

CITY OF ROCKAWAY BEACH

City Planning Commission Meeting



Agenda

Date: December 17, 2019
Time: 6:00 PM
Location: City Hall, Council Chambers

Planning Commissioner Mary McGinnis called the meeting to order at 6:03 p.m.

ROLL CALL

Position #1 - Greg Baumgart: Present
Position #2 - Janet McIntire: Absent
Position #3 - Pat Olson: Present
Position #4 - Mary McGinnis: Present
Position #5 - Scott Daugherty: Present
Position #6 - Brian Halvorsen: Present
Position #7 - Penelope Cheek: Absent

Halvorsen made a motion, seconded by Olson to approve September 24, 2019 meeting minutes: motion carried.

Approval of Meeting Minutes

Position #6 - Brian Halvorsen: Motion
Position #3 - Pat Olson: 2nd
Position #1 - Greg Baumgart: Approve
Position #2 - Janet McIntire: Absent
Position #3 - Pat Olson: Approve
Position #4 - Mary McGinnis: Approve
Position #5 - Scott Daugherty: Approve
Position #6 - Brian Halvorsen: Approve
Position #7 - Penelope Cheek: Absent

VARIANCE REQUEST

Dobson presented a slide show explaining the variance request for 971 S Breaker for adjusting the setback on the south property line of 971 S Breaker from 15ft to 5ft, with the three remaining sides of the vacant lot retaining the original setback requirements. Daugherty asked Dobson how many vacant properties the City Planner looked at, and how many of those lots are like 971 S Breaker. Dobson stated they looked at about 20 properties, with the lot beside being almost identical. McGinnis did a roll call asking the other commissioners if they had visited the site, all had visited at least once or twice. McGinnis also asked if any commissioners had any bias or involvement with the site. All said no.

Eric and Bethany Conklin, 971 S Breaker, gave a brief explanation of why this variance

request should be approved. Baumgart asked if the 15ft setback would be preserved for the length of Breaker Ave, Conklin said the east would stay the same but would take the 15ft setback and move it down 10ft to the south line. McGinnis asked Conklin if there was an architectural drawing. Conklin said there would not be a drawing until the variance is approved. Conklin provided a report on the request, and how this lot was being unfairly burdened by the general rules, creating an unnecessary hardship for the owner. Conklin mentioned that there were 22 similar lots not maintaining a 15ft setback. Conklin said in summary to their request of a modified setback is consistent with the spirit, purpose, and intent of the ordinance; public safety was secured by maintaining the line of sight on Washington and Breaker. Conklin stated this adjustment would not have a negative impact but would be a benefit to the neighbors and community. And that they desire to be a good steward of the limited ocean front homesites, by constructing a home wisely and strategically. They stated their desire to contribute to the overall good of the Rockaway Community.

McGinnis opens the public hearing at 6:05pm

McGinnis addressed a letter from Lawrence Gagnon, 926 S Breaker Ave. She stated that she is a 30-year resident of Rockaway Beach, uses the Washington Street beach access routinely and feels that a residence within the 15ft setback would negatively compromise the parking and availability of the public access.

Dennis Britten, 972 Breaker Ave., expressed his thoughts and concerns about the variance request, and its effects on parking for the current home owners.

Beverly Goertzen, 907 Breaker Ave., stated her concerns for pedestrians.

John Goertzen, 907 Breaker Ave., expressed his concerns about parking.

Veto Sarellie, 31897 Maxwell Ln., expressed that in his opinion, the variance would not negatively affect the community.

Eric and Bethany Conklin, 971 S Breaker Ave., stated that the variance request would positively impact the community rather than negatively.

Halvorsen discussed his concerns for the community and stated that with the 15ft setback the planning staff is confident there would be enough buildable room.

Daugherty expressed his concerns for traffic vision and walking pedestrians.

McGinnis mentioned she visited the site and in the span of 5 minutes, 6 cars and 6 walkers visited the site.

McGinnis closes public hearing at 6:48pm

Dobson presented a brief slideshow showing the criteria necessary to grant a variance and the next steps for the planning commission.

Baumgart made a motion, seconded by Halvorsen, to deny the variance request; motion carried

Position #1 - Greg Baumgart: Motion

Position #6 - Brian Halvorsen: 2nd

Position #1 - Greg Baumgart: Approve

Position #2 - Janet McIntire: Absent

Position #3 - Pat Olson: Approve

Position #4 - Mary McGinnis: Approve

Position #5 - Scott Daugherty: Approve

Position #6 - Brian Halvorsen: Approve

Position #7 - Penelope Cheek: Absent

CITIZEN COMMENTS & CONCERNS

Commission Comments and Concerns

Halvorsen sympathizes with the applicants and appreciates their desire to maintain and take care of the property. Daugherty mentioned his appreciation for their time and looks forward to what they put together. McGinnis stated her thanks for their research and hopes it will help them in the building of their home. She also mentioned upcoming events that may involve the planning commission, with the study of the walking path around the bridge of the high school, Salmonberry trail, and Phase II of the boardwalk. She also complimented a group of students from Valley Catholic Junior High for doing community service around the city.

City Planner Comments

Dobson wanted to thank Eric and Bethany Conklin for investing their time in the community. She updated the commissioners on the purchase of the North 3rd property.

Adjourn

Olson made a motion, seconded by Baumgart to adjourn at 7:00 p.m.: motion carried.

Position #3 - Pat Olson: Motion

Position #1 - Greg Baumgart: 2nd

Position #1 - Greg Baumgart: Approve

Position #2 - Janet McIntire: Absent

Position #3 - Pat Olson: Approve


Position #4 - Mary McGinnis: Approve

Position #5 - Scott Daugherty: Approve

Position #6 - Brian Halvorsen: Approve

Position #7 - Penelope Cheek: Absent

MINUTES APPROVED THIS 25TH
DAY OF FEBRUARY 2020.


President, Janet McIntire



City Manager Pro-Tem, Luke Shepard