

CITY OF ROCKAWAY BEACH

City Planning Commission Workshop



Minutes

Date: April 24, 2018
Time: 6:00 PM
Location: City Hall, Council Chambers

CALL TO ORDER AND APPROVAL OF AGENDA FOR CITY PLANNING COMMISSION MEETING
Planning Commission President Janet McIntire called the meeting to order at 6:00 p.m. There were two (2) guests present.

ROLL CALL

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

APPROVAL OF MINUTES

Baumgart made a motion, seconded by Olson, to approve the minutes of February 27, 2018: motion carried.

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

Citizen Comments & Concerns

None.

Review and Discuss Proposed Zoning Ordinance Amendments, Survey Results and Open House Comments

Fregonese reported on the proposed ordinance changes discussed at the Open House and included explanations in the Planning Commission packets. Cheek questioned the proposed change of the current rear yard setback from 20' to 5' in an R1 zone, she referenced a recent fire behind her house and stated it could have been detrimental to more houses if there had been the 5' setback. Fregonese discussed food carts in the C-1 and RR zones. Cheek questioned how water and sewer concerns would be handled. Fregonese stated the carts had holding tanks and were regulated by Tillamook County. Halvorsen explained the current County regulations as he understood them. McGinnis asked about the food carts at the north end of town and if they constituted a food 'pod', Fregonese stated that 2 or more carts on the same property constituted a

'pod'. He also discussed the mixed-use ordinance within the commercial zone. Baumgart stated that the proposed ADU requirements should be for a longer time period than 30 days, he suggested a 90-day minimum obligation. Fregonese went through the survey results from the previous Open House. Fregonese stated that tonight the Commission was voting on what would be presented to the public at a public hearing before the final changes went on to the City Council. McGinnis stated that she would like proposed ordinance change #6 pulled for further discussion, Cheek and Baumgart requested the same of proposed ordinance change #5, #7 and #9. Proposals #1, #2, #3, #4, #8 and #10 were moved on for a vote to forward on to the public hearing. Cheek made a motion, seconded by Baumgart to move items 1,2,3,4,8,10 onto public hearing. Motion carried.

[Position #7 - Penny Cheek: Motion](#)

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

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

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

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

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

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

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

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

Discussion of proposed ordinance change #5. Baumgart felt that home owners had the right to expect that the zoning of theirs and surrounding properties not change. He felt it would devalue the effected properties. He felt it would also open this zone to the placement of ADU's within 5' of established homes. Cheek felt it would unfairly encroach onto already established properties. McIntire felt it needed a condition regarding the size of the lot. Cheek made a motion, seconded by Baumgart to withhold from public hearing item #5. Motion carried.

[Position #7 - Penny Cheek: Motion](#)

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

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

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

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

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

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

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

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

Discussion of proposed ordinance change #6. McGinnis asked to table this proposed change until further information was included addressing lot size, cart description and 'food cart pods'. Fregonese stated he would have the information next month. McGinnis made a motion, seconded by Halvorsen, to table #6 for one month for a better description by Fregonese: motion carried.

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

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

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

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

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

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

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

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

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

Discussion of proposed ordinance change #7. Baumgart made motion, seconded by Olson to move #7 forward to the public hearing: motion carried.

Position #1 - Greg Baumgart: Motion

Position #3 - Pat Olson: 2nd

Position #1 - Greg Baumgart: Approve

Position #2 - Janet McIntire: Approve

Position #3 - Pat Olson: Approve

Position #7 - Penny Cheek: Approve

Position #4 - Mary McGinnis: Approve

Position #5- Scott Daugherty: Approve

Position #6- Brian Halvorsen: Approve

Discussion of proposed ordinance change #9. It was noted that the current draft had no additional parking requirements. Fregonese suggested tabling #9 for an additional work session to discuss parking spaces and length of tenancy. Water and sewer charges were also a question. Baumgart made a motion, seconded by Cheek to table #9 pending a work session in which Fregonese would present modifications: motion carried.

Position #1 - Greg Baumgart: Motion

Position #7 - Penny Cheek: 2nd

Position #1 - Greg Baumgart: Approve

Position #2 - Janet McIntire: Approve

Position #3 - Pat Olson: Approve

Position #7 - Penny Cheek: Approve

Position #4 - Mary McGinnis: Approve

Position #5- Scott Daugherty: Approve

Position #6- Brian Halvorsen: Approve

Commission Comments and Concerns

McGinnis complimented Fregonese on the Open House and his ability to answer all of the questions. Halvorsen thanked Fregonese for the Open House information. McIntire talked about a student project on parking in Rockaway Beach that McGinnis had contacted her about. She worked with the student and McGinnis and was impressed with the caliber of work presented and thanked McGinnis for engaging students. McGinnis also stated she has appreciated the openness of the commissioners.

City Planner Comments

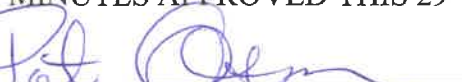
Fregonese stated that there were a lot of changes possible with the new City Manager and working with Luke, to look into grants, ideas and improvements. He stated there was a plan for doing a fairly modest spruce up downtown which included putting in additional sidewalks and repairs to the railroad right-of-way.

Adjourn

Olson Made a motion, seconded by McGinnis to adjourn the meeting: motion carried.

McIntire adjourned the meeting at 7:30 p.m.

MINUTES APPROVED THIS 29TH DAY OF MAY, 2018


Pat Olson, Planning Commissioner

Stay and Play In Rockaway