

CITY OF ROCKAWAY BEACH

City Planning Commission Meeting

Minutes



Date: February 25, 2020
Time: 6:00 PM
Location: City Hall, Council Chambers

Planning Commissioner Janet McIntire called the meeting to order at 6:00pm

ROLL CALL

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

Approval of Minutes

Olson made a motion, seconded by Baumgart to approve the December 17, 2020 meeting minutes: motion carried.

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

Presentation & Work Session regarding Tiny Homes.

Fregonese presented a slideshow explaining tiny homes and how they work. Fregonese explained the tiny home movement is an architectural and social movement that advocated living simply in small homes. He explained any residential structure under 600 sq. ft was considered a tiny home, the three types of tiny homes are permanent, temporary, and transitional. He further explained permanent tiny home would be attached to an approved foundation, a temporary tiny home would be a built-on chassis or frame and may have wheels, a transitional tiny home would be a tiny home that may or may not have wheels attached. Fregonese also explained that Bay City has a cluster of 6 tiny homes that was approved in 2017 to be vacation rentals. McGinnis stated she would be going and visiting the tiny homeowners to discuss the struggles of the tiny homes and how they were set up. McIntire would also be joining the meeting in Bay City. Fregonese

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pointed out the current manufactured home code and stated he had problems with the houses having to be 1000 square feet which made it difficult for some people to find 1000 square foot homes. McIntire mentioned it might be easier for people to afford 900 sq. ft homes instead of 1000 sq. ft homes. Fregonese stated in 2007 Oregon Coast Alliance sued Tillamook County because they were allowing RVs as permanent homes outside of RV parks. He said now Tillamook County was unable to establish RVs as permanent dwelling units outside of anything but the parks. Fregonese recommended the City talk to the land use attorney to see if it would allow this to happen, because it could affect the discussion of tiny homes. Daughtery stated his concerns was with tiny homes meeting the fire codes. Fregonese mentioned the City should talk to Tillamook County regarding how they were dealing with the fire codes. McGinnis mentioned many cities are revisiting their tiny home codes. McIntire also stated her concerns with tiny homes with medical/fire emergencies and with the first responders being able to respond in such a small space. Fregonese stated McIntire had a good idea that the City could possibly have tiny homes as PUDs in specific residential areas. Cheeks stated her largest concern was the tiny homes turning into short term rentals.

Commissioner Comments and Concerns

McGinnis mentioned the City had been working with the school district on an ODOT grant for a safe route to school and the Salmonberry Trail was in on it too and thanked them for all the work. Daughtery wanted to thank Fregonese on everything he does for the City. Olson stated his concerns with the short-term rental house parking. McIntire stated her thanks to the Commission for being at the meeting and followed up McGinnis's comment about the grant they would have some tsunami overlay that as well may tie in with the Salmonberry Trail and tsunami evacuation. McIntire also thanked the Commissioners for holding together the December meeting in her absence.

Adjourn

Olson made a motion, seconded by Baumgart to adjourn at 7:15 p.m.; motion carried.

[Position #3 - Pat Olson: Motion](#)

[Position #1 - Greg Baumgart: 2nd](#)

[Position #1 - Greg Baumgart: Approve](#)

[Position #2 - Janet McIntire: Approve](#)

[Position #3 - Pat Olson: Approve](#)

[Position #4 - Mary McGinnis: Approve](#)

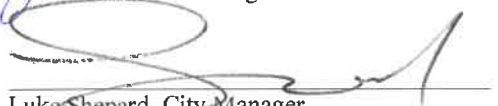
[Position #5 - Scott Daugherty: Approve](#)

[Position #6 - Brian Halvorsen: Absent](#)

[Position #7 - Penelope Cheek: Approve](#)

MINUTES APPROVED THIS 28TH DAY OF JULY 2020.


Janet McIntire, Planning Commission President


Luke Shepard, City Manager

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