

CITY OF ROCKAWAY BEACH
REGULAR PLANNING COMMISSION MEETING
July 26, 2016

- CALL TO ORDER** Planning Commission President Rae Owens called the meeting to order at 6:00 pm. There were five (5) guests present including Patrick Wingard from DLCD.
- ROLL CALL** Present: President Rae Owens, Commissioners; Pat Olson, Charles Sheckler, Penny Cheek, Greg Baumgart, Janet McIntire and Lynda Holm. Also present: City Planner Ryan Crater.
- APPROVAL OF MINUTES** Olson made a motion, seconded by Holm, to approve the regular Planning Commission meeting minutes of May 24, 2016 as corrected; Owens, Sheckler, Cheek, Olson, Holm, McIntire and Baumgart voted in favor; motion carried.
- CITIZEN COMMENTS** None.
- PUBLIC HEARING PROPOSED COMPREHENSIVE PLAN AMENDMENT CPA#16-02** Owens stated that this was a public hearing for consideration of a proposed change to the 2008 Comprehensive Plan and 2010 Transportation Plan to recognize and support the planned regional multiuse bicycle and pedestrian Salmonberry Trail.
- STAFF REPORT** Crater stated he believed the Planning Commission should adopt the suggested amendments, integrating the Salmonberry Trail into the Comprehensive Plan. McIntire questioned the responsibility for cost. Wingard spoke to the question. He did not believe that the City would be responsible for maintenance and he stated it was possible that the City would not have to pay for anything, but there was an interagency committee that governed that decision. He believed that Oregon State Parks and Recreation would be responsible. He believed Tillamook County would adopt a plan for maintenance. He reiterated that approving the suggested amendments did not obligate the City to pay for the trail. McIntire asked about Miller Street and whether the easement belonged to the Port of Tillamook Bay, if Miller Street was maintained by the City and if the property owners would lose property or access to their homes with the implementation of the Salmonberry Trail. Wingard stated that there would be a shared right-of-way. He assured them that nothing would happen to vehicular access. McIntire worried that the Port could take over the street if they owned it. Cheek stated that the Port leased parts of the area to different entities. Holm stated that tonight's decision was only to amend the Comprehensive Plan and that each future step would still have to go through the permit process. Crater stated that the governing committee still had to address all of the permits and would lay it all out in their report. Crater stated that

there may be a need for changes in zoning codes when the time came for implementation of the plan. Cheek asked about the timeline. Wingard stated that it had been described as a “multigenerational project”, possibly taking 10-30 years for completion. He added that Rockaway was pretty much set as soon as the branding was established, stating that the City really only needed those signs placed to designate the Trail in Rockaway Beach. He stated that he would see the consultant and ask for a memo describing how Miller Street would be addressed and send it to the Planner. McIntire asked, if this amendment was not approved and added to the Rockaway Beach Comprehensive Plan, would it prevent the project from continuing. Crater stated that this amendment was only a statement of the City’s support. He stated that this did not mean that the City had approved the project. Wingard stated that if the City tabled this, there could still be collaboration for bike and pedestrian projects. He explained that if the City took a neutral position, it would not prevent the project from moving forward, but that if all Cities were on board, it would help with funding as the support from all involved cities looked better. Crater stated that if there was a time when this came to fruition, there would be a discussion and things would be presented to the Planning Commission to decide what the community really wanted. Karen Haley of 821 N. Miller Street, asked what the Salmonberry Trail would mean in cost to tax payers and stated that there had been a lack of information available for the affected citizens. She asked questions about vehicular traffic increases and limited beach access. She said that a 60’ area would greatly impact her and access to Hwy. 101 would be changed. Owens stated that there had been a past proposal regarding placing oversized sidewalks from the high school to Washington St. and The Port of Tillamook Bay had said they would close several roads to consolidate access points. Wingard presented a book with maps of the Rockaway Beach sections of the Trail showing typical cross sections at Miller St. and how that would be done. He stated that the trail would be added to Miller St. and nothing else would change. Haley asked about a buffer between vehicular traffic going against pedestrian and bicycle traffic. She stated that if the Planning Commission made this amendment to add this to the Comprehensive Plan she, felt like it appeared that the Planning Commission had considered and approved all parts of the proposal. Wingard stated that in the next 12-18 months, the interagency group would convene with cities to show more. He said if at that point, Rockaway saw a better option; there would be time for those adjustments. Haley asked about the permitting process and if public meetings would be held. Crater stated that there would be plans available for review by the public as well as administration. He added that proper notice would be given to property owners at the time of the application. Holm read from the staff report, page 3, the “Procedural” section from the provided packet regarding the permitting process. Haley asked about the Transportation Plan and how it was involved in this. Crater provided copies of the staff report. Wingard stated that this was an exercise in

updating the text. He stated the first step was to get the amendments into the Comprehensive Plans of the affected cities. He stated that the consultant had now been tasked with Phase 2, where engineering was needed. He said once that was completed, they would be better able to discuss with the cities where the trail could be placed. Anderson, a citizen attending the meeting, asked if any crime studies had been done regarding transients on the trail. Wingard stated that there had been such studies in Astoria and Warrenton and that in his opinion; crime was deterred when you added more eyes and activities on a trail. Anderson asked if a bicycle police patrol would be an option the City would consider. Wingard stated that the police and fire chief would be involved in the design and ongoing coverage of the Trail. Guy Norman, Barview, asked what the initial plan was at Lakeside Drive and was advised he could get more information at the meeting the next day at the Tillamook County Courthouse at 10:30, which included the County Commissioners. Holm made a motion, seconded by Cheek, to close the public hearing. Olson, Owens, Cheek, McIntire, Sheckler, Holm and Baumgart voted in favor; motion carried. Cheek made a motion, seconded by Holm to accept Comprehensive Plan Amendment CPA#16-02. Olson, Owens, McIntire, Holm, Cheek, Baumgart and Sheckler voted in favor; motion carried.

**COMMISSION
COMMENTS**

McIntire thanked Wingard for coming and clarifying and thanked citizens for attending and voicing their concerns.

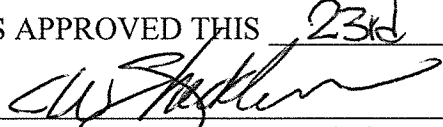
**PLANNER
COMMENTS**

Crater stated that there would be discussion about changes to the Rockaway Beach Zoning Ordinance at the next meeting. McIntire asked whether there would be a work session and Crater stated that the Planning Commission would be working on changes suggested by staff at the next Planning Commission meeting.

ADJOURN

Olson made a motion, seconded by Baumgart to adjourn the meeting; Owens, Olson, Cheek, Holm, McIntire, Baumgart and Sheckler voted in favor; motion carried. Owens adjourned the meeting at 7:00 pm.

MINUTES APPROVED THIS 23rd DAY OF _____, 2016.



Ray Owens, Planning Commission President

