



Map showing proposed vacation rental dwelling density in Seaside. Areas in red do not support short-term rental ownership.

Tweaks: Will go into effect July 7

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The changes come as the city seeks to encourage more long-term housing and reduced short-term rental density in areas where it is permitted.

While increasing the density of short-term rentals on oceanfront properties from 50% to 100%, areas in permitted residential zones will decrease from 40% to 30%.

Density is increased to 50% for properties areas on the ocean side of Beach Drive from the South Edgewood Street north to the resort-residential zone at Avenue G.

Applications will no longer be supported east of the Necanicum river from 12th Avenue to the northern point of Neavanna Street to preserve the residential charac-

ter of the neighborhood.

“We have a lot of the VRD folks here tonight and obviously they’re pushing for VRDs,” Commissioner Seth Morrisey said. “And then we have the long term residents who have a different view of the VRDs and I think our job up here is trying to strike that balance.”

That area is affordable by Seaside standards, Morrisey said.

“That’s one of the reasons that I proposed taking that offline because I’ve been in that neighborhood a lot and it’s traditionally been long-term rentals,” he said. “That said, I think everyone up here would agree that we are for vacation rentals, a huge part of our economy — but in the right places.”

The commission voted to implement a waiting period

of 90 days after a property has been sold prior to accepting an application for a vacation rental dwelling conditional use permit, except in those beachfront areas where the density threshold is 100%. Owners of newly constructed homes must wait a period of two years after the property has been issued a certificate of occupancy before seeking a permit.

Property managers and owners will receive an increased grace period from 60 to 90 days to clear out existing reservations after a VRD conditional use permit has been voided.

Changes will go into effect July 7. Commissioners agreed to review vacation rental rules annually, with a target date of March 1.



Entrance to Vista Ridge II property from Sunset Hills.

R.J. Marx

Vista Ridge II: Next hearing July 5

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Each development lot will have frontage on a newly developed extension of Hemlock Street, engineer Mark Mead said on behalf of the developer.

Lots would range from 70 to 74 feet wide. The back of these lots would have a steep slope down to the creek that separates this parcel from the original Vista Ridge subdivision. The walking path that was part of the previous project was removed from the current submittal.

Each lot would have a separate evaluation completed based upon the final home site design, Mead said, with an engineering review for each lot and on-site inspection of the completed home excavation.

One of the owners of this property is a local builder that has built many houses in the Seaside area, Mead said.

“He will probably be the builder of most of the houses or at least part of the houses up there,” Mead said. “So he’s very familiar with building and Seaside and up on the hillside area.”

Neighbors and residents at the commission’s public hearing cited drainage and erosion control problems, tree-cutting, potential impacts to fish and wildlife, tsunami evacuation concerns, a sloppy presentation by the developers and the impacts of heavy equipment on the neighborhood streets.

Developing the property with log trucks and heavy equipment would cause “considerable damage,” Aldercrest resident Mike Brackenbrough said at the meeting.

“Without a serious and long-term erosion control plan all the streams and all the life in them will be dam-

aged beyond recognition,” Brackenbrough said. “This is not a hypothetical statement, or wild speculation. This is real.”

Greg Jacob, a neighbor, said that the developer’s plans do not meet the requirements of the Seaside zoning ordinance.

“I’m more convinced that the project must be scrapped for the good of Seaside,” Jacob said. “It has been many months since the first hearing and the developers still can’t submit documentation that addresses geotechnical issues, continues to use language that is beset with spelling and grammatical errors and laced with porous jargon.”

Jacob said the developer has never engaged in a meaningful dialogue with neighborhood residents, fails to offer a place for children to play, and that plans downplay the effects of noise and potential drought during construction.

Su Coddington, chairman of the city’s community’s emergency response team, said the home plan presented additional risks in the event of a tsunami evacuation as residents head up the hill.

“We’re looking at an already precarious situation,” she said. “Take a look at the cracks that are in the road right now. And then you’re going to add more construction and destabilize the hill. That’s concerning to me.”

There is at least one planned driveway that would cross two stream channels, according to a letter from the Oregon Department of Fish and Wildlife. “The applicant needs to consult with ODFW to review fish passage requirements (and design approval if needed) prior to construction,” fish biologist Robert W. Bradley wrote.

As residents of the Sunset Ridge community, planning commissioners Kath Kleczek, a planning commissioner and Seth Morrisey recused themselves from deliberations.

The project lacks a timeline and specifics, Kleczek said, speaking in opposition to the proposal.

If this project was approved as it stands, it would violate development and subdivision requirements to minimize impact on the surrounding neighborhoods, Kleczek said.

Other speakers said that the revised submission showed few changes, and that maps in use came from almost two decades ago.

In the city’s staff report, planner Jeff Flory said he did not have a formal recommendation at this time. He asked planning commissioners to review the overall development plan, hear any relevant public testimony, review and consider the proposed conditions, and prepare a list of any additional information that may need to be provided to the commission before they make a formal decision.

Robin Montero, chair of the commission, said the revised plans, with the exception of a reduction in the number of lots, were “virtually identical,” to the initial application.

She asked Mead for additional traffic, emergency impact and environmental details.

Mead requested a continuance for an opportunity to review materials, which was unanimously approved by Montero, and commissioners Brandon Kraft and Don Johnson.

The next hearing for Vista Ridge II takes place July 5 at 6 p.m. at City Hall.

Ordinance: Use of overnight area is light

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More signed up for permits than use the site. Some who sheltered outside or in RVs at former campsites at 10th and Necanicum or Avenue D have found housing or moved on, he said.

Police are working with Clatsop Community Action and Clatsop Behavioral Healthcare for those with special needs. For some, “there just isn’t a straight answer as to what we can do,” Ham said.

Residents and visitors have complained about campers and debris in natural areas of the Mill Ponds Natural History Park.

The last big encampment in the Mill Ponds Natural History area was cleaned out this week, Dale McDowell, the public works director, said.

“We’re trying to look at doing some restoration out there in some of the areas,” he said. “We spent a considerable amount of time picking up syringes, those types of things in the bushes and so get things back to normal.”

All areas of Mill Ponds



R.J. Marx

Port-a-potties at the entrance to the Mill Ponds Natural History Park off Alder Mill Avenue.

park have been cleared, according to Paul Knoch, the police department’s community service officer.

The area next to the recycling center has been cleaned up and will be reseeded, McDowell said.

People have been “very pleasant to work with and there have been no issues,” McDowell said. “We have port-a-potties, we have fresh water,” he said. “Everything is there. They all know where it’s at. You know, we’ve talked to everybody that comes through and I think it’s gone well.”

Ham recognizes that as the summer season comes there may be additional homeless campers.

“With the season coming back then toward more towards the summer and whatever hits, I think we’re going to see a steady increase with that,” he said.

The Broadway restroom next to the visitors bureau remains a concern.

“We have had some complaints that there’s that kind of activity going on there and there’s probably been a little bit of an increase since this has started,” Ham said. “However, again, I don’t know if it’s because of the ordinance or if it’s just because of the weather.”

A July 11 City Council workshop will review the ordinance and consider additional amendments.

PUBLIC SAFETY LOG

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Parole violation

Theron Manley, 24, from Clatskanie was arrested on a warrant June 16 at 2:20 p.m., at Trucke’s on U.S. Highway 101 in Seaside. He was wanted for a parole violation and a warrant for attempt to elude. He was taken into custody and lodged at the Clatsop County jail.

Suspended license

Quandray J. Nelson, 40, from

Portland, was arrested June 16 at 6:17 p.m., on U.S. Highway 26, milepost 14. He was charged with driving with a revoked or suspended license, a felony offense. A trooper on patrol saw him traveling at a high rate of speed. A traffic stop was conducted. He was criminally cited and released with a date to return to court Aug. 16. A passenger took possession of his vehicle.

Warrant arrest

James Matthew Morse, 34,

from Astoria, was arrested on a bench warrant June 16 at 9:09 p.m. on U.S. Highway 101, milepost 23, charged with failure to appear in court. Troopers saw him committing a traffic violation and he was pulled over. After providing his name and date of birth, it was learned there was a warrant for him issued by Seaside Municipal Court. He was arrested and transported to the Clatsop County jail where he was lodged. A licensed driver drove his car from the scene.

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