETE	BY
CASE NUMBER (S)	14-028 ZC
HEARING DATE	P.C. ACTION

<b>OFFICE USE:</b>	
FEE	RECEIPT
DATE FILED	BY

**EXHIBIT "A"**

This attachment is in regards to the proposed zone change of the area presently known as the O'Donovan Clinic and surrounding land.

Although this location is zoned C-1 it has never been used as such. The C-1 zoning has hindered the use and salability of the property because of its undue restrictions.

The Medical Clinic was closed approximately 5 years ago except for some temporary use as a Chiropractic Office.

Because of the restrictions of the C-1 zone, no businesses that fit the C-1 definitive uses were needed in the area. The property has wallowed in limbo and disrepair to this date.

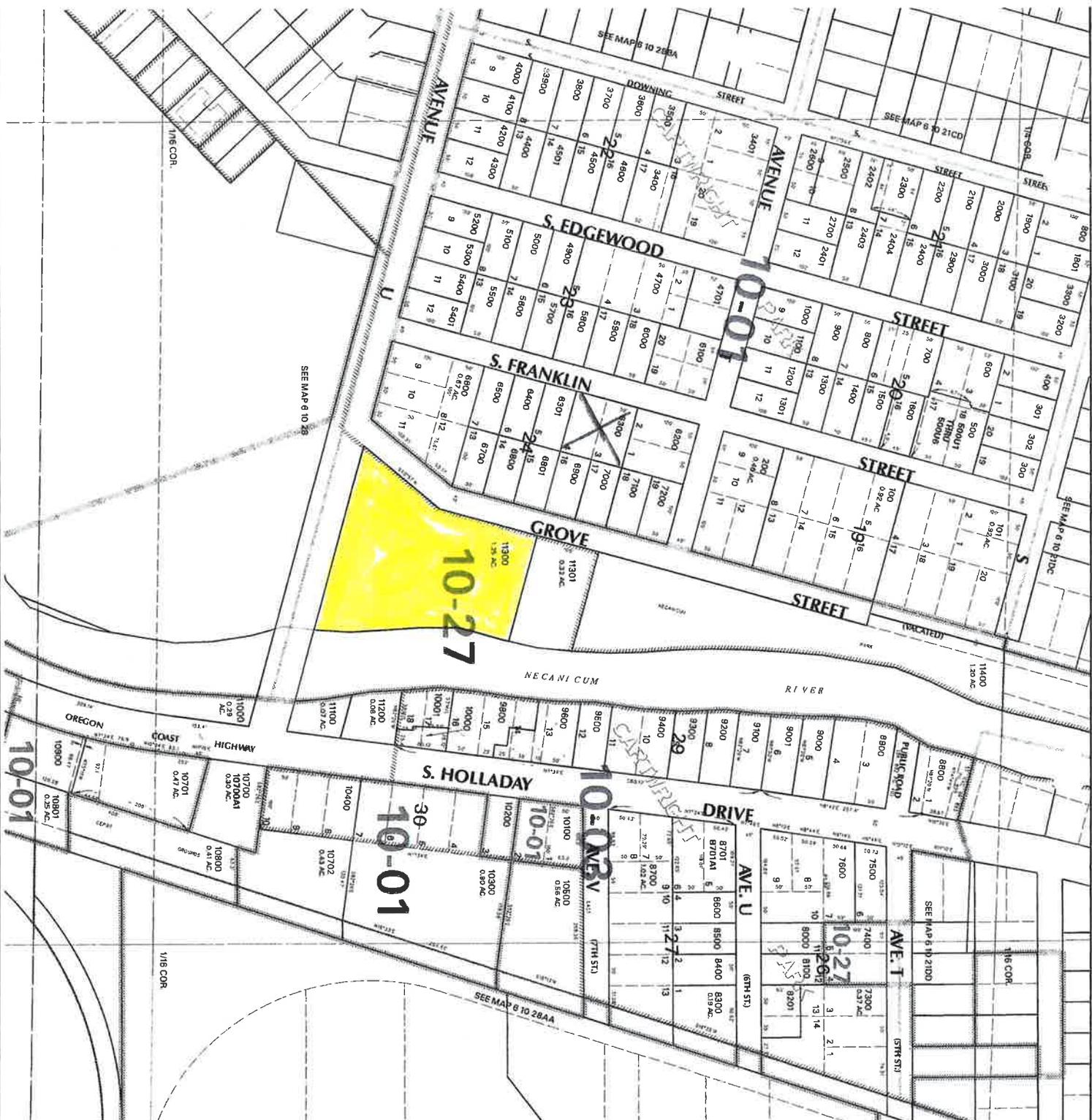
A zone change would have no adverse affect on the surrounding R-3 and R-2 zones and in fact would benefit these zones by bringing the area into balance with the surrounding community.

T6N R10W SEC 28A  
 CLATSOP CO. OR.  
 Scale 1:1200

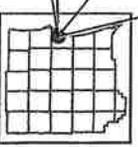


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June 04, 2004



This map was prepared by the assessor for the County of Clatsop, Oregon, under the authority of the Clatsop County Board of Commissioners. It is published for the information of the public.

6.10.28AB



## CITY OF SEASIDE STAFF REPORT

**To:** Seaside Planning Commission  
**From:** Planning Director, Kevin Cupples  
**Date:** August 19, 2014  
**Applicant/  
Owner:** Kathleen L Bickers, 6921 SE 36th Ave., Portland OR 97202  
**Location:** 370 S Franklin, Seaside, OR 97138; (T6, R10, 21AC TL 4501  
**Subject:** Similar Use Request 14-039SU Transient Rental of a Single Family Dwelling

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### **REQUEST:**

The applicant is requesting a conditional use that will consider transient rental of her single family dwelling similar to a mini hotel/motel use. The subject property is located at 370 S Franklin (61021AC TL: 4501), and it is zoned Resort Commercial (C2). The commercial zone does not permit vacation rental dwellings so the applicant is asking for the similar use approval in order to allow transient rental as a one bedroom unit.

### **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.

**DECISION CRITERIA # 1: Pursuant to Section 6.031 of the Seaside Zoning Ordinance, all conditional use requests must comply with the specific standards in the zone and other applicable supplementary provisions in Article 4. In permitting a new conditional use or alteration of an existing conditional use; the Planning Commission may impose additional conditions considered necessary to protect the best interests of the surrounding area of 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.**

#### **FINDINGS & JUSTIFICATION STATEMENTS:**

1. The applicant's submitted justification, site plan, and photos are adopted by reference. The applicant's plan calls for the following:
  - The applicant plans to utilize the ground floor of the existing single family dwelling as a mini-motel. The use is analogous to a tiny motel with no on site manager while not detracting from the other grandfathered dwelling in the zone.
  - Renters will be utilizing the single car garage for parking and the person serving as the manager would not live on site. Adding an additional parking space would detract from the appearance of the property. Motels in the zone only require 1 space per guest room and one space for a manager, so the intent of the ordinance appears to be satisfied.
  - The dwelling has been inspected by the building official and there is a small punch list of items that need to be provided before it can be used for transient rental. The upstairs will be locked off because the access does not meet code so it will be a very small unit.
  - Although this request is for a similar use, the applicant is willing to abide by the requirements for a Vacation Rental Dwelling (VRD) except that the "normal" requirement to have at least two off street parking spaces will not be met. Since this is in a commercial zone, parking on and off street is anticipated.
2. Ordinarily converting the use of a non-conforming dwelling to a use that conforms to the ordinance would mean that it could not revert back to the former use; however, since transient rental of a dwelling is permitted in a residential zone, the dwelling use would not be considered abandoned by allowing part time transient rental.

#### **CONCLUSION TO CRITERIA #1:**

The proposed use of the existing building will satisfy the applicable development standards and be compatible with the surrounding area provided the follows conditions normally reserved for vacation rental dwellings:

1. **Compliance Inspection:** The proposed transient rental must pass a compliance inspection conducted by the Community Development Department prior to obtaining a business license. This inspection will verify compliance with all standards and conditions normally applied to vacation rental dwellings.
2. **Parking spaces: One (1) off-street parking spaces (9' X 18' per space) is required on site.** The space shall be permanently maintained and available on-site for use by the rental occupants. Renters are required to park in the space provided on site. Vehicles parked on site may not project over the sidewalk and block

pedestrian traffic. A parking map shall be posted inside the dwelling and renters must be advised that parking is very limited.

If excessive on-street parking by the renters begins to adversely impact the neighboring properties, it can be further restricted by the Planning Director.

**3. Maximum number of occupants: Three (3) 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..

**4. Local Contact: Paul Shaw** will be the local contact for the rental **and he can be reached at (503) 440-4160.**

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'.

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.

**5. Compatibility:** A transient rental must be compatible with the surrounding land uses and shall not contribute to excessive parking congestion along adjacent streets.

**6. Exterior Outdoor Lighting:** All exterior lighting must conform to the newly adopted Outdoor Lighting Ordinance even if any pre-existing outdoor lighting would normally be exempt under the provisions of the ordinance. This will basically require shielding of any exterior lighting fixtures such that glare will not be visible from the surrounding property for any fixture that exceeds the equivalent lumens of a 40 watt bulb.

**7. Ordinance Compliance & Solid Waste Pick-up:** The transient rental 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.

**8. Required Maintenance:** It is the property owner's responsibility to assure that the 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. The owner is hereby advised that Carbon Monoxide detectors must be installed and maintained in all newly established transient rental occupancies.

**9. Business License, Room Tax Requirements, & Revocation for Non Payment:** A City Business License is required and all transient room tax provisions apply to transient rental of the dwelling. 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, this permit can be revoked unless a written extension is granted by the Finance Director.

- 10. Conflicts & Potential Denial for Non Compliance:** Upon written 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. Failure on the applicant's part to meet the standards or conditions will result in modification or denial of the permit.
- 11. 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.
- 12. Time Period for Approval, Required Re-inspection:** This approval shall be limited to 5 calendar years unless the dwelling is re-inspected (subject to the applicable fee) to verify continued compliance with the safety standards applicable to the use. Re-inspection notices will be provided to the owners at the time business licenses are issued for the 5<sup>th</sup> calendar year. If the re-inspection is not completed during the 5<sup>th</sup> year, the permit will expire and a new application must be approved prior to obtaining a new business license for the 6<sup>th</sup> calendar year. Compliance with the re-inspection requirements will reauthorize the use for an additional 5 calendar years.
- 13. 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 dwelling along with an informational sheet that summarizes the warning capabilities of the radio in the event of a distant tsunami.

**REVIEW CRITERIA #2: Section 6.250 SIMILAR USE**

**The Similar Use process is intended to only allow those uses or activities that are similar to uses or activities specifically listed in the zone. This process is not intended as a means of bypassing the text amendment process when such process is appropriate nor is it intended to allow uses or activities that are not compatible with the Purpose of the zone. A similar use must comply with the following:**

- 1. The proposed use or activity is similar in nature to a specific use or activity listed in the zone.**
- 2. The impact of the proposed use or activity is not greater than what would likely be created by the specific use for which the proposed use or activity is similar.**
- 3. The proposed use is consistent with the Purpose statement of the zone.**

**The reviewing body may impose conditions deemed necessary to assure the use or activity complies with the purpose of the zone and is compatible with adjacent uses and activities.**

**FINDINGS & JUSTIFICATION STATEMENTS:**

6. The ordinance does not list mini-motels in the zone; however, it does allow larger hotel/motel uses. The impacts from utilizing a dwelling as a single guest room would be minimal and significantly less than other uses permitted outright. .

7. The purpose statement in the C-2 zone clearly recognizes the proposed similar use by stating: To provide for tourist oriented facilities and services. The proposed transient rental of an existing non-conforming use will be in keeping with this purpose statement.

**CONCLUSION TO CRITERIA #2:**

The characteristics of the proposed use will be similar to other uses permitted in the C-2 zone.

**FINAL STAFF RECOMMENDATION**

Conditionally approve the proposed transient rental of the dwelling at 330 S Franklin. 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.

- The conditional use will become void one (1) year from the date of decision unless the permit is not utilized or an extension of time is approved in the manner prescribed under the Seaside Zoning Ordinance.
- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance and any other applicable City of Seaside Ordinances.

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

Attachments:

Applicant's Submittal



# 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>Katuleen L. Bickers</i>	ADDRESS <i>370 S. Franklin</i> <del>6921 SE 36<sup>th</sup> Ave</del>	ZIP CODE <i>97202</i>
STREET ADDRESS OR LOCATION OF PROPERTY <i>370 S. Franklin, Seaside, OR 9720138</i>		

ZONE <i>C-2</i>	OVERLAY ZONES	TOWNSHIP <i>6</i>	RANGE <i>10</i>	SECTION <i>21 AC</i>	TAX LOT <i>4501</i>
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### PROPOSED USE OF PROPERTY AND PURPOSE OF APPLICATION(S):

*See similar use request for mini-motel in C-2 zoning.*

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

<b>OWNER:</b>		<b>APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):</b>	
PRINT NAME OF PROPERTY OWNER <i>Katuleen Bickers</i>	PRINT NAME OF APPLICANT/REPRESENTATIVE		
ADDRESS <i>6921 SE 36<sup>th</sup> Ave, Portland, OR</i>	ADDRESS		
PHONE / FAX / EMAIL <i>503 740-3966 cavelawyer@gmail.com</i>	PHONE / FAX / EMAIL <i>Cave Lawyer @gmail.com</i>		
SIGNATURE OF PROPERTY OWNER <i>[Signature]</i>	SIGNATURE OF DULY AUTHORIZED APPLICANT/REPRESENTATIVE		

### FOR CITY USE ONLY – DO NOT WRITE BELOW THIS LINE

#### CHECK TYPE OF PERMIT REQUESTED:

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> CONDITIONAL USE         | <input type="checkbox"/> NON CONFORMING           | <input type="checkbox"/> SUBDIVISION     | <input type="checkbox"/> ZONING CODE AMENDMENT |
| <input type="checkbox"/> LANDSCAPE/ACCESS REVIEW | <input type="checkbox"/> PLANNED DEVELOPMENT      | <input type="checkbox"/> TEMPORARY USE   | <input type="checkbox"/> ZONING MAP AMENDMENT  |
| <input type="checkbox"/> MAJOR PARTITION         | <input type="checkbox"/> PROPERTY LINE ADJUSTMENT | <input 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"/>                       |

<b>PLANNING DEPARTMENT USE:</b>	
DATE ACCEPTED AS COMPLETE	BY
CASE NUMBER (S) <i>14-039 SU</i>	
HEARING DATE	P.C. ACTION

<b>OFFICE USE:</b>	
FEE <i>675</i>	RECEIPT
DATE FILED <i>7-3-14</i>	BY <i>DK</i>

## 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? Applicant requests that the residence at 370 S. Franklin, Seaside, Oregon be permitted a use similar to that of a motel which is allowed in the current C2 zoning allowing for commercial resort uses. I am the homeowner. The house stands on a prominent corner lot two blocks south of Broadway and currently shares the block with other houses, multi-family dwellings, Dairy Queen and other businesses. Due to enhancements I have made in the landscaping since purchasing it in August 2013, the house is a very attractive feature as "Gull Cottage" in this mixed use area. I named it Gull Cottage and added a date to a little sign I placed on the house indicating it dates back to 1926. Please see the enclosed pictures of the barren moonscape that was the yard before and how it looks now. It cannot be a Vacation Rental Dwelling as they are not permitted in C2 zones. Bob Mitchell has inspected the property and advised me of some minor changes that would need to be made to safely accommodate guests in terms of railings, placement of the fire extinguisher, carbon monoxide detector and locking off the upstairs two bedroom and a second bathroom. The house would be ideally suitable for a one-bedroom occasional rental when I am at my primary residence in Portland. Currently the house has one parking space in a garage. To

make another space, the nicely constructed cement wall enclosing the backyard would need to be cut and excavated to create a space. This modification would detract from the neat and tidy appearance of this little historic 1926 asset to downtown Seaside. Moreover, a motel typically requires a space for each unit or bedroom and a space for the manager. There will be no space for the manager necessary because there will be no on-site manager. The impact of this similar use to a motel requiring just one parking space, rather than two as is required in a VRD permitted in residential zones, would be minimal in the commercial area of the home. Rarely would vacation renters of this tiny one-bedroom cottage ever require additional parking and if they did, they would simply be competing with the employees of the new motel across the street who regularly park in front of the cottage. This is much different than allowing a one parking space VRD in a residential area. The curb parking area around the corner lot of Gull Cottage is already regularly used by a variety of users of the various commercial enterprises and their employees. Permitting as similar use of a little one-bedroom cottage with one parking space to mix in with the commercial establishments makes good sense to maximize the commercial use of the area while retaining a bit of lasting charm for the surrey riders to enjoy as they roll through Old Seaside.

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

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analogy would be to a tiny motel with no on-site manager.

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

It will be a commercial use that would have minimal impact if any on the remaining grandfathered residences in this C2 zoning area while retaining the charm of a cottage that enhances the commercial resort quality of its surroundings.

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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.

Applicant agrees to conditions to the similar use to abide by the rules of the VRD even though it technically will not be a VRD but a similar use to a mini-motel. Applicant will continue to maintain and improve the landscaping to continue the cottage's appeal to the visitors and guests of the city. Please see attached VRD information in sample application although this is not an application for a VRD. A deviation from the normal VRD requirements would be the single parking space. I can certainly see why two parking spaces in a residential neighborhood is required for any VRD to minimize the negative impact of a quasi commercial activity on a neighborhood. Yet, the same concerns are not present in an area already impacted greatly by the normal hub bub from the existing various and desirable commercial activities.

- 
- 
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.) **See attached.**

**SIMILAR USE REQUEST**

In accordance with Section 6.250 of the Seaside Zoning Ordinance, the Planning Commission may allow those uses or activities that are similar to uses or activities specifically listed in a given zoning district. This process is not intended as a means of bypassing the text amendment process when such process is appropriate nor is it intended to allow uses or activities that are not compatible with the Purpose of the zone.

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

1. The proposed use or activity is similar in nature to a specific use or activity listed in the zone.
2. The impact of the proposed use or activity is not greater than what would likely be created by the specific use for which the proposed use or activity is similar.
3. The proposed use is consistent with the Purpose statement of the zone.

The reviewing body may impose conditions deemed necessary to assure the use or activity complies with the purpose of the zone and is compatible with adjacent uses and activities.

\*\*\*\*\*A\*\*\*\*\*

In addition to submitting a plot plan consistent with section 10.040, the applicant for the a similar use should address the following questions.

1. What is the proposed use in the zone and how is it similar in nature to a specific use or activity listed in the zone?

~~Applicant requests that the residence at 370 S Franklin, Seaside, Oregon be permitted a use similar to that of a motel which is allowed in the current C2 zoning allowing for commercial resort uses. I am the homeowner. The house stands on a prominent corner lot two blocks south of Broadway and currently shares the block with other houses, multi-family dwellings, Dairy Queen and other businesses. Due to enhancements I have made in the landscaping since purchasing it in August 2013, the house is a very attractive feature as "Gull Cottage" in this mixed use area. I named it Gull Cottage and added a date to a little sign I placed on the house indicating it dates back to 1926. Please see the enclosed pictures of the barren moonscape that was the yard before and how it looks now. It cannot be a Vacation Rental Dwelling as they are not permitted in C2 zones. Bob Mitchell has inspected the property and advised me of some minor changes that would need to be made to safely accomodate guests in terms of railings, placement of the fire extinguisher, carbon monoxide detector and locking off the upstairs two bedroom and a second bathroom. The house would be ideally suitable for a one-bedroom occasional rental when I am at my primary residence in Portland. The responsible party when I am gone is my handyman Paul Shaw who lives next door. Currently the house has one parking space in a garage. To make another space, the nicely constructed cement wall enclosing the backyard would need to be cut and~~

excavated to create a space. This modification would detract from the neat and tidy appearance of this little historic 1926 asset to downtown Seaside. Moreover, a motel typically requires a space for each unit or bedroom and a space for the manager. There will be no space for the manager necessary because there will be no on-site manager. The impact of this similar use to a motel requiring just one parking space, rather than two as is required in a VRD permitted in residential zones, would be minimal in the commercial area of the home. Rarely would vacation renters of this tiny one-bedroom cottage ever require additional parking and if they did, they would simply be competing with the employees of the new motel across the street who regularly park in front of the cottage. This is much different than allowing a one parking space VRD in a residential area. The curb parking area around the corner lot of Gull Cottage is already regularly used by a variety of users of the various commercial enterprises and their employees. Permitting as similar use to a mini-motel of this little one-bedroom cottage with one parking space to mix in with the commercial establishments makes good sense to maximize the commercial use of the area while retaining a bit of lasting charm for the surrey riders and strollers to enjoy as they take in the sights of Old Seaside as it blends in with New Seaside.

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2 How will the impacts from the proposed use or activity compare with the impacts that would likely be created by the specific use for which the proposed use or activity is similar?

The proposed similar use will have no impact greater than the surrounding uses including a new four story motel operating across the street and down one block to the north. Seaside will get the best of both uses as a quaint historic residence combined with a limited commercial use for guests of three or less.

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3.. Describe how the proposed use is consistent with the Purpose statement of the zone in which it is being located?

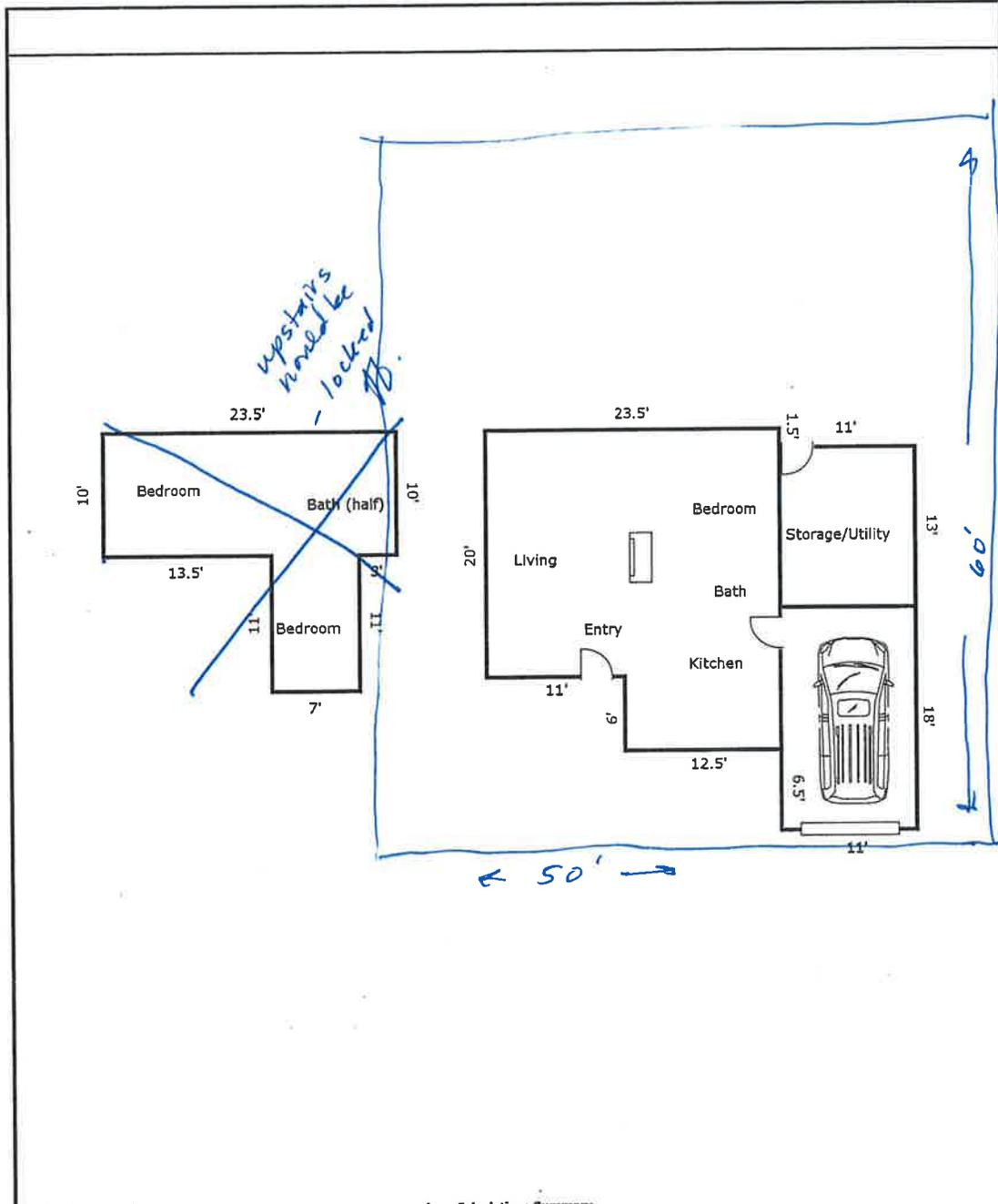
The purpose of C2 (commerical resort) zoning is to "provide for tourist oriented facilities and services. The resort character of these areas should be emphasized, and businesses and uses which contribute to the attractiveness for tourists are provided for. Sufficient and conveniently located parking, safe, easy pedestrian movement; concentration of colorful and attractive shops, and a favorable overall impression are important considerations in this zone."

Permitting a similar use to a mini-motel with one parking space provided for three guests or less in a charming cottage promotes tourism by bringing paying tourists to the area. Gull Cottage is a bright yellow Swiss style 1926 cottage with a white picket fence so although it is not a shop, per se, it will continue to be a "colorful and attractive" feature of downtown Seaside that does and will continue to make a "favorable overall impression" on visitors and residents if this similar use is allowed. Gull Cottage sits in a corner lot so it has twice the curb parking of a normal residence. Overflow parkers from the downtown area and the new motel regularly make use of the parking at the corner so it is highly unlikely that on the rare occasion guests would need more than one space, the existing supply and demand of parking will be impacted.

*Attach extra sheets if needed.*

### Building Sketch

Borrower/Client	Bickers, Kathleen				
Property Address	370 S Franklin St				
City	Seaside	County	Clatsop	State	OR Zip Code 97138
Lender	Paramount Equity Mortgage				



TOTAL Sketch by a la mode, inc.

#### Area Calculations Summary

<b>Living Area</b>	
First Floor	545 Sq ft
Second Floor	<del>312 Sq ft</del>
Storage	143 Sq ft
<b>Total Living Area (Rounded):</b>	<b>1000 Sq ft</b>
<b>Non-living Area</b>	
1 Car Attached	198 Sq ft

Supplemental conditions

supplement

similar use

Request

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: KATHLEEN LOUISE BICKERS
2. Mailing Address: 6921 SE 36th Avenue, Portland, OR 97202
3. Telephone #: Home 503 740 3966, Work 503 727 1060, Fax 503 727 1117
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: 370 S Franklin, Seaside Oregon 97138:LEGAL DESC: HERMOSA PARK ELY 60' LT 5 BLK 2
6. Tax Map Ref.: Township \_\_, Range \_\_, Section ACCOUNT ID: 11794 \_\_ \_\_ \_\_, Tax lot # 61021AC04501 \_\_
7. What is the total number of off-street parking spaces (9' X 18') that will be available for VRD occupant use? 1 One 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? 1 Is the applicant requesting that all the bedrooms be used to calculate the maximum occupancy, and if not, how many are being proposed? ND Please multiply the last number by three (3) to indicate the requested maximum occupancy for the VRD 3. The VRD ordinance states: The maximum number of occupants cannot exceed three persons (over the age of three) per bedroom. 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

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:**  
PAUL SHAW Phone # 503 440 4160 Address:

612 C Street, Seaside, Oregon 97138. The VRD ordinance states: *A local responsible party that permanently resides within the county must be identified by the owner. The responsible party will serve as an initial contact person if there are questions regarding 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?** C-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: [Signature] Date: 6/22/14

-----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: \_\_\_\_\_

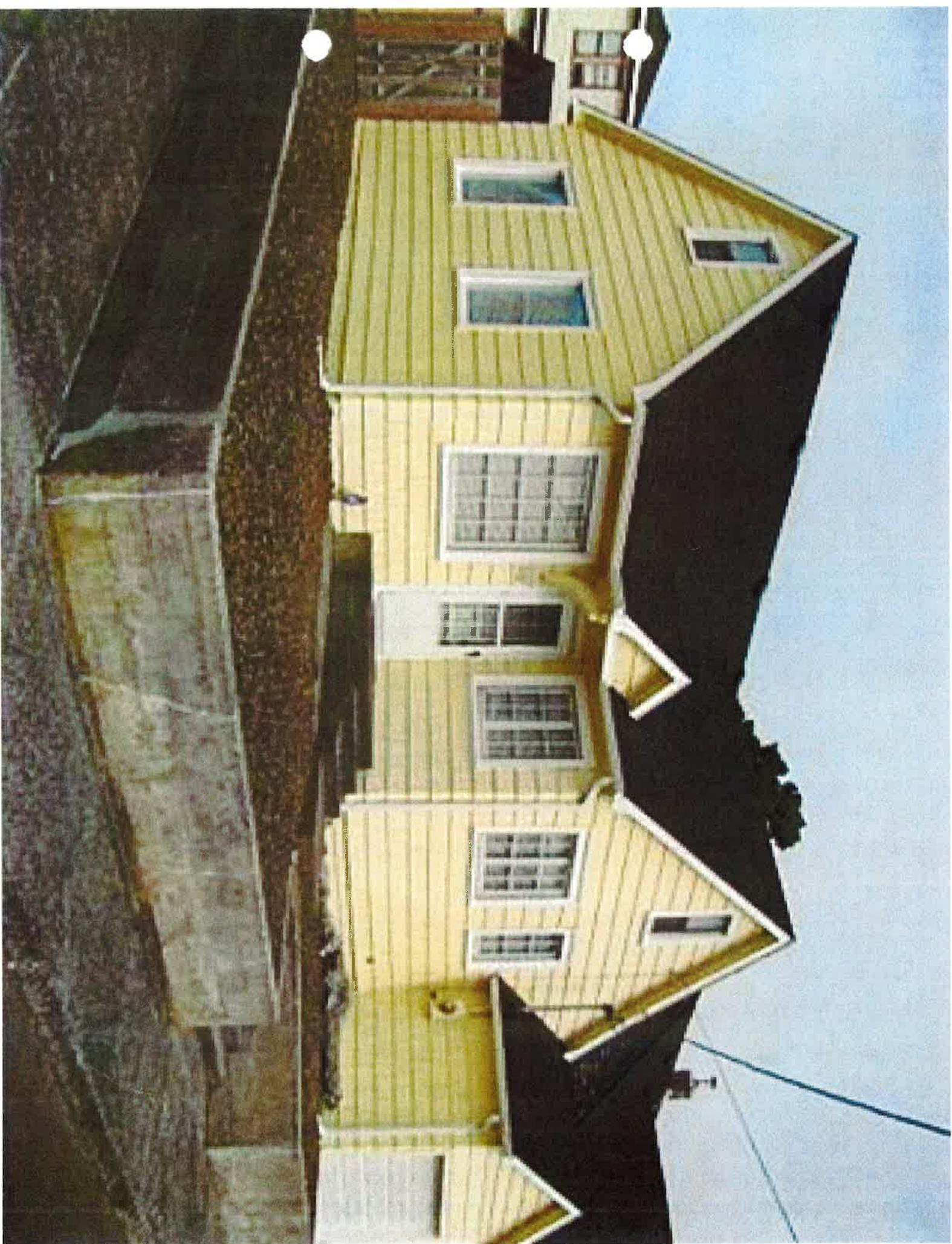
~~~~~ For Community Development Use ~~~~~

Date application was received at Community Development: \_\_\_\_\_

File Reference # \_\_\_\_\_ Date determined to be complete: \_\_\_\_\_

If applicable, date for Planning Commission Hearing: \_\_\_\_\_





**CITY OF SEASIDE STAFF REPORT**

**To: Seaside Planning Commission**  
**From: Planning Director, Kevin Cupples**  
**Date: August 19, 2014**  
**Applicant: City of Seaside; 989 Broadway; Seaside, OR 97138**  
**Owner: Sunquest LLC, Donn Bauske, P.O. Box 53; Seaside, OR 97138**  
**Location: 425 9<sup>th</sup> Avenue (T6R10S16DDTL1000)**  
**Subject: Variance 14-040V, Installation of an Emergency Backup Generator within the Front Yard Setback.**

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**REQUEST:**

The applicant is requesting approval of a variance to the front yard setback in order to install a generator within the front yard setback. The natural gas powered generator would provide emergency backup power for Sewer Pump Station #6 and it would be located between the existing pump station and the 9<sup>th</sup> Avenue right of way. The property is located at 425 9<sup>th</sup> Avenue and it is zoned High Density Residential (R-3).

**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 #3: Variance Section 7.031, the property owner must demonstrate by written application that all of the following circumstances exist:**

- 1. The manner in which exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape legally existing prior to the date of this Ordinance, topography, or other circumstances over which the applicant has no control.**
- 2. How literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**
- 3. That the special conditions and circumstances do not result from the actions of the applicant, and**

**4. Evidence that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for issuance of a variance.**

**FINDINGS & JUSTIFICATION STATEMENTS:**

1. The applicant's submitted justification and site plan are adopted by reference. The applicant's plan calls for the following:
  - Installation of an emergency backup generator just north of the existing sewer pump station.
  - There is insufficient room to locate the generator in the public right of way and the existing pump station property is not owned by the City of Seaside.
  - The pump station will be housed within a sound absorption cabinet to help minimize the generator noise when it is required to provide backup power.
2. Providing emergency power to an essential component of the City's waste water collection system is of vital importance to the public and that need outweighs the open space benefit provided by the area north of Pump Station #6.
3. The City's public right of way would permit the installation of the generator without need to address yard setbacks.
4. The pump station is a long standing part of the City's collection system and the need to provide a natural gas powered generator will eliminate the need to store gas or diesel on site for a different generator configuration.
5. Variances can be granted for exceptional circumstances if and when the need can be documented. The public need in this case will benefit all of the properties that are connected to this part of the collection system.
6. Attempting to place the generator behind the existing pump station would impact the property owner's off-street parking lot.

**CONCLUSION TO CRITERIA #1:**

The variance to the front setback is necessary in order to improve the emergency backup capabilities of the City of Seaside's Waste Water Collection System. It will maintain an essential component of development in this and all other development zones that need public sewer.

**FINAL STAFF RECOMMENDATION**

Approve the proposed installation of an emergency backup generator within the front yard setback at 425 9<sup>th</sup> 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 reminders to applicant.

- As with any permit, the applicant must meet all applicable standards in the Seaside Zoning Ordinance and any other applicable City of Seaside Ordinances.

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

**Attachments:**

Applicant's Submittal



# 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<br><i>CITY OF SEASIDE - PUBLIC WORKS</i>                                    | ADDRESS<br><i>989 BROADWAY</i> | ZIP CODE<br><i>SEASIDE</i> |
| STREET ADDRESS OR LOCATION OF PROPERTY<br><i>PUMP STATION # 6, 9th &amp; FRANKLIN (NORTH)</i> |                                | <i>610160001000</i>        |

|      |               |                       |                     |                       |                        |
|------|---------------|-----------------------|---------------------|-----------------------|------------------------|
| ZONE | OVERLAY ZONES | TOWNSHIP<br><i>6N</i> | RANGE<br><i>10W</i> | SECTION<br><i>16B</i> | TAX LOT<br><i>1000</i> |
|------|---------------|-----------------------|---------------------|-----------------------|------------------------|

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

*INSTALL GENERATOR TO OPERATE PUMP STATION (SEWER)  
IN/OURING POWER OUTAGES*

(PLEASE INCLUDE THE APPROPRIATE PLOT PLAN.

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

|                                                        |                                                                   |
|--------------------------------------------------------|-------------------------------------------------------------------|
| <b>OWNER:</b>                                          | <b>APPLICANT/REPRESENTATIVE (OTHER THAN OWNER):</b>               |
| PRINT NAME OF PROPERTY OWNER<br><i>DAVID C. DAUSKE</i> | PRINT NAME OF APPLICANT/REPRESENTATIVE<br><i>GEOFF LILJENWALL</i> |
| ADDRESS<br><i>PO BOX 53 SEASIDE OR 97138</i>           | ADDRESS<br><i>989 BROADWAY, SEASIDE</i>                           |
| PHONE / FAX / EMAIL<br><i>503-738-5314</i>             | PHONE / FAX / EMAIL<br><i>503-791-3010</i>                        |
| SIGNATURE OF PROPERTY OWNER<br><i>[Signature]</i>      | SIGNATURE OF APPLICANT/REPRESENTATIVE<br><i>[Signature]</i>       |

FOR OFFICE 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"/>                       |

|                                 |              |
|---------------------------------|--------------|
| <b>PLANNING DEPARTMENT USE:</b> |              |
| DATE ACCEPTED AS COMPLETE       | BY <i>DK</i> |
| CASE NUMBER (S) <i>14-040V</i>  |              |
| HEARING DATE                    | P.C. ACTION  |

|                           |         |
|---------------------------|---------|
| <b>OFFICE USE:</b>        |         |
| FEE                       | RECEIPT |
| DATE FILED <i>7-21-14</i> | BY      |
|                           |         |

**ARTICLE 7      VARIANCES      FEE: \$ 430.00 Planning Director Decision**  
**\$670 for Planning Commission Decision**

The Planning Director may authorize variances from the requirements of the Seaside Zoning Ordinance where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, strict application of the Ordinance would cause an undue or unnecessary hardship.

No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

In accordance with Article 7.031, a variance shall not be granted unless and until the following standards are met. The property owner must demonstrate by written application that all of the following circumstances exist. Please address how your request complies with the following standards.

1. What exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this Ordinance (6/28/83), topography, or other circumstances over which the applicant had no control?

INSTALLING A EXTERIOR GENERATOR TO REPLACE  
THE EXISTING GAS FIRED ENGINE THAT IS IN THE  
INTERIOR OF THE BUILDING

2. Which literal interpretations of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

THIS LOT HAS AN EXISTING PUMP STATION (SEWER)  
THIS IS AN UPGRADE TO THE EXISTING SITE

3. Are these special conditions and circumstances a result of the actions of the applicant?

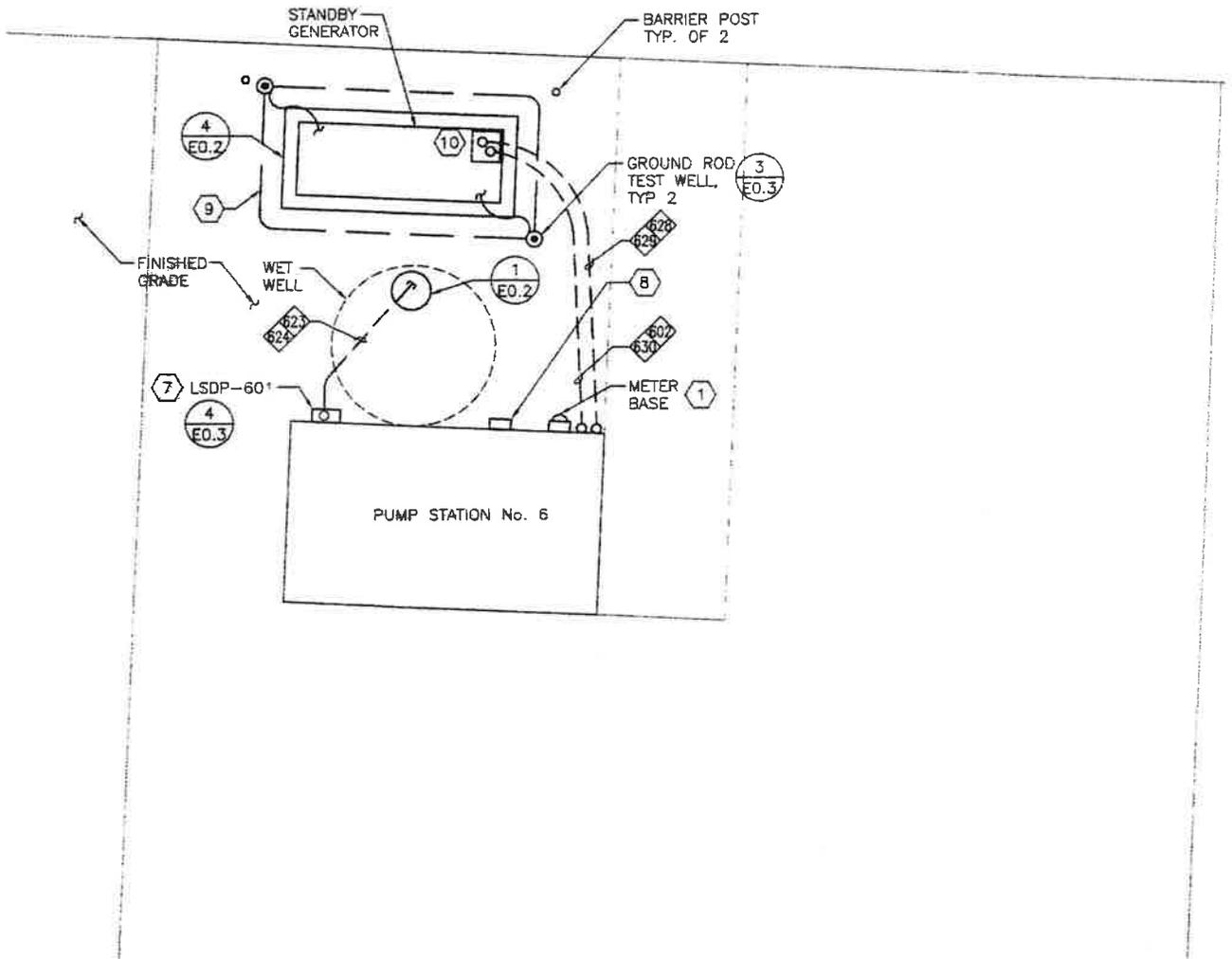
NOTE THAT THE NEW GENERATOR HAS A SOUND  
ABSORPTION CABINETT.

4. Is there any evidence that granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for issuance of a variance.

NO. ALREADY AN EXISTING PUBLIC WORKS  
STRUCTURE. THERE IS NO ROOM IN THE PUBLIC ~~WORKS~~  
RIGHT OF WAY FOR THIS EQUIPMENT.

In addition to addressing the standards above, applications shall be accompanied by plans and specifications (plot plan), drawn to scale, showing the actual shape and dimension of the lot to be built upon, the sizes and locations on the lot of the buildings and other structures, existing and proposed, the existing and intended use of each building, structure, and/or part thereof, the number of families, if any, to be accommodated thereon, and such other information as is needed to determine conformance with this Ordinance.

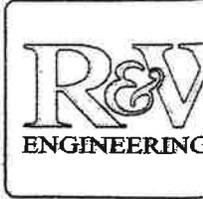
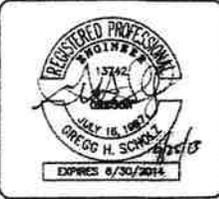
NINTH AVENUE



**2** PUMP STATION No. 6 - SITE PLAN   
 E6.1 SCALE: 1/4" = 1' - 0"

W:\WP\587\_City of Seaside\012\_Block Pump Station Re-Design\002\_Design\DWG\E06.1.dwg - Sep 25, 2013 - 8:44am

| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
|     |      |             |    |
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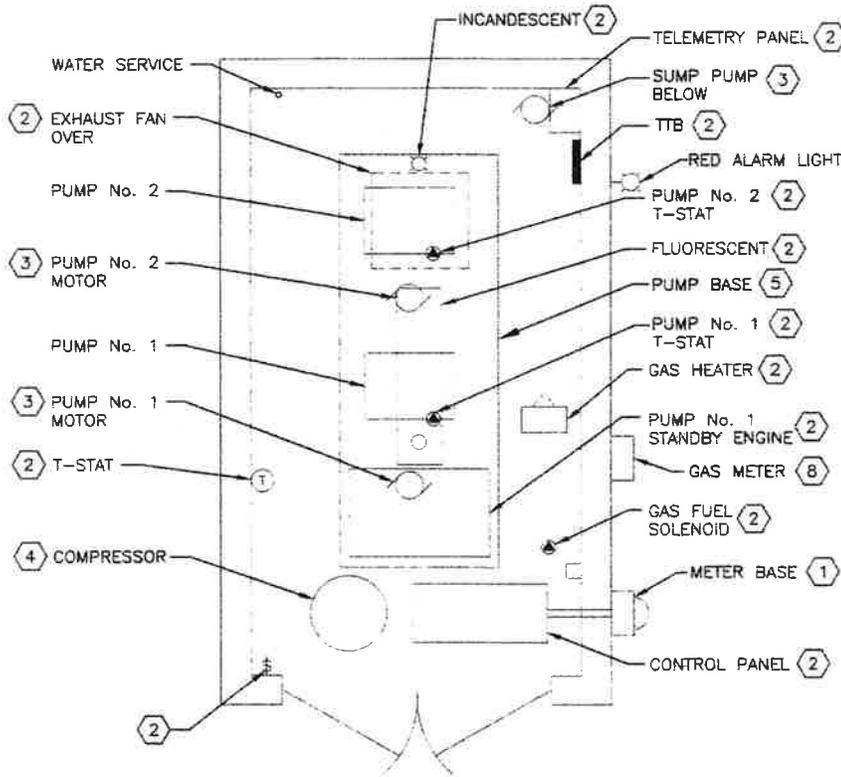


## GENERAL NOTES

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PUMP STATION OPERATION AND SECURITY DURING DEMOLITION AND REMODEL. PROVIDE TEMPORARY SITE POWER SERVICE DURING CONSTRUCTION.
- B. THE WET WELL IS AN NEC CLASS I, DIVISION 1 HAZARDOUS AREA.
- C. THE PUMP BUILDING IS UNCLASSIFIED AS AN NEC HAZARDOUS AREA.
- D. REMOVE ALL EXISTING UNUSED MISCELLANEOUS UNISTRUT FROM BUILDING INTERIOR AND EXTERIOR.
- E. PROVIDE NON-SHRINK GROUT SEALANT TO FILL IN ALL HOLES OF BLOCK STATION WALLS. PROVIDE SEALANT BETWEEN CONDUITS AND WALLS FOR ALL CONDUIT PENETRATIONS.

## KEYED NOTES

- 1 EXISTING METER BASE SHALL BE REPLACED WITH NEW NEMA 3R METER BASE. THE CONTRACTOR SHALL REMOVE THE EXISTING CONDUIT AND CONDUCTORS FROM THE METER BASE TO THE EXISTING CONTROL PANEL. COORDINATE ALL WORK WITH THE POWER COMPANY. PROVIDE NEW MAST AND WEATHERHEAD. PAINT METER BASE, MAST AND WEATHERHEAD TO MATCH BUILDING EXTERIOR COLOR.
- 2 EQUIPMENT OR DEVICE TO BE REMOVED BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE ALL CONDUIT AND WIRING ASSOCIATED WITH EQUIPMENT OR DEVICE. COORDINATE EQUIPMENT TO BE SALVAGED OR DISPOSED OF WITH THE CITY PER SPECIFICATIONS.
- 3 EQUIPMENT OR DEVICE TO REMAIN IN PLACE. THE CONTRACTOR SHALL REMOVE ALL CONDUIT AND WIRING ASSOCIATED WITH EQUIPMENT OR DEVICE.
- 4 COMPRESSOR TO BE REMOVED BY AND REMAIN THE PROPERTY OF THE CITY. THE CONTRACTOR SHALL REMOVE ALL ASSOCIATED AIR PIPING. REMOVE WET WELL BUBBLER TUBE TO BELOW GRADE. PATCH AND PAINT WALL PENETRATIONS.
- 5 CONTRACTOR SHALL REMOVE PORTION OF THE EXISTING STEEL PUMP BASE TO PROVIDE WORKING CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT PER THE NEC. PROVIDE NEW ANCHOR BOLTS AS REQUIRED.
- 6 ALARM LIGHT SHALL REMAIN IN PLACE. CONTRACTOR SHALL RECONNECT TO NEW PUMP STATION CONTROL PANEL ALARM OUTPUT CONTACT. DISASSEMBLE, CLEAN AND RE-ASSEMBLE LIGHT. VERIFY FUNCTIONALITY AND REPLACE LIGHT BULB AS NECESSARY.
- 7 OWNER PROVIDED CONTRACTOR INSTALLED DISCONNECT PANEL.
- 8 EXISTING SERVICE GAS METER.
- 9 PROVIDE GROUND RING AROUND GENERATOR. PROVIDE TAIL WHIPS TO BOND TO GENERATOR ENCLOSURE AND FRAME. CONNECT TO SERVICE GROUND. SIZE GROUND CONDUCTOR AND GROUND RODS PER ONE-LINE DIAGRAM.
- 10 VERIFY STUB-UP LOCATION WITH GENERATOR MANUFACTURER.



1 DEMOLITION AND SALVAGE  
E6.1 SCALE: 1/2"=1'-0"



THIS LINE IS 2 INCHES  
AT FULL SCALE  
IF IT DOES NOT MEASURE 2  
INCHES, SCALE ACCORDINGLY



R&W ENGINEERING, INC.  
"Engineering Integrated Solutions"  
9015 S.W. Allen Blvd., Suite 107  
Beaverton, Oregon 97005  
Phone: (503) 728-0331  
Fax: (503) 728-3328  
E-mail: russum@rwieng.com



### CITY OF SEASIDE, OREGON BLOCK PUMP STATIONS ELECTRICAL UPGRADES

ELECTRICAL  
PUMP STATION No. 6 - 9TH & FRANKLIN  
SITE PLAN, DEMOLITION AND SALVAGE

DRAWN: MLP  
CONTACT: SAM RUSSUM  
PROJECT #: 587.012.002  
DATE: SEP 2013  
DRAWING NO.

E6.1

SHEET 20 OF 31