

CITY OF ROCKAWAY BEACH

REGULAR PLANNING COMMISSION MEETING

MARCH 22, 2016

**CALL TO ORDER** President Rae Owens called the meeting to order at 6:03 p.m. There were four (4) guests present.

**ROLL CALL** Present: Rae Owens, Janet McIntire, Charles Sheckler, and Greg Baumgart. Also Present: City Planner Ryan Crater and Public Works Director Luke Shepard. Absent: Lynda Holm, Pat Olson and Penny Cheek.

**CITIZEN INPUT  
NON-AGENDA  
ITEMS** None.

**CONDITIONAL  
USE #16-01** Owens opened the public hearing for the applicant City of Rockaway Beach requesting conditional use permit approval for the construction of a 100% ADA compliant raised walkway with an approximate length of 1800 feet in the Nature Preserve. He went over the parameters and manner of conduct in a public hearing.

**PC Jurisdiction** There was no challenge to the Planning Commission's jurisdiction.

**Personal Bias  
or Conflict of  
Interest** No Planning Commission member expressed a personal bias or conflict of interest.

**Staff Report** City Planner Ryan Crater presented his staff report noting the Public Works Director would give a presentation. He stated low intensity uses were appropriate for this site, in the Special Area Wetlands (SA) Zone this was allowed as a conditional use and also why the Planning Commission was here today to deliberate. He pointed out the six criteria that must be met and said he had reviewed the permit application and the applicant had demonstrated consistency across the board. He recommended approval of this project. He asked for questions.

**Testimony in  
Opposition** None.

**Testimony  
in Favor** Randy Pour, 958 S Beacon St., asked if he would see a map. Public Works Director Luke Shepard said he would have a map available.

**Applicant  
Presentation** Shepard stated he was in attendance to explain the Nature Preserve project and answer the big questions about the parking, where the trail would be and to provide a map. He explained the City would have a trash receptacle in the parking lot and there would be several spots along the trail for trash receptacles which they would empty daily. He stated by

creating a new access point on Hwy 101 Public Works could block other accesses and start policing them. Shepard said the trail itself was 1800', in Phase I, it would be approximately 4000' when completed and it would extend to the Western Red Cedar tree. He stated Public Works would maintain the walkway. He said the environmental concerns were 99% of the project, it was not only City code, but included state and federal approvals as well, which the Department of State Lands and the Army Corps of Engineers were currently reviewing. Shepard stated he would like to open the discussion up for any questions. He was asked where the parking lot would be located. Shepard described where it would be, on the south side of the southwest corner of the Preserve. An audience member expressed his concern about the streets that dead end on the north and south sides of the Nature Preserve. Shepard said those were the access points that would be closed. McIntire asked because the walkway was ADA compliant would it have rails. Shepard stated yes, and that every 200' feet there would be a pull out spot for people to pass one another. McIntire said she had noticed some of the concerns were regarding that it seemed like it wouldn't be safe. Shepard explained that the walkway would only be raised in those areas of wetlands, there were some uplands where there was no need for railings. Gail Bless asked if the trail would go up to Juniper Street. Shepard replied that it did come close to Juniper Street. Bless asked if Shepard could give him an idea of how close to Juniper St. it would come. Shepard stated at the nearest point it would be at least 100' from Juniper St., there were easier routes, but he had tried to keep it away from the neighborhoods. He was asked when it would get started. Shepard said it was grant dependent so possibly August 2016. Bless asked if the trail would be 5' wide. Shepard said it would. Bless asked to maintain it would there need to be a committee. Shepard replied that he might have volunteers, but it would be up to Public Works to maintain it like any of the City parks. One individual brought up his concerns about garbage, fire and the closeness to the neighborhoods, but was satisfied that Shepard had addressed the issues and kept it away from the neighborhoods.

Crater stated since it was a phased project, for the record, he wanted to change the 1800' to 4000', but that the change hadn't changed his review of the 1800' of walkway. Baumgart asked where the 1800' was located. Shepard pointed out the area of location. Owens asked about the existing deck. Shepard stated it needed repairs, but they would take care of the deck. Baumgart asked about the types of material that would be used. Shepard said they would use pressure treated lumber and concrete on the piers.

Owens stated if there were no more questions or comments, he would entertain a motion to close the public hearing. McIntire made a motion, seconded by Sheckler, to close the public hearing for Conditional Use #16-01; McIntire, Sheckler, Baumgart and Owens voted in favor; motion carried. Baumgart made a motion, seconded by McIntire, to approve

Conditional Use #16-01; McIntire, Sheckler, Baumgart and Owens voted in favor; motion carried.

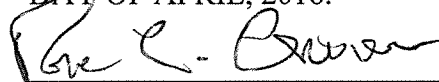
**PC COMMENTS**

McIntire asked Crater about the additional 30 days the City Attorney had requested for the Dang appeal and if another date had been set. Crater stated that he hadn't heard anything from the City Attorney, but he knew there were some negotiations going on and a date would be set once he knew more. Baumgart pointed out that sometimes a developer had planning approval and had a final approval so in Dang's instance he would have had to have a post elevation certificate and the City could have required Dang to have his surveyor demonstrate that it met the ocean shores setback at that time. He noted other jurisdictions do this. Crater expressed the difficulty there was with not having the building program in the City. Baumgart agreed that building and planning don't necessarily communicate. Crater believed it would be a good idea to have the building program back. Baumgart stated when the City had the program he thought the county inspector only reviewed plans, but still did not review the zoning in the field. Crater discussed the City's desire to get the building program back. Owens asked if the City had ever adopted a change in building height on the ocean front. City Recorder Michel said no, that was among some proposed amendments done by the previous Planner and Crater had picked up the document and sent her a draft. Crater stated that it was a working document and always changing. McIntire suggested having a work session to work on those amendments. Crater agreed, stating he wanted to work on the Zoning Ordinance to make it easier for the citizens.

**ADJOURN**

Sheckler made a motion, seconded by Baumgart, to adjourn; McIntire, Sheckler, Baumgart and Owens voted in favor; motion carried. Owens adjourned the meeting at 6:30 p.m.

MINUTES APPROVED THIS 26TH  
DAY OF APRIL, 2016.



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Rae Owens, President