

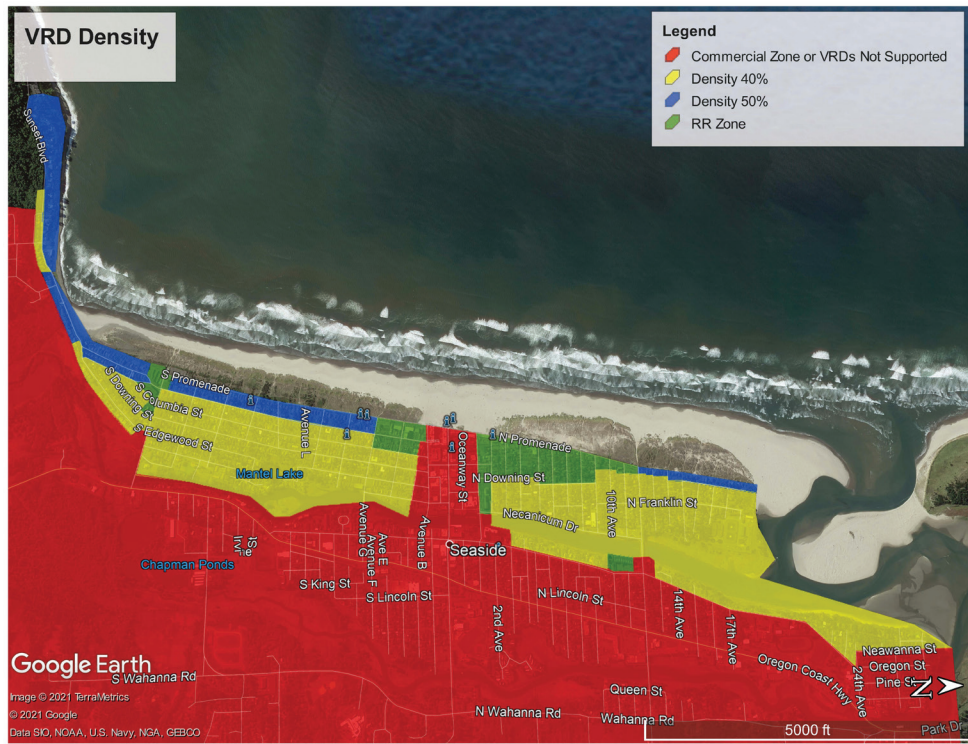
Vacation rentals: Seaside is not unique in its concerns of an oversaturation

Continued from Page A1

Morrisey proposed a workshop to determine a balance between long-term housing and vacation rentals. “vacation rentals have turned into basically a business model for a lot of people, especially from out of the area,” he said. “And I think that we better get ahead of this or probably half our town is going to be vacation rentals very shortly.”

In Seaside, density rules govern whether or not a neighborhood can approve more vacation dwellings. Applications are supported west of South Roosevelt Drive, west of North and South Holladay and west of Neawanna Street.

Planning review of vacation homes begins when a neighborhood surpassed 20% density. The 40% density level will not be supported by the Planning Commission, but it would still be permitted. “So at 46% it would still be



Yellow zones indicate a density of 40%; blue zones, 50%. Blue areas are zoned resort residential, and red zones do not support vacation rental dwellings.

allowed,” Cupples said.

Flory said he has faced an increasing number of situations where home-

owners have been denied permits because neighborhood density exceeds 50%. Properties that have

recently gone for sale whose density exceeded the threshold were in the areas of Eighth Avenue,

12th Avenue and Beach Drive.

“Some of the owners selling their houses in these areas were not happy the density threshold exceeded 40% or 50% as prospective buyers and buyers agents saw that as an obstacle to getting a VRD permit,” Flory said after last week’s meeting. “No application has been filed for a property that exceeds the current density threshold.”

Not all vacation rental dwelling applications go in front of the Planning Commission for a public hearing and review, Flory said. The city’s zoning ordinance requires all VRD applicants whose density exceeds 20% to go to the Planning Commission. The review is conducted by the planning director if the density is 20% or less.

“As more properties get permitted as VRDs, the density of VRDs in the neighborhoods will increase, thus requiring more applications to be

reviewed by the Planning Commission rather than the planning director. This increase will also cause fewer properties to meet the density thresholds set by policy thus potentially making them ineligible for a VRD permit.”

Seaside is not unique in its concerns of an over-saturation of vacation rental homes, Flory said. “A lot of cities up and down the Oregon coasts are running are starting to go into moratoriums and starting to do different things,” he said. “I know I’ve fielded calls from city administrators from lots of different places in Oregon to see what we’re doing here and Seaside to help draft their policies and regulations.”

A work session on the topic is scheduled for Nov. 16.

“If this is something you guys are passionate about we need to spearhead this and figure out if we need to tighten the policy or change it,” Morrisey said.

PUBLIC SAFETY LOG



Continued from Page A2

- Oct. 2**
12:03 a.m., 800 block S. Columbia: EMS call.
- 11:10 a.m., 900 block N. Franklin: EMS call.
- Oct. 3**
3:03 a.m., 300 block Fourth Avenue: EMS call.
- 3:46 a.m., 200 block First Avenue: EMS call.
- 3:28 p.m., Beerman Creek Lane and U.S. Highway 101: EMS call.
- 10:27 p.m., 31000 block E. Shingle Mill Road: Structure fire.
- Oct. 5**
11:39 a.m., 2300 block Ocean Vista Way: Fire investigation.

- 2:07 p.m., 1900 block S. Roosevelt: EMS call.
- 2:37 p.m., 15th Avenue and Necanicum: Water rescue.
- 5:47 p.m., 1200 block Avenue B: EMS call.
- Oct. 7**
9:23 a.m., 1600 block S. Edgewood: EMS call.
- 3:45 p.m., 300 block S. Roosevelt: EMS call.
- 8:02 p.m., 1000 block S. Downing: EMS call.



Suspended license
Patricia Ann Tewalt, 48, was stopped Oct. 6 at 7:06 p.m., on U.S. Highway 101 at milepost 18.5, pulled over by a trooper who observed her using a cell-phone while driving. Investigation showed her license was

suspended. She was arrested and charged with driving with a suspended license. She cited and released.

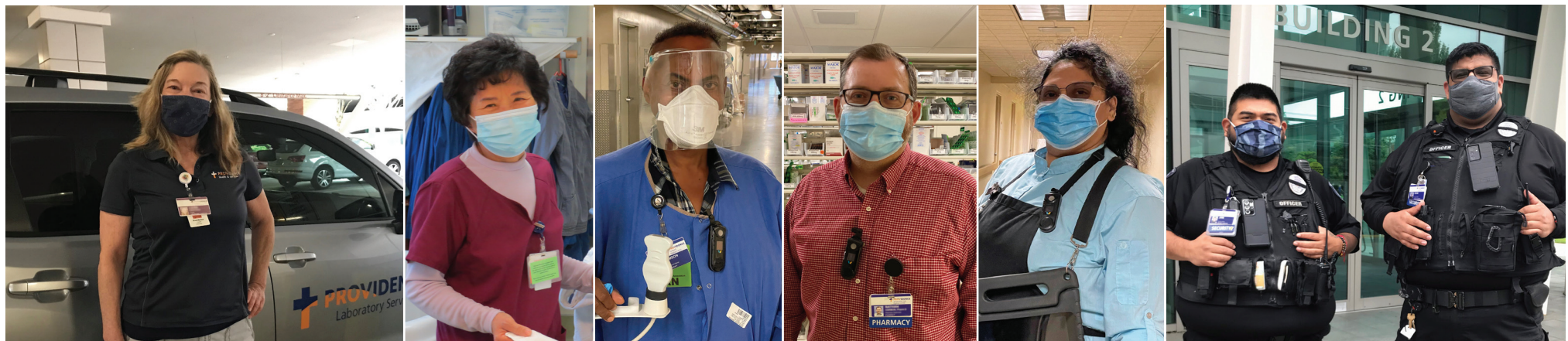


- Sept. 9**
12:59 p.m., emergency medical service, U.S. Highway 101 and Pacific Way.
- 2:17 p.m., motor vehicle accident, no injuries, U.S. Highway 101 and Cullaby Lake Lane, Warrenton.
- 9:16 p.m., vehicle accident, general cleanup, North Marion.
- Sept. 10**
10:19 p.m., authorized controlled burning, U.S. Highway 101.
- Sept. 11**
12:36 a.m., motor vehicle accident with injuries, Lewis and

- Clark, milepost 10.5, Astoria.
- 12:04 p.m., emergency medical service, Nevada, Warrenton.
- 4 p.m., gas leak, natural gas or LPG, Sheridan.
- Sept. 13**
2:06 p.m., unauthorized burning, Little Beach.
- 11:21 p.m., emergency medical service, North Marion.
- Sept. 14**
3:08 a.m., emergency medical service, U.S. Highway 101.
- 2:46 p.m., emergency medical service, Manion, Surf Pines.
- 3:23 p.m., motor vehicle accident, no injuries, Polo Ridge, Warrenton.
- 5 p.m., good intent call. 670 Pacific Way.
- 5:22 p.m., emergency medical service, Pine Ridge.
- Sept. 16**
7:05 a.m., emergency medical service, U.S. Highway 101.

- 11:32 a.m., emergency medical service, U.S. Highway 101.
- 12:29 p.m., lock-out, C Street.
- Sept. 18**
5:56 p.m., emergency medical service, South Edgewood, Seaside.
- 6:05 p.m., cover assignment, standby, move-up, 150 South Lincoln, Seaside.
- 6:53 p.m., emergency medical service, 2541 Oregon, Seaside.
- Sept. 19**
7:02 p.m., motor vehicle accident with injuries, U.S. Highway 101 and Wahanna, Seaside.
- 7:42 p.m., hazardous condition, Pacific Way.
- Sept. 20**
8:31 a.m., unauthorized burning, McCormick Garden.
- 9:46 a.m., unauthorized burning, McCormick Garden.
- Sept. 21**
10:21 a.m., toxic condition,

- Lake Shore, Warrenton.
- 5:43 p.m., surf rescue, Ocean Shores, Warrenton.
- Sept. 24**
3:40 a.m., unintentional alarm transmission, Patricia Ann.
- 2:23 p.m., motor vehicle accident, no injuries, U.S. Highway 101 and Pacific Way.
- Sept. 25**
12:00 a.m., emergency medical service, North Marion.
- 9:09 a.m., emergency medical service, D Street.
- Sept. 28**
3:12 a.m., emergency medical service, Bailey.
- Sept. 29**
7:39 a.m., emergency medical service, East Kershul.
- 2:17 p.m., emergency medical service, U.S. Highway 101, Warrenton.
- 4 p.m., emergency medical service, Fifer Heights.



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