

CITY OF ROCKAWAY BEACH
REGULAR PLANNING COMMISSION MEETING
August 23, 2016

- CALL TO ORDER** Planning Commissioner Charles Sheckler called the meeting to order at 6:10 pm. There were five (5) guests present.
- ROLL CALL** Present: Commissioners; Pat Olson, Charles Sheckler, Greg Baumgart, Janet McIntire and Lynda Holm. Absent: President Rae Owens and Commissioner Penny Cheek. Also present: City Planner Garrett Phillips.
- APPROVAL OF MINUTES** McIntire made a motion, seconded by Holm, to approve the regular Planning Commission meeting minutes of July 26, 2016; Sheckler, Olson, Holm, McIntire and Baumgart voted in favor; motion carried.
- CITIZEN INPUT NON-AGENDA ITEMS** Albert Cranston of 804 Breaker Ave. asked about the Salmonberry Trail. Derek Jevning of 112 S 8th Ave., east of Mr. Cranston's property asked about losing property rights with the implementation of the Trail and who would maintain the trails. McIntire and Holm discussed the amendment to the Comprehensive Plan completed at the last Planning Commission meeting.
- PUBLIC HEARING VARIANCE #16-03 APPLICANT ALBERT CRANSTON** Sheckler stated that this was the consideration of a proposed variance by applicant, Albert Cranston, to reposition his existing home at 804 Breaker Ave. to move the home off of the side property line a distance of three feet (3').
- STAFF REPORT** Phillips presented the staff report. He reviewed each section and addressed dimensional requirements of the RR zone and stated that the requested plan would cause the property to encroach on the front and North side set-back and increase the height 3.5 feet above the 24foot maximum allowed building height for the zone. He explained where the proposed plan met and did not meet the current standards. He also stated that the flood plain development permit had been acquired. Phillips concluded with a recommendation that the variance be approved with conditions. Baumgart asked about base flood elevation requirements.
- TESTIMONY IN OPPOSITION** Derek Jevning stated that the action would block his ocean view and sunlight. He was opposed to the height and northern movement which would block his kitchen window view. He stated that the traffic and parking were not a problem on their street, so raising the Cranston property was not necessary for parking concerns. McIntire questioned whether there were any properties to the North of Mr. Jevning's property. He stated that there was one.

**APPLICANT
PRESENTATION**

Mr. Cranston stated that the home was part of a family trust and he and his wife were present to speak to that. He said that he had had to totally gut the home due to flood damage. He would like to return it to its previous state and move it three feet to the north. He stated that he would also like to raise the home to have parking, easing the parking problem. Cranston reiterated that a 3.5 foot movement horizontally was necessary for any maintenance, leaving the parking less than 8 feet ,prohibiting parking cars or his boat.

Sheckler made a motion, seconded by Baumgart, to close the public hearing. Olson, McIntire, Sheckler, Holm and Baumgart voted in favor; motion carried.

**COMMISSION
COMMENTS**

McIntire stated she was worried that if they weren't given this variance, the next property owner might. Holm stated that she was worried about Cranston's comment that it may come out even higher by the time they were done. Holm stated that it may set precedence. Baumgart suggested holding the decision over until the next meeting as he would like to see the neighbor's property first hand. Holm asked about the second story bedroom and if it could be eliminated. Cranston stated that this would not meet FEMA's lowest floor requirement. Baumgart posed questions regarding the base height elevation. Phillips stated he would be available for further questions.

Variance
Holm made a motion, seconded by McIntire to revisit ~~Comprehensive Plan Amendment CPA#16-03~~ on September 27, 2016. Public record kept open. Olson, McIntire, Holm, Baumgart and Sheckler voted in favor; motion carried.

ADJOURN

Baumgart made a motion, seconded by McIntire to adjourn the meeting; Olson, Holm, McIntire, Baumgart and Sheckler voted in favor; motion carried. Sheckler adjourned the meeting at 7:10 pm.

MINUTES APPROVED THIS 27th DAY OF Sept 2016.

Janet McIntire
Ray Owens, Planning Commission President *Pro Tem*
Janet McIntire