

CITY OF ROCKAWAY BEACH

City Planning Commission Meeting

Minutes



Date: June 17, 2021
Time: 6:00 PM
Location: Rockaway Beach City Hall

CALL TO ORDER AND APPROVAL OF AGENDA FOR CITY PLANNING COMMISSION MEETING

ROLL CALL

[Position #2 - Janet McIntire: Present](#)
[Position #3 - Pat Olson: Present](#)
[Position #4 - Mary McGinnis: Present](#)
[Position #7 - Georgeanne Zedrick: Absent](#)
[Position #5 - Bill Hassell: Present](#)
[Position #1 - Zandra Umholtz: Present](#)
[Position #6 - Sterling Anderson: Present](#)

Also, present City Manager Luke Shepard.

Approval of Minutes

Hassel made a motion seconded by Anderson to approve the April 15th, 2021 minutes; motion carried.

[Position #5 – Bill Hassell: Motion](#)
[Position #6 – Sterling Anderson: 2nd](#)
[Position #2 - Janet McIntire: Approve](#)
[Position #3 - Pat Olson: Approve](#)
[Position #4 - Mary McGinnis: Approve](#)
[Position #7 - Georgeanne Zedrick: Absent](#)
[Position #5 - Bill Hassell: Approve](#)
[Position #1 - Zandra Umholtz: Approve](#)
[Position #6 - Sterling Anderson: Approve](#)

Public Hearing on the UGB Expansion for Relocation of Critical Facilities

McIntire opened the public hearing at 6:02pm.

Anderson stated he looked over everything and it all looks very well. McGinnis said she has visited the area several times.

Shepard stated this has been a very long process and the City is almost able to make the purchase of the property. Shepard said he is hoping that tonight the commission will make the

recommendation to council to make amendments for the expansion. Shepard mentioned the second step is to develop the lot and do a master plan.

Fregonese stated he has been talking with the planning commission for the past 2 years regarding this expansion. Fregonese gave a presentation explaining and talking about the following.

- Purpose of the request- The City wishes to extend its UGB to include a 10.15-acre parcel of land, to relocate its critical facilities.
- Background – Critical Facility relocation is a recommendation in the City’s 2019 Tsunami Evacuation Facilities Improvement Plan. 90% of the City’s critical facilities are in the tsunami inundation zone. Showing of the proposed 10-acre parcel.
- Process – a diagram showing the steps of the potential development of the 10-acre parcel.
- OAR 660-024 - Oregon Administrative Rule 660-024 requires specific analysis for UGB expansion.
- Established study area – showing the site characteristics the parcel must have.
- Prioritize candidate sites - Land within study area must be prioritized for inclusion.
- Goal 14 Boundary location Factors - efficient accommodation of identified land needs. Orderly and economic provision of public facilities and services. Comparative environmental, energy, economic and social consequences. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.
- Next steps – Rockaway Beach City Council Meeting to adopt UGB Expansion, Comprehensive Plan and Zoning Map Amendments, Land division, Annexation, Land Purchase, Master plan for critical facilities relocation.

McIntire thanked the staff and stated this was one of the most extensive staff reports she has seen and has no questions, Umholtz agreed with McIntire. Hassel stated he listened to the Tillamook County planning commission meeting and asked if there were any changes made, Fregonese said no. Anderson asked if there is any proposed site plan, Fregonese said not yet it will be made once the master plan is in effect.

Donna Mitchel 331 N Palisades stated her family likes the natural wooded lifestyle and told the commission her concerns about having the expansion happen. Mitchel stated she has had very good conversation with Shepard and Fregonese about this expansion. Shepard stated that he and Fregonese would schedule a meeting and discuss the questions with her. McIntire stated the Commission also received a written testimony from Bob Dodak.

McGinnis made a motion, seconded by Umholtz to close the public hearing at 7:01pm and leave the record open for seven days for public comments; motion carried.

[Position #4 – Marry McGinnis: Motion](#)

[Position #1 – Zandra Umholtz: 2nd](#)

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

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

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

[Position #7 - Georgeanne Zedrick: Approve](#)

[Position #5 - Bill Hassell: Approve](#)

[Position #1 - Zandra Umholtz: Approve](#)

[Position #6 - Sterling Anderson: Approve](#)

Sterling stated it is important for facilities to be in that location if there was ever a tsunami and everyone has done a good job. McIntire mentioned the commission does value the land, and all want adequate facilities for the community to thrive and survive.

McGinnis made a motion, seconded by Olson to amend the Comprehensive Plan Map to expand the Rockaway Beach Urban Growth Boundary to include the proposed new parcel of land within the city's urbanizable area and designate the new parcel as Public Facilities. Also, to amend the Rockaway Beach Zoning Map to apply Public Facilities zoning to the new parcel; motion carried.

[Position #4 – Mary McGinnis: Motion](#)

[Position #3 – Pat Olson: 2nd](#)

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

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

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

[Position #7 - Georgeanne Zedrick: Absent](#)

[Position #5 - Bill Hassell: Approve](#)

[Position #1 - Zandra Umholtz: Approve](#)

[Position #6 - Sterling Anderson: Approve](#)

Discussion about drafting a letter to City Council regarding parking at the Cedar Wetlands Preserve Boardwalk

Shepard stated the council has already discussed this, but a letter would be a good idea. Shepard stated the public works director contacted the owner and are investigating. McGinnis asked how soon the council would need the letter, Shepard stated it would be a while but the sooner the letter is received the better.

McGinnis made a motion, seconded by Umholtz to have McIntire and Fregonese draft a letter to the City Council in support of purchasing additional parking for the Old Growth Cedar Wetlands Preserve and bring it to the next meeting; Motion carried

[Position #4 – Mary McGinnis: Motion](#)

[Position #1 – Zandra Umholtz: 2nd](#)

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

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

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

[Position #7 - Georgeanne Zedrick: Absent](#)

[Position #5 - Bill Hassell: Approve](#)

[Position #1 - Zandra Umholtz: Approve](#)

[Position #6 - Sterling Anderson: Approve](#)

Citizen Comments and Concerns

Commissioner Comments and Concerns

Anderson asked if ODOT would give the city money for a parking lot, McIntire said yes she and Fregonese have investigated it.

McGinnis thanked a citizen for coming to talk at the meeting. McGinnis said she encourages a hybrid meeting option for people.

McIntire thanked Fregonese for all his work and thanked Shepard for coming to the meeting.

City Planner Comments

Fregonese stated there is no agenda items for the July meeting but there are two conditional use permits for the August meeting.

Adjourn

Olson made a motion, seconded by Hassel to adjourn the meeting at 7:25pm; motion carried.

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

[Position #5 - Bill Hassell: 2nd](#)

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

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

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

[Position #7 - Georgeanne Zedrick: Absent](#)

[Position #5 - Bill Hassell: Approve](#)

[Position #1 - Zandra Umholtz: Approve](#)

[Position #6 - Sterling Anderson: Approve](#)

MINUTES APPROVED THIS 19th DAY OF AUGUST 2021.


Janet McIntire, Planning Commission President


Luke Shepard, City Manager