

City of Rockaway Beach

Planning Commission Meeting Agenda



Date: September 8th, 2022
Time: 4:30 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

JOIN ZOOM MEETING

<https://us06web.zoom.us/j/5137179369?pwd=S0lQbzlIWTh6QnlHbmo2RXpYNTZ1dz09>

MEETING ID: 513 717 9369

PASSCODE: 013664

+12532158782 US (TACOMA)

CALL TO ORDER – Bill Hassell, Chair

ROLL CALL

Chair: Bill Hassell

Councilors: Bill Hassell, Pat Olson, Zandra Umholtz, Sandra Johnson
Georgeanne Zedrick, Kristina Woida, and Stephanie Winchester

APPROVAL OF MINUTES

1. July 21st, 2022 -

CITIZEN CONCERNS, COORESPONDENCE AND COMMENTS

PUBLIC HEARINGS

1. Falcon Subdivision continuation from July Meeting (SD 22-01)

OLD BUSINESS

1. Appointment of Planning Commission Secretary

NEW BUSINESS

PLANNING COMMISSION COMMENTS & CONCERNS

STAFF COMMENTS AND CONCERNS

ADJOURNMENT

8/11/2022 11:45:48 AM

CITY OF ROCKAWAY BEACH

City Planning Commission Meeting



Date: July 21st, 2022
Time: 6:00 PM
Location: Rockaway Beach City Hall

JOIN ZOOM MEETING

[HTTPS://US06WEB.ZOOM.US/J/5137179369?pwd=S01QBZLIWTH6QNLHBM02RXPYNTZ1DZ09](https://us06web.zoom.us/j/5137179369?pwd=S01QBZLIWTH6QNLHBM02RXPYNTZ1DZ09)

MEETING ID: 513 717 9369

PASSCODE: 013664

+12532158782 US (TACOMA)

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

A) Roll Call Commission Members: Bill Hassell, Zandra Umholtz, Pat Olson, Georgeanne Zedrick, Sandra Johnson, Kristina Woida and Stephanie Winchester (New – Position 2). Scott Fregonese – City Planner

[Position #2 – Stephanie Winchester: Present](#)

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

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

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

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

[Position #4 - Sandra Johnson: Present](#)

[Position #6 - Kristina Woida: Present](#)

B) Approval of Minutes - 6/16/22 - Hassell asked requested a motion. Umholtz moved for approval – Johnson 2nd – all in favor.

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

[Position #4 - Sandra Johnson: 2nd](#)

[Position #2 - Stephanie Winchester: Approve](#)

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

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

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

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

[Position #4 - Sandra Johnson: Approve](#)

[Position #6 - Kristina Woida: Approve](#)

C) Citizen Concerns, Correspondence and Comments

Phyllis Engelking (909 1st Ave – Rockaway) asked where meeting minutes could be located – Hassell explained they are all available on the city's website.

Lisa Finkle (2212 The Strand – Rockaway) & Pat Smith – (121 NW 22nd Ave – Rockway) – spoke on neighboring issues about parking and road concerns.

D) Public Hearings

Public Hearing Falcon Subdivision (S 22-01) - Hassell opened the public hearing and read the opening statement.

Hassell asked if any Planning Commissioners had bias to declare and for their and site visit impressions.

- Winchester recused herself based on being a neighboring property owner.

8/11/2022 11:45:48 AM

- Johnson and Zedrick performed a site visit, and both had questions.
- Fregonese reminded the commissioners to state their impressions and that there would be a opportunity to ask questions later.

Fregonese presented the staff report via power point. He stated that due to the passing of the City Engineer, the engineer's report was incomplete. Fregonese suggested extending the public hearing until the next regularly scheduled planning commission meeting. The planning commission members had questions for Fregonese regarding wetlands, letters in opposition and public notification.

Applicants - Fred George spoke on behalf of the application and to the history and the previous plans for the property. He explained why he chose to apply for a subdivision. The planning commission asked questions of the applicant regarding selling the lots, water lines, sewer lines, street parking and wetlands.

Hassell requested testimony in favor or opposition of the proposal – none.

Public Comment - Phyllis Engelking (909 1st Ave – Rockaway) spoke about clear cutting and burning. This was not the property in question and owner of that property had the appropriate permit.

Hassell asked staff for final comments. Fregonese requested that the planning commission keep the public hearing open until the next meeting.

8/11/2022 11:45:48 AM

Umholtz made a motion to keep the hearing open for Subdivision 22-01 through the planning common meeting in August, Woida 2nd. All in favor.

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

[Position #4 - Sandra Johnson: 2nd](#)

[Position #2 - Stephanie Winchester: Approve](#)

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

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

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

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

[Position #4 - Sandra Johnson: Approve](#)

[Position #6 - Kristina Woida: Approve](#)

Public Hearing Variance (V22-02) – O'Day

Hassell opened the public hearing and read the opening statement. He asked if any Planning Commissioners had bias to declare and for their and site visit impressions.

Zedrick, Umholtz and Johnson all performed a site visit and met with the owner Laura O'Day.

Fregonese presented the staff report via power point. Planning Commissioners asked questions about wetlands, the original plan, current site plan and setbacks.

The applicant Robert O'Day (2726 SE 89th. Portland OR 97266) spoke on behalf of his request. Planning Commissioners asked questions to the applicant about original plan, reasons for the modifications.

Hassell asked for testimony in favor or opposition of the proposal – none received.

Planning Commissioners had further discussions about the applicant and to staff about vegetation coverage, setbacks, the criteria and potential conditions of approval.

Johnson made a motion to approve the application for variance setback on the front of the house and deny the variance in the back. Zedrick 2nd. All in favor.

[Position #4 - Sandra Johnson: Motion](#)

8/11/2022 11:45:48 AM

[Position #7 - Georgeanne Zedrick: 2nd](#)

[Position #2 - Stephanie Winchester: Approve](#)

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

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

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

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

[Position #4 - Sandra Johnson: Approve](#)

[Position #6 - Kristina Woida: Approve](#)

E) Old Business - none

Johnson asked about the planning commission Rules and Procedures from the previous meeting – Fregonese noted that the copy was handed out.

F) New Business

Chair and Vice Chair Appointment – Commissioners submitted written ballots for the two open positions. Ballot results showed Hassell for Planning Commission Chair, and Umholtz as Vice Chair. Johnson made a motion to nominate Hassell as chair, with Woida – 2nd. Woida motioned for Umholtz as Vice chair and Zedrick 2nd. All in Favor both motions.

[Position #4 - Sandra Johnson: Motion](#)

[Position #7 - Georgeanne Zedrick: 2nd](#)

[Position #2 - Stephanie Winchester: Approve](#)

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

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

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

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

[Position #4 - Sandra Johnson : Approve](#)

[Position #6 - Kristina Woida: Approve](#)

G) Workshops - none

H) Planning Commission Comments & Concerns

Commissioners discussed the role of secretary.

Hassell asked to include date stamps for the documents and discussed parking issues at the Old Growth Cedar Preserve.

8/11/2022 11:45:48 AM

I) Staff Comments & Concerns

Fregonese has a conflict of the next meeting. Commission moved the next meeting to 4:30 pm on 8/18/22.

J) Adjournment at 8:15 p.m.

Olson made a motion to adjourn, Johnson 2nd – All in favor.

[Position #3 – Pat Olson: Motion](#)

[Position #4 – Sandra Johnson: 2nd](#)

[Position #2 - Stephanie Winchester: Approve](#)

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

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

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

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

[Position #4 - Sandra Johnson: Approve](#)

[Position #6 - Kristina Woida: Approve](#)

8/11/2022 11:45:48 AM

Minutes approved on this ____ day of August 2022.

Bill Hassell, Planning Commission President

Jenny Kettner, Planning Technician



STAFF REPORT (Updated 8/11/22)

CASE FILE: #SD-22-01

DATE FILED: 6/06/22

HEARING DATE: 7/21/22 (Extended to 8/18/22)
8/18/22 Cancelled – **9/8/22.**

**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

APPLICANT: Fred E. & Eileen A George

REQUEST: The applicants are requesting tentative subdivision plan approval for Application SD 22-01. The lot is located at 346 Falcon St. designed as 2N1032 CA 600. It is located in the R-3 Zone and is approx. 1 acre at (43,748 sq. ft.) The applicant is requesting to subdivide this lot into 5 individual lots, with one lot at 0.28 acres (12,196 sq. ft.) with the remaining lots at 0.18 acres (7,840 sq. ft.).

A. REPORT OF FACTS

- 1.) **PROPERTY LOCATION:** The vacant property is located at 346 Falcon St and is at the end of Falcon St. off north of 3rd Ave in Rockaway Beach and is further identified on Tillamook County Assessor's Map #2N1032 CA tax lot 600.
- 2.) **LOT SIZE:** approximately 43,748 square feet and 1.00 acre.
- 3.) **ZONING DESIGNATION:** R-3 (Lower Density Residential Zone). The minimum lot size requirement for that zoning is 5,000 sq. ft. The minimum lot width is 50 ft, the applicant will be required to have all lots be a minimum of 50 feet in width. 4 of the lots are currently 45 feet.
- 4.) **SURROUNDING LAND USE:** The subject property is adjacent to Rockaway City Park on the west side. Directly to the north and west are large lots both of which are located in Rockaway Beach's Local Wetland Inventory. (Source Department of State Lands Approved Local Wetlands Inventory 1993). The lots to the south are vacant and were recently portioned to 3 lots in 2021.
- 5.) **EXISTING STRUCTURES:** The lot is currently vacant.
- 6.) **UTILITIES:** The following utilities will be required to serve the 5 individual lots.
 - a. Sewer: City of Rockaway Beach
 - b. Water: City of Rockaway Beach
 - c. Electricity: Tillamook County P.U.D.
- 7.) **DEVELOPMENT CONSTRAINTS:** The north portion of the lot is located in our State LWI. The applicants have worked with the Department of State Lands and identified buildable area for the entire lot. (see map).

B. EVALUATION OF THE REQUEST

- 1.) **GENERAL DESCRIPTION OF THE PROPOSAL:** The applicants are requesting to subdivide their 1-acre lot into a 5 individual lots.
- 2.) **BACKGROUND:** Vacant Land
- 3.) **AGENCY COMMENTS:**
 - a. 5 letters in opposition to the subdivision.
- 4.) **ORDINANCE STANDARDS:** The following ordinance standards apply to this request.



Rockaway Beach Subdivision and Land Partition, Article 13

Section 2 Purpose

The purpose of this ordinance is to enact subdivision and land partitioning regulations for the City which will provide for better living conditions within new land divisions; assure necessary streets, open space, utilities and public areas and provide for their installation or improvement; enhance and secure property values in land divisions and adjacent land; simplify and make land descriptions more certain and in general to promote the health, safety, convenience and general welfare of the people of Rockaway Beach. Although the purpose section of the variance provisions is not intended to be used as a criterion or standard to evaluate the request, it should be considered as a guide in the evaluation of the criteria as outlined below.

C. CONDITIONS

- a. Update lot width to a minimum of 50 feet each per City Zoning Requirements for R-3.
- b. Listed requirements by the City Engineer (HBH Consulting Engineers) per report dated August 9th, 2022.
- c. Fire Chief will require a fire turn around placed at the end of Falcon St. in the public right of way.

D. STAFF SUMMARY

The request for the tentative subdivision plan meets all planning and zoning requirements in terms of lot size and configuration. If the applicant can meet all the requirements of the city engineer pertaining to infrastructure upgrades staff supports, the approval of the tentative subdivision plan.

E. CONCLUSION

If, after hearing the evidence at the hearing, the planning commission agrees that the applicant meets the requirements of the tentative subdivision plan, the preliminary subdivision plat will be approved with list of conditions to submit all required plans for the final subdivision plat. Within one (1) year after approval of the preliminary plat, or such extension as may have been granted by the City, the subdivider shall cause the proposed subdivision, or any part thereof to be surveyed and a plat thereof prepared in conformance with the preliminary plat as approved or conditionally approved.



PARKVIEW

NORTH FOURTH AVE (TROUT STREET 20')

ERK
ON

AT

-

2

ED

NTY

R

_LOCK

T.

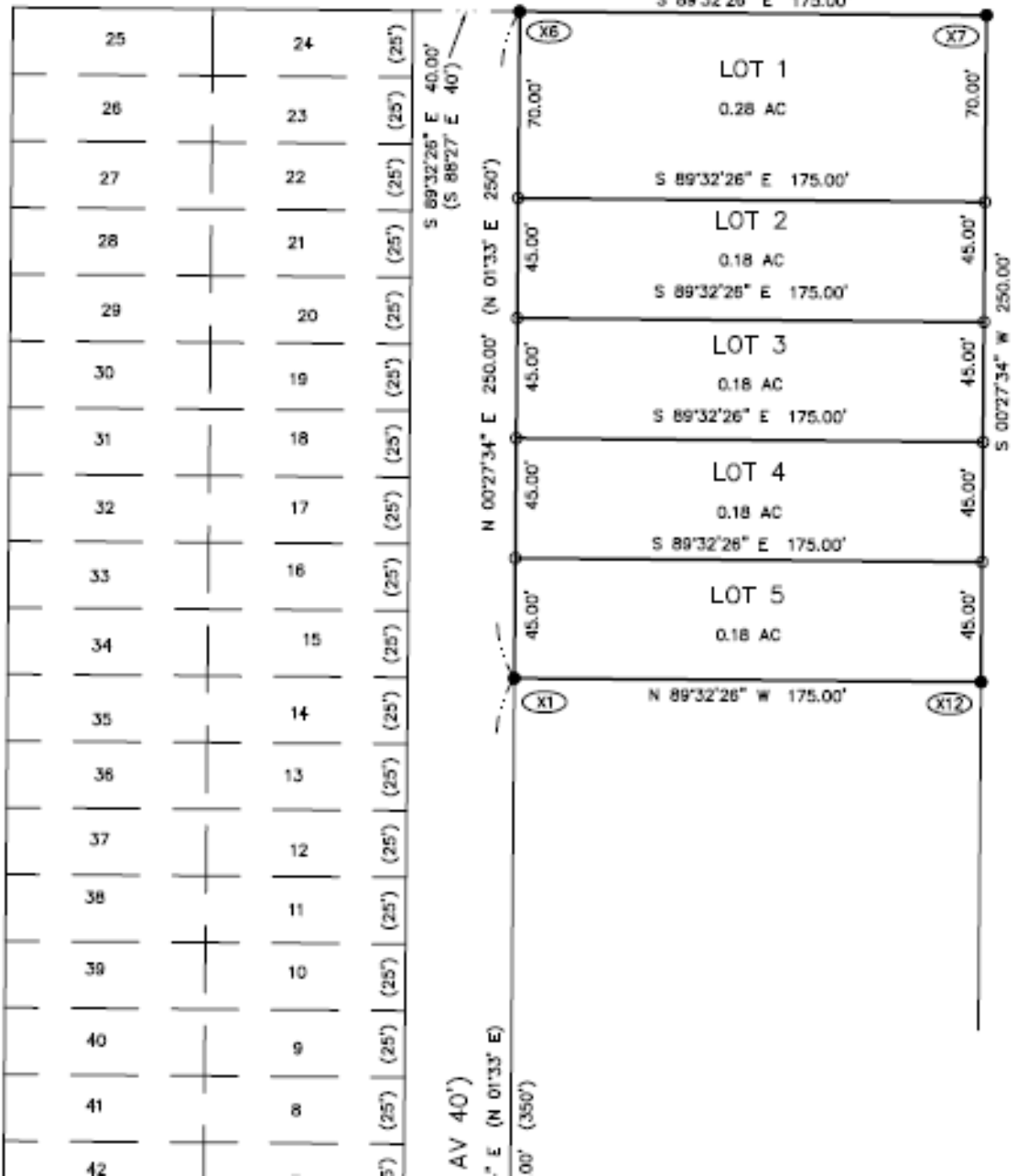




Image below identifies the Oregon Department of State Lands Local Wetland Inventory (LWI)





Image below identifies the state-stamped wetland delineation map issued 4/9/2020





501 E First Street
Newberg, Oregon 97132
phone 503-554-9553
fax 503-537-9554

August 9, 2022

Dan Emerson, Public Works Director
PO Box 5
276 Hwy 101 S.
Rockaway Beach, OR 97136

Re: George Subdivision – 346 N Falcon St.

Dear Dan,

This letter serves as a response to the subdivision application submitted by Eileen and Fred George. We have completed our review of the information provided, which included a letter to the City requesting the review of the proposed subdivision, a wetland delineation letter from DEQ, and a preliminary plat map. Without engineered drawings submitted, it is difficult to provide direct comment as the applicant's plans are not known at this time. We would offer the following general comments and guidelines:

The following conditions should be read into the staff report for the subdivision.

- 1) All sanitary sewer, water, storm, and street design shall meet or exceed the City of Rockaway Beach Design Standards and Standard Details. Construction activities shall meet or exceed the City of Rockaway Beach Technical Standards.
- 2) All sanitary sewer, water, storm and street design, and construction shall meet or exceed the City of Rockaway Beach Technical Standards.
- 3) Engineered plans are required to be submitted to the City for this proposed subdivision prior to plat approval. Drawings shall be stamped by a licensed professional engineer registered in the State of Oregon prior to receiving City approval.
- 4) The applicant shall submit an acceptable storm drainage report prior to final design of the storm system.
- 5) The applicant shall obtain a 1200-C permit for the erosion control plan from DEQ if ground disturbance exceeds 1 acre.
- 6) All sanitary sewer design shall be approved by DEQ. The water system does not require approval by the Oregon Health Division.
- 7) The following off-site improvements shall be provided by the applicant/owner:
 - a) Street and Storm Drainage Design
 - a. The existing gravel road does not meet City standards for residential streets. Reference Table A of Section 3 of the Street and Storm Drainage Design Standards for the minimum road requirements. The road shall consist of two ten (10') foot paved travel lanes, two-foot (2') gravel shoulders, and a four foot (4') wide swale. Shoulder and swale shall be constructed on the east side of the road for the entire length of the property frontage along N Falcon St. Swale and shoulder will not be required on the west side of the road. The road

constructed shall be suitable for two-way traffic. Comply with Standard Detail RB-02 at a minimum. End of road shall have a turnaround for vehicles, including fire trucks. Minimum turnaround requirements shall be per Fire Chief and Fire Department.

- b. Per 3.01.02A of the Street & Storm Drainage Design Standards, the acceptable structural sections for the various street classifications without obtaining soil tests are shown in the Standard Drawings. Additional base rock will be required where compressible soils or wetlands are known to exist as shown on the standard Sections
- c. Due to nearby wetland and presence of silty loam and silty clay loam, there is a reasonable suspicion of compressible soils. A geotechnical report for this project will be required. Provide geotechnical report with road base recommendations to the City.
- d. Driveways and approaches shall conform to City of Rockaway Beach Standard Details and the Street & Storm Drainage Design Standards outlined in Section 3.02. Curb openings for driveways will not be required for this street; however, driveways shall approach at right angles to the centerline of the street. Driveway openings shall be at least 5 ft from the side property line extended. No two residential driveway openings shall be less than 20 feet apart when constructed on the same lot. Driveway openings on corner lots shall be located a minimum of 5 feet from the ends of curb radius returns. All driveway aprons shall be paved a minimum of 20 feet from the road surface back into the driveway.
- e. On roadways where driveway culverts are necessary, the minimum size shall be 12-inch double wall corrugated HDPE culvert pipe.
- f. Applicant shall provide and install street barricades and street name signs and posts necessary as required by the street construction specifications.
- g. Provide Storm Sewer system meeting City Design Standards.
- h. Public drainage improvements shall be sized to handle the 25-year frequency periods for various durations of storms contained in the Oregon Department of Transportation Hydraulic Manual. Additionally, they will need to be sized to handle storm water discharged into the public ROW from the subdivision. Size storm sewer improvements based on storm drainage report and Oregon Hydraulic Manual as well as the City Design Standards. Provide report and calculations to the City Engineer. If storm sewer is directed to the existing culvert, a new ditch inlet will be required at the junction. All storm sewer improvements shall meet the City of Rockaway Beach Design Standards.

- i. Submit stormwater report to City for review with engineered construction drawings for all required improvements within the ROW. Existing culvert on N Falcon St may need to be lowered or upsized based on report submitted.
- b) Water Distribution System
 - a. Per Section 3.01 of the City of Rockaway Beach's Water System Design Standards, "the City of Rockaway Beach has adopted the Uniform Fire Code; water line size and fire hydrant placement should be placed by the standards and recommendations described within the latest version" along with the requirements of the Water Design Standards.
 - b. Per the Oregon Fire Code, Appendix C, Table C102.1, the maximum distance from any point on the street or road frontage to a hydrant is 250 ft. Not all proposed lots are less than 250 ft from a fire hydrant. Install hydrants in accordance with Table C102.1.
 - c. Per City of Rockaway Beach Water System Design Standards, Section 3.01, 6" water mains may be used when not forming part of the fire protection grid. Additionally, no fire hydrants are to be supplied from the existing 6" water main in N Falcon St. The existing water main on N Falcon St is to be upsized to an 8" main. A dead end water main shall be installed with a blow-off assembly.
 - d. Water main in the public Right-of-Way shall be PVC C900 with restrained fittings and thrust blocks in accordance with the design standards and standard details.
 - e. Service laterals shall be installed in accordance with City Design Standards and Details as well as in accordance with AAWWA C800 and the Uniform Plumbing Code.
- c) Sanitary Sewer System
 - a. Drawings shall be provided showing proposed sanitary sewer connections to the existing system. Any lift or pump stations that may be needed for a complete design shall be provided to the City for review and shall be approved by DEQ.
 - b. Sewer shall be located within 5 ft of the centerline of the new road.
 - c. Per Sanitary Sewer Design Standards Section 3.12, construction of private building sewers shall meet the same requirements of the public sewer and shall meet the design requirements listed in the City of Rockaway Beach Sanitary Sewer Design Standards and Standard Details.
 - d. The existing sewer terminates approximately 35 ft from the southern property line on N Falcon St. The sewer will need to be extended from the existing manhole to the southernmost property line. A

cleanout shall be installed at the end of the main. The line extension should meet the Sanitary Sewer Design Standards and Standard Details. Connections to manholes shall be standard joint or flexible coupling. Install tracer wire with line extension. Modify manhole to provide flow channel for extended line. Submit engineered drawings to the City for review. Drawings shall be stamped by a licensed professional engineer registered in the State of Oregon prior to receiving City approval.

8) The following general conditions must also be met:

- a. Complete the attached plan review checklist and return to the City Engineer prior to City approval of the subdivision.
- b. Applicant to obtain City of Rockaway Beach Right-of-Way permit prior to proceeding with any work within the City of Rockaway Beach Right-of-Way.
- c. Provide inlet and outlet elevations at existing manhole prior to proceeding with construction.
- d. All open cut trenches within City ROW to be backfilled with ¾"-0" crushed rock.
- e. Submit complete engineered drawings and specifications in compliance with the plan review checklist to the City Engineer for review and comment.
- f. Upon addressing above items and any additional comments in regard to submitted Engineered Drawings and Specifications, please schedule a pre-construction meeting with the City Engineer.

Should you have any questions, please contact me.

Sincerely,
HBH Consulting Engineers, Inc.

Robert Henry, PE
Assistant City Engineer



City of Rockaway Beach - Public Works Department

276 Hwy 101 S. | PO Box 5 | Rockaway Beach OR 97136
Ph (503) 374-1752 | Fax (503) 355-8221
Email cityhall@corb.us

CITY OF ROCKAWAY BEACH ENGINEERING PLAN REVIEW CHECKLIST FOR PUBLIC WORKS CONSTRUCTION (revised 01/2020)

Project No. _____ Project Name _____
Review Date #1 _____
Review Date #2 _____
Review Date #3 _____
Review Date #4 _____
Review Date #5 _____

LEGEND: X = INCLUDED blank = INCOMPLETE NA = NOT APPLICABLE

Disclaimer: This checklist does not preclude the designer from knowing all of the standards. This checklist is to be used as a guide, not a replacement for:

- Street and Storm Drainage Design Standards
- Water Distribution System Design Standards
- Sanitary Sewer System Design Standards
- Pavement Cut Standards
- Grading and Erosion Control Design Standards
- City Technical Specifications
- City Standard Construction Details
- Any other applicable City or General Engineering Design Standards

The following sheets should be included in most engineering plan sets:

_____ COVER SHEET
_____ GENERAL CONSTRUCTION NOTES
_____ EXISTING CONDITIONS PLAN
_____ DEMOLITION PLAN
_____ SITE DIMENSIONAL PLAN
_____ GRADING PLAN
_____ EROSION & SEDIMENT CONTROL PLAN
_____ COMPOSITE (OVERALL) UTILITY PLAN
_____ STREET PLAN AND PROFILE
_____ STORM PLAN AND PROFILE
_____ SANITARY PLAN AND PROFILE
_____ WATER PLAN AND PROFILE

- _____ STREET LIGHTING PLAN (if required)
- _____ SIGNING AND STRIPING PLAN (if required)
- _____ SIGNAL PLAN (if required)
- _____ LANDSCAPE PLAN (* This is reviewed by the Planner)
- _____ CONSTRUCTION DETAILS

PLAN PREPARATION

- _____ Prepared and stamped by a Professional Civil Engineer (PE) registered in Oregon. Verify current registration date.
- _____ Plan Sheet size - 24" x 36" with margins.
- _____ Standard engineering scale, i.e. 1" = 20', 1" = 30', 1" = 40', etc.

COVER SHEET

- _____ Sheet Index
- _____ Legend of symbols, existing and proposed
- _____ Vicinity Map
- _____ Title Block
- _____ North Arrow
- _____ Reference Benchmark for Vertical and Horizontal Control. Must reference a NAVD88 datum unless another is approved by the City Engineer.
- _____ Assessor's Map & Tax Lot Numbers for project site
- _____ Temporary Benchmark, including description.
- _____ Project Name, placed at top center of the sheet
- _____ As-Built Number, placed on the bottom right corner of the sheet
- _____ Utility Contact Information
- _____ Owner/Developer and Civil Engineer Contact Information

EXISTING CONDITIONS PLAN

- _____ Existing Grade One-Foot Contours within 50 feet of the site
- _____ Existing Structures and finished floor elevation of existing buildings
- _____ Existing Driveways/Access Points
- _____ Right-of-Way boundaries and widths
- _____ Names of existing adjacent streets
- _____ Property Dimensions and Bearings
- _____ All existing impervious areas

- _____ Any existing easements
- _____ All existing trees, planters and landscaping
- _____ Existing fences, with fencing type labeled
- _____ All existing utilities
- _____ Existing utility poles, pedestals and boxes
- _____ Existing retaining walls
- _____ Site Water Resources (NROD, Floodplain, wetlands, etc)

DEMOLITION PLAN

- _____ Clearly show what items are being removed from the subject property
- _____ Clearly show what items will be demolished offsite within the public right-of-way

SITE DIMENSIONAL PLAN

- _____ New roadway dimensions which includes sidewalk, parkway, etc.
- _____ Proposed roadway dimensions to existing public right-of-way
- _____ Sight Triangle at intersections
- _____ Proposed Property / Right-of-way Dedication
- _____ Number all lots to be created
- _____ Any existing and proposed easements
- _____ Names of existing adjacent streets
- _____ Any existing structures to remain
- _____ Location of any retaining walls or fences
- _____ Names of proposed new streets
- _____ Property Dimensions and Bearings
- _____ Table showing total site area, existing pervious area, existing impervious area compared with proposed pervious area and proposed impervious area
- _____ All proposed trees
- _____ Proposed stormwater facilities
- _____ Table of Number of Parking spaces and ADA Spaces
- _____ ADA Accessible Route defined
- _____ Pavement Section
- _____ Location and description of existing survey monuments (and note if protection or replacement will be needed)

GRADING PLAN

- _____ Existing Grade One-Foot Contours within 50 feet of the site
- _____ Proposed Grade Contours (at 1-foot intervals) onsite
- _____ Spot Grades/Elevations where needed
- _____ Finished Floor Elevations of proposed house footprints
- _____ Designation of slopes (i.e. 3:1, 4:1)
- _____ All excavated slopes no steeper than 2:1, unless approved otherwise
- _____ Fill slopes shall not be constructed on natural slopes steeper than 2:1
- _____ Benched ground where natural slopes are steeper than 4:1 and the height is greater than 5 feet, at a minimum of 10 feet wide, unless approved otherwise
- _____ Drainage Arrows to show intent of proposed grading
- _____ Overland Flow Arrows to show intent of stormwater flow beyond 10-year storm
- _____ Stormwater Facility
- _____ Proposed and Existing Swales
- _____ Site Water Resources (NROD, Floodplain, wetlands, etc)
- _____ Locations of Disturbed Areas shown by hatch, and quantification of area (i.e. 1.23 acres disturbed)
- _____ Quantities of Cut/Fill
- _____ Locations of Drainage Structures
- _____ Standard Grading Notes

EROSION & SEDIMENT CONTROL PLAN

- _____ Flow Arrows showing drainage direction
- _____ Silt Fence
- _____ Inlet Protection
- _____ Stockpile Locations
- _____ Concrete Washout
- _____ Sedimentation Basin (if needed)
- _____ Seeded Areas, or other erosion control measures
- _____ Gravel Construction Entrance

COMPOSITE (OVERALL) UTILITY PLAN

- _____ Site Geometric Plan
- _____ Storm sewer, sanitary sewer, and water main lines and structures
- _____ Stormwater Facilities

- _____ Proposed Street Light locations
- _____ Existing trees to remain
- _____ Proposed Street Trees
- _____ Proposed Utility Easements (P.U.E. and any others)
- _____ Proposed Structures (Buildings, Fences, Walls, etc)
- _____ Proposed Driveways (if known)
- _____ Proposed Mailboxes (if known)

STREET PLAN AND PROFILE*

- _____ Driveway width and location
- _____ Sidewalk width and location
- _____ Travel Lane (Road) width and location
- _____ Bike lane width and location
- _____ Parking lane width and location
- _____ Curb type and location
- _____ Detail and spot elevations for each curb return at street intersections and around cul-de-sacs
- _____ Pavement structural section
- _____ Right of Way lines (proposed and existing)
- _____ Approved temporary fire truck turnaround if a dead-end street with a future extension
- _____ Access control for a future extension (also shown on the plat)
- _____ Dimension of spacing of driveways and/or proposed streets
- _____ Accessways if required
- _____ Intersection angle of 90 degrees (no less than 80 degrees)
- _____ Dead-end street or cul-de-sac = sufficient turnaround for emergency vehicles
- _____ Vertical Curve information
- _____ Cross Slope of Road (crown to edge)
- _____ Profile of proposed road versus existing grade

*Storm drain profile can be part of street profile

STORM PLAN AND PROFILE

- _____ Stationing, manhole numbers beginning at downstream end
- _____ Size, type of pipe, length, slope of pipe
- _____ Rim elevation, inverts, existing/proposed finished grades
- _____ Backfill designation

- _____ Typical Section of all pipeline trenches and ditches
- _____ Utility crossings (Field locate / pothole to provide detailed information)
- _____ Match lines (with sheet number reference)
- _____ Design calculations for capacity and adequacy of downstream facilities
- _____ Pipe System Requirements
 - _____ PVC and HDPE require 3 feet minimum cover
 - _____ May use Class 52 Ductile Iron for 1 ft cover
 - _____ Minimum 12" in diameter
 - _____ Maximum pipe length between manholes = 400 feet
 - _____ Minimum separation = 6" vertical, 3 ft horizontal from other utilities
 - _____ Minimum pipe slope = 0.5%
 - _____ Manhole shall be at all main pipe junctions
 - _____ Outfall shall have energy dissipaters

SANITARY SEWER PLAN AND PROFILE (Section 2.01 of City Sanitary Sewer System Design Standards)

- _____ Manhole Stationing, numbers, dimensional control.
- _____ Size, type of pipe, length, slope of pipe
- _____ Rim elevation, inverts, existing/proposed finished grades
- _____ Backfill designation
- _____ Utility crossings (Field locate / pothole to provide detailed information)
- _____ Match lines (with sheet number reference)
- _____ Service Locations with size, material, depth at property line, station
- _____ Location of existing water courses, stream and railroad crossings, culverts and storm drains crossing the alignment within 500 feet of proposed and future extension
- _____ Location of existing 100-year floodplain
- _____ Location of wells, water main valves, pump stations, fire hydrants and blow offs within a 100-foot radius of proposed and future extension

SANITARY SEWER SYSTEM CAPACITY (Section 3.01)

- _____ Design Calculations (if required).

PIPE MATERIAL

- _____ All public sanitary sewers shall be constructed with PVC 3034 pipe
- _____ Class 50 ductile iron pipe shall be used when determined by the City Engineer

PIPE SIZE (Section 3.02)

- _____ 8" minimum.
- _____ Exception, 6" minimum if non-extendable, less than 250 ft. in length.

MINIMUM GRADE (Section 3.03)

- _____ Meets standard minimum.
 - _____ 6" = 0.60%
 - _____ 8" = 0.40%
- _____ Meets preferred minimum for non-extendable sewer, shall be used for last 400 feet
 - _____ 6" = 1.00%
 - _____ 8" = 0.75%

ELEVATION OFFSET AT MANHOLES

- _____ 0.10' drop for less than 45° deflection angle.
- _____ 0.20' drop for greater than 45° deflection angle.
- _____ Maximum off-set one-foot (1') for conflicts.
- _____ Drop connection, if more than 1' drop.

ANCHOR WALLS (Section 3.04)

- _____ 20% or greater slope, anchor walls are required.
- _____ If velocity exceeds 15 Feet Per Second, use Ductile Iron pipe

MINIMUM DEPTH (Section 3.05)

- _____ Service lateral - 4 feet at property line.
- _____ Main and trunk sewer/within roadway - 6 feet.
- _____ Main and trunk sewer/within easements - 3 feet.
- _____ If flat topography where existing sewers are shallow (5 feet or less), minimum cover is 3 feet
- _____ When sewer has cover of 3 feet or less, ductile iron pipe must be used

LOCATION (Section 3.06)

- _____ 10-foot horizontal separation with waterlines.
- _____ 18-inch vertical clearance with water lines.
- _____ Waterline crossings at or near 90 degrees.
- _____ 12-inch vertical separation with storm (exception: Ductile Iron pipe to be used).
- _____ Easements shown on plan - Minimum width 15 feet (less than 24" diameter).
- _____ Easements shown on plan - Minimum width 20 feet (more than 24" diameter).
- _____ Easement description/sketch/documents or shown on plat as appropriate.
- _____ Vehicular access to manholes.
- _____ Well/spring/domestic water source separation (50' minimum)

ALIGNMENT (Section 3.07)

- _____ Straight and uniform slope.

MANHOLES (Section 3.10)

- _____ Manhole spacing – max. 500 feet.
- _____ Manhole locations (see Section 3.10.03)

LATERAL SEWER (SERVICE LATERALS) AND PRIVATE COLLECTOR SYSTEMS

- _____ Table of all service laterals, with the following information:
 - Lateral station
 - Distance from downstream manhole to service tee
 - Length of service lateral
 - Depth of lateral at property line
- _____ 5-foot separation between manholes and tees
- _____ Located 90° to main, except at a cul-de-sac
- _____ Connections not at manholes, except cul-de-sac (Case-by-case).
- _____ Two-way cleanout at property line.
- _____ Minimum cover 4 feet at property line.
- _____ Minimum size 4 inches for building sewer.
- _____ Minimum size 6 inches for multi-family/commercial.
- _____ Minimum slope 2%

_____ Residential building sewer/crossing private property not allowed unless approved by City Engineer with easement.

WATER PLAN AND PROFILE (Section 2.01 of City Water Distribution System Design Standards)

_____ Valve Stationing
_____ Fire Hydrants
_____ Air Release Valves
_____ Size, type of pipe
_____ Backfill designation
_____ Utility crossings (Field locate/pothole to provide detailed information)
_____ Match lines (with sheet number reference).

SYSTEM CAPACITY (Section 3.01)

_____ Adequate Fire Flow
_____ Min./Max. Working Pressure 40 - 100 psi, Normal, 60 psi
_____ Provide for Adjacent Property and Maximum Development.
(extend across street frontage and through easements, if required)
_____ Maximum Velocity - 10 fps for average demand plus fire flow.
_____ 20 psi residual pressure under calculated fire flow conditions.
_____ Minimum Fire Flow = 1,000 gpm
_____ Oversizing per Master Plan considerations

PIPE MATERIALS

_____ Ductile Iron - minimum thickness = Class 50
_____ PVC – minimum pressure rating = 200 psi

MAIN SIZE (Section 3.01)

_____ 8" standard minimum. Exceptions as approved by the City Engineer.
_____ 6" allowed if not part of Fire Protection Grid

MINIMUM DEPTH (Section 3.02)

_____ 36" Standard Minimum Cover
_____ Request for less than Standard shall be approved by the City Engineer.

LOCATION (Section 3.02)

- _____ Mains located 7' from property line, on South and West sides of street centerline
- _____ Water/Sanitary Separation (10' Horiz.) (18" Vert.), OAR 333-61-050
- _____ Water/Other Utility Separation (10' Preferred, 3' Minimum Horiz.) (6" Vert.)
- _____ Easements (10' Minimum width)

VALVES (Section 3.03)

- _____ Gate Valves 8" or Less
- _____ Butterfly Valves 10" or Larger
- _____ Air Release Valves at High Points
- _____ Spacing Maximum - 500' - 800' for Distribution Mains
- _____ Spacing Maximum - 1,300' - 2,000' for Transmission Mains
- _____ Located at Tee or Cross fitting as near as possible
- _____ At Hazardous Crossing, Valved Each Side
- _____ At Terminus of Phased Construction

FIRE HYDRANTS (Section 3.04)

- _____ Spacing, Residential = 500 feet (When Measured Along Road)
- _____ Spacing, High Value = 300 feet (as Determined by Fire Department)
- _____ No further than 250 feet from any dwelling, business, garage, or building
- _____ Maximum 200-foot Centerline Distance to Cul de-sac Radius Point
- _____ Main Size for Dead End Mains = 8" Minimum (Avoid long dead-end leads, if possible)
- _____ 5-foot Separation with Utility Poles/Guy Wires

SERVICE LINES (Section 3.05)

- _____ Size
- _____ Service Location
- _____ Meter Location
- _____ Corporation Stop at Main
- _____ Angle Meter Stop at Meter
- _____ 8" Minimum Separation for Services in Same Trench

METERS (Section 3.05.02)

- _____ Install by City (In Construction Notes)
- _____ Located in Right-of-way or Easement
- _____ Same Size as Service Line, Unless Supporting Calculations Supplied and Approved
- _____ 3" and Larger - Special Location, Bypass and Vault Requirements

BACKFLOW PREVENTION (Section 3.05.02)

- _____ OHA-Approved Double-Check Valve Provided on Customer Side of Meter

STREET LIGHTING PLAN (if required)

- _____ Street Lighting Design Provided. To be reviewed by TPUD.
- _____ Photometric Plan Provided. To be reviewed by TPUD.
- _____ Shall follow TPUD Approved Street Lighting Equipment for New Installations for Outdoor Lighting Services.

SIGNING AND STRIPING PLAN (if required)

- _____ Location of any signs
- _____ Size of signs
- _____ Location and Type of Striping (lane lines, turn lanes, crosswalks, bike lanes, stop bars, etc.)
- _____ Note if striping shall be painted or thermoplastic
- _____ Note location and type of any bollards, barricades, or end markers

LANDSCAPE PLAN (* This is reviewed by the Planner)

- _____ Provided (see City Planning Department for requirements and approval)

TECHNICAL SPECIFICATIONS/CONSTRUCTION DETAILS

**Designer should provide the most recent details found at : [http://corb.us/vertical/sites/%7B087A747C-D4DD-4132-9CE8-8372D0E33390%7D/uploads/Technical_specifications\(1\).pdf](http://corb.us/vertical/sites/%7B087A747C-D4DD-4132-9CE8-8372D0E33390%7D/uploads/Technical_specifications(1).pdf)*

*These details should be provided on all plan sheets with City Public Improvements where applicable.
Consultant Details or other agency details should only be provided when no City detail exists or applies.*

MISCELLANEOUS

**Other plans may be required, including, but not limited to:*

- Phasing Plan*
- Traffic Control Plan*

Prior to Construction, applicant must:

- *Hold a Pre-Construction Meeting with the City Public Works Department and all stakeholders*
- *Provide a Project Cost Estimate approved by City Engineer or Public Works Director*
- *Secure a Right-of-Way Permit, and all other necessary permits*

JUL 07 REC'D

Rockaway Beach Zoning Ord.

July 5, 2022

Article 13 Subdivision and land partition section 5 Review criteria.

Public Hearing Subdivision #22-01 July 21, 2022

Rockaway Beach Planning Department,

I believe that the one acre lot on Falcon Street in Rockaway Beach, Oregon identified as 2N1032 CA 600 should not be divided into more than three lots.

These lot sizes will allow each property to have sufficient vehicle parking, limiting encroachment onto Falcon Street affecting Phyllis Baker City Park.

I further believe that special effort should be put forward to create and maintain a vegetation buffer the entire length of the Eastern property line to preserve and protect the habitat of the adjacent wet land.

I also believe that effort should be put forward to preserve and protect as many Cedar and Fir trees on this property as possible.

Also, no vegetation, of any kind, in the wet land East and within this property should be removed.

To blend in with the local neighborhood, houses on these lots should not exceed two stories in height.

Janeen McIlvenna
511 3rd Avenue N
Box 27
Rockaway Beach, OR
(425) 260-3343

over 275 ft.
from
Subjed property

23 prop. / 116 notification
Report on
City & School Dist
+2

Re: Subdivision #22-01

To the City of Rockaway Beach Planning Commission,

As a fulltime resident of Rockaway Beach, I am opposed to the subdivision on N. Falcon Street, Subdivision #22-01.

The proposed division would create unfavorable living. The street is not paved and is not wide enough to support the traffic the subdivision would create. Additionally, the water pressure is already low and the added water demands would impact that even more. The added housing would also put more stress on the old sewer lines (possible Orangeburg pipes). The end of the street park parking, on-leash dog area, and picnic area would be negatively impacted by the traffic and parking for the developed lots. This area is enjoyed by many fulltime, parttime, and vacationing tourist. The clear cutting of the trees will also have a negative impact on the environment and wildlife of the area. As it stands there are no enforceable ordinances for the possibility of "short term" rental adding again more traffic for the unpaved road.

Along with my opposition to Subdivision #22-01 I would like to know why fulltime residence were not notified by mail about the proposed subdivision and the Public Hearing. I spoke to 2 "parttime" residence who received mailed notice and were concerned. I find it unacceptable the city chose not to notify the fulltime residence of the area and instead only those who live here parttime. The only way I became aware of the subdivision/hearing was from our neighbors Muki and Jay Kerr.

Julie Morgan
315 North Falcon
P.O. Box 910
Rockaway Beach, OR 97136

July 20, 2022

City of Rockaway Beach
Attention: Scott Fregonese, City Planner

Re: Proposed Subdivision on Falcon Street
Subdivision #22-01

Dear Mr. Fregonese:

I am a full-time resident in Rockaway Beach and just very recently learned of the proposed subdivision of the property known as "Subdivision #22-01" on North Falcon (hereinafter "22-01"). Neighbors were kind enough to notify me. I am shocked by the proposal and alarmed that I was not given adequate notice of the proposal. I whole-heartedly object to this proposal.

I have noticed substantially more traffic recently on Falcon and that is prior to any construction beginning on the adjacent lot south of 22-01. The road is narrow and unpaved, and not usable for additional traffic.

My fear is that if 22-01 is subdivided, properties will not be used for full-time local housing, which I know is needed in this community. I am afraid that some, if not all, of these homes will be used as vacation rentals. This would further impact the currently peaceful livability of this neighborhood.

I have also noticed that once water lines were installed into 22-01 a year or so ago, my water pressure decreased. I suspect it may become worse once additional users are added to this line. I have also had sewer issues that will likely be compounded by additional usage by nine additional homes in the area.

I am actually already devastated by the clearing of the lot south of 22-01. I had no prior notification that construction was taking place. Removing the forested area completely out of the neighborhood will impact the wildlife, as I have already seen with the land-clearing currently taking place. I love seeing the deer and other animals that I have grown accustomed to having be a part of my peaceful life. That is why I live here.

I strongly believe that the environment in our surrounding neighborhood has already been altered and the peaceful livability of the area will be severely negatively affected by building five additional houses.

I ask that you consider my comments before ruling on this proposed subdivision.

With regards,

Julie Morgan

(971) 313-2306

I would like to know how the following will be addressed regarding the subdivision and its impact:

1. Water access and the effect it will have on water quality/pressure.
2. Width of road to accommodate traffic
3. Paving of the road
4. Sewage impact
5. Clear cutting method
6. Environmental impact report/review of the following:
 - a. Water quality
 - b. Creek
 - c. Wildlife
7. Proposed housing type approval

By allowing the existing lot to be subdivided into 5 lots N. Falcon Street would become a traffic nightmare to the neighbors and degrade our quality of life.

Thank you.



Georgianna Levitt

City Planner

From: Cheryl Evans <evansgang2@centurylink.net>
Sent: Thursday, July 21, 2022 6:12 PM
To: City Planner
Cc: evans Cheryl
Subject: Proposed Subdivision #22-01

July 21, 2022

Cheryl A. Evans
310 N. Harbor St.
P.O. Box 569
Rockaway Beach, OR 97136

Re: Subdivision #22-01

To The City of Rockaway Beach Planning Commission,

My family has been a full time resident of Rockaway Beach for nearly 37 years. We bought the Harbor House in 2010 and have lived here since. I want to make it known that we are 100% opposed to the subdivision on N. Falcon St., Subdivision #22-01.

This proposition would create many issues within our small area. One of the biggest issues is the water situation. Our water pressure is already inadequate; meaning the pressure is extremely low. We have had a quiet community thus far, but the amount of traffic that this subdivision would create, would cause an enormous amount of noise, dust, and traffic. The impact on the park itself would create havoc on an area that has been enjoyed by many families; which includes part time and vacationing tourists. The clearcutting of the beautiful trees and natural shrubs would cause an environmental impact as well. There is a huge amount of wildlife that lives within our area.

I would also like to have it explained to us "full time" residents why we were not notified by mail, in advance, about the proposed subdivision and the Public Hearing.

We pay our taxes. We have rights and apparently they are not being respected.

In closing I would like to reiterate that we are completely and 100% opposed to this subdivision and I hope sincerely that you reconsider.

Thank you ,

Cheryl Evans

OK

JUL 27 REC'D

PLANNING DEPARTMENT

July 22, 2022

Scott Fregonese
City Planner PO BOX 5
Boardman Beach, OR
97139

Consideration of a Plot approval for
a subdivision on Falcon St for lot
2N1032 CA 600 for Gibson and
Fred George # 22-01 R-3 ZONING

Dear Scott & Planning Dept.

I looked up on line Boardman
Beach R-3 zoning and it states
that all lots must be 5000 ft²
or bigger and that these lots
must be 50 ft. wide.

The map included for this
subdivision consideration, shows
4 lots at 45 foot width. These
proposed lots are not 50 feet
wide. Are the rules now
arbitrary and capricious for
development?

Please enlighten me as my
opinion still stands as stated in
my previous letter on 3 lots at most.

Sincerely

503-355-2181

Rudolf Steiner
365N. Juniper Ct
Boardman Beach, OR
97136

Trees have value.

And Wetland Preservation is essential
for life on Earth.

S-22-01

City of Rockaway Beach, Oregon

276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 FAX (503) 355-8221
www.corb.us * cityhall@corb.us



APPLICATION FOR SUBDIVISION

Applicant Name: Eileen A. George (and) Fred E. George

Mailing Address: P.O. Box 535, Rockaway Beach, OR 97136

Email: eiaabama@yahoo.com (OR) Fredgeorge658@gmail.com

Phone Number: (503) 457-5908

Owner(s) Name (If other than applicant): Eileen A. George

Mailing Address: Same

Email: "

Phone Number: (503) 457-3708

Property Location:

Map: 2N10W Tax Lot: 2N1032CA Block: 3077 Lot(s): 600
32CA

Situs Address: 346 N. Falcon

Name of Proposed Subdivision: Falcon Park

Consisting of 1 acre/s divided into 5 lots, proposed in 1 phases.

Township 02N Range 10W Section 32SW Land Use Zone RC-R3

See attached subdivision criteria.

Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of any existing structures and dimensions of proposed development. Applicant must include with this application twelve (12) copies of proposed plans.

Applicant Signature: Fred E. George Date: 04/07/2022

Property Owner Signature: Eileen A. George Date: 04/07/2022

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act on his/her behalf.

The City of Rockaway Beach is an Equal Opportunity Employer and TTY accessible at <http://www.oregonrelay.com>

2nd

Please attach the name, address, email address, phone number and signature of any additional property owners.

FOR OFFICE USE ONLY:

Subdivision Fee is \$ 1,000.00 + \$ 20.00 per lot

Appeal Portion is \$ 1,100.00

Date Received: 6/6/22 Received By: JK

Fee Paid: 1,825.00 Receipt No.: 1.000065

Date of Notice: _____

Notice Published: _____

Public Hearing (s): _____

Applicant meets criteria and standards as described in the Subdivision Ordinance, General Provisions, Sections 1- 10. ☐ Yes ☐ No

Applicant meets criteria and standards as described in the Subdivision Ordinance, Subdivision, Final Plat, Sections 11- 17. ☐ Yes ☐ No

City Planner Signature: _____ Date: _____

Granted: _____

Denied: _____

Date of Order: _____

Final Date to Appeal: _____

Eileen George

PO Box 535
Rockaway Beach, OR 97136
(503) 457-5908
fredgeorge658@gmail.com

Jun 6, 2022

Jenny Kettner

Planning Tech, City of Rockaway Beach
276 US-101
Rockaway Beach, OR 97136
(503) 374-1752

To the city of Rockaway Beach - Attention to city planner,

Information Statement

1. We are splitting a 1 acre lot into 5 lots. We have moved the water line in the street to the front of the properties. The sewer line is already in the street and electric power is available to all the Lots.
2. There is no deviation from the subdivision ordinance.
3. There are no public areas proposed.
4. There are no restrictive covenants proposed for this subdivision.

Sincerely,

A handwritten signature in black ink that reads "Eileen George". The signature is fluid and cursive, with the first name "Eileen" and last name "George" clearly distinguishable.

Eileen George

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE ____ DAY OF _____, 2022
AT ____ O'CLOCK, AND RECORDED AS PARTITION
PLAT NO. _____ IN PLAT CABINET
B- _____, TILLAMOOK COUNTY
RECORDS AS INSTRUMENT NO. _____

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT EILEEN A. GEORGE, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEKED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED INTO FIVE (5) LOTS, AS SHOWN ON THE ANNEKED MAP.

APPROVALS

~~EILEEN A. GEORGE~~ _____, DATE _____
ROCKAWAY BEACH MAYOR _____ DATE _____
ROCKAWAY BEACH PLANNING CHAIR _____ DATE _____
ROCKAWAY BEACH CITY MANAGER _____ DATE _____

APPROVED THIS ____ DAY OF _____, 20____
TILLAMOOK COUNTY SURVEYOR _____
TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.
TILLAMOOK COUNTY TAX COLLECTOR _____

ACKNOWLEDGMENT

STATE OF OREGON >
COUNTY OF TILLAMOOK > S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY (EILEEN A. GEORGE).

(SIGN) _____ (PRINT) _____
NOTARY PUBLIC – OREGON
COMMISSION NO. _____
MY COMMISSION EXPIRES: ____ DAY OF _____, 20____

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
COUNTY OF TILLAMOOK >S.S.
I, TASSI ONEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B – _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED _____, 2022 AT ____ O'CLOCK, AS INSTRUMENT NO. _____.

TASSI ONEIL

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS 83627

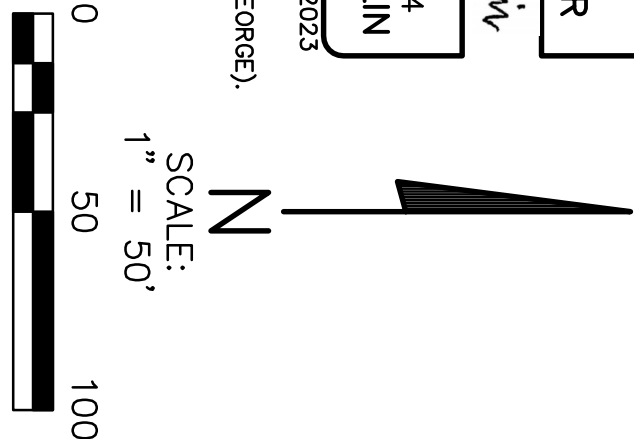
SURVEYOR'S CERTIFICATE

I, DALLAS W ESPLIN, CERTIFY THAT:
I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (LOTS 1 THROUGH 5), THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION PLAT, BEING THE LANDS DESCRIBED IN INSTRUMENT #2020-17201, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INITIAL POINT, WHICH IS A 5/8" REBAR AT THE NORTHWEST CORNER OF VACATED BLOCK 7, SEA VIEW PARK, TILLAMOOK COUNTY PLAT RECORDS, BEING S 89°32'26" E 40.00' FROM THE NORTHEAST CORNER OF BLOCK 11, SEA VIEW PARK;
THENCE S 89°32'26" E 175.00 FEET;
THENCE S 00°27'34" W 250.00 FEET;
THENCE N 89°32'26" W 175.00 FEET;
THENCE N 00°27'34" E 250.00 FEET TO THE INITIAL POINT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627

RENEWED: DECEMBER 31, 2023

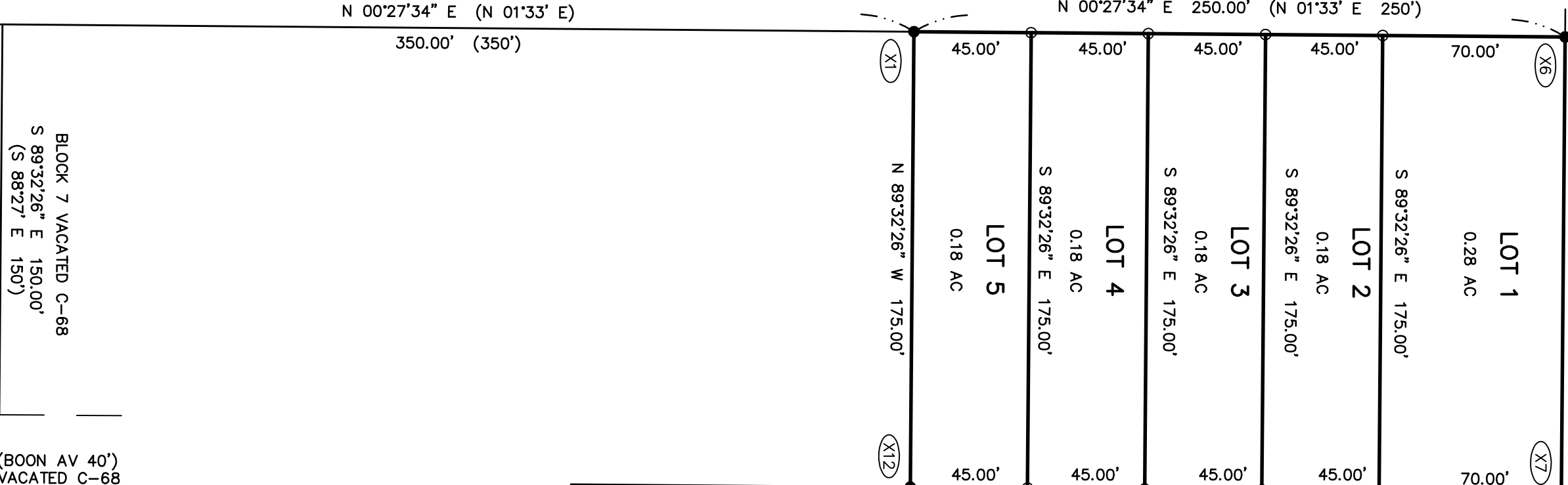


PARKVIEW

NORTH FOURTH AVE (TROUT STREET 20')

25	24	(25')
26	23	(25')
27	22	(25')
28	21	(25')
29	20	(25')
30	19	(25')
31	18	(25')
32	17	(25')
33	16	(25')
34	15	(25')
35	14	(25')
36	13	(25')
37	12	(25')
38	11	(25')
39	10	(25')
40	9	(25')
41	8	(25')
42	7	(25')
43	6	(25')
44	5	(25')
45	4	(25')
46	3	(25')
47	2	(25')
48	1	(25')

NORTH FALCON STREET (LINCOLN AV 40')



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 89°32'26" EAST BETWEEN MONUMENTS 19115 AND 19114.

THIS IS A ROTATION OF 1°05'26" COUNTERCLOCKWISE FROM PLAT OF SEA VIEW PARK, MAP C-22

OREGON COORDINATE REFERENCE SYSTEM
OREGON COAST ZONE

OBOLQUE MERCATOR PROJECTION
NORTH AMERICAN DATUM OF 1983

LATITUDE OF LOCAL ORIGIN: 44°45'00" N
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W
FALSE NORTHING: -4,600,000.000 METERS
FALSE EASTING: -300,000.000 METERS
SKEW AXIS SCALE: 1,000 000 (EXACT)
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 000T RECORDS)

NARRATIVE

THIS IS A DEPENDENT SURVEY OF THE GEORGE TRACT DESCRIBED IN INSTRUMENT 2020-7201, TILLAMOOK COUNTY DEED RECORDS, WHICH IS VACATED LOTS 15 THROUGH 34, BLOCK 7 AND THE WEST 25 FEET OF VACATED BOON AVE, SEA VIEW PARK, TILLAMOOK COUNTY PLAT RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE TRACT INTO 5 LOTS AS SHOWN HEREON. THE BOUNDARY WAS LAID OUT FROM THE CENTERLINE-CENTERLINE MONUMENT AT NORTH EASY STREET (WOODBURRY AV 40') AND NORTH THIRD AVE (PARK STREET 60') USING RECORD PLAT VALUES ROTATED 1°05'26" COUNTERCLOCKWISE TO MY BASIS OF BEARINGS.

LEGEND

- SET 5/8" X 40' REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- FOUND MONUMENT AS NOTED HEREON, HELD
- FOUND MONUMENT AS NOTED HEREON
- () RECORD VALUE FROM PLAT OF SEA VIEW PARK, MAP C-22
- NO () MEASURED VALUE

MONUMENT NOTES

- (X1) FOUND 5/8" REBAR WITH PLASTIC CAPO MARKED "C WAYNE COOK PLS 1098", AT POSITION, SEE MAP A-7392
- (X6) FOUND 5/8" REBAR WITH PLASTIC CAPO MARKED "C WAYNE COOK PLS 1098", AT POSITION, SEE MAP A-7392
- (X7) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "SFA DESIGN", AT POSITION SEE MAP C-567
- (X12) FOUND 5/8" REBAR WITH PLASTIC CAPO MARKED "C WAYNE COOK PLS 1098", AT POSITION, SEE MAP A-7392
- (19114) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE. TOP FLUSH WITH THE ROAD SURFACE. STAMPED "+ 1985", HELD FOR CL-CL NORTH THIRD AVE (PARK STREET 60') AND NORTH EASY STREET (WOODBURRY AV 40'), SEE MAPS A-6094 AND A-5248
- (19115) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE. TOP FLUSH WITH THE ROAD SURFACE. STAMPED "+ 1985", HELD FOR CL CL NORTH THIRD AVE (PARK STREET 60') AND NORTH CORAL STREET (EDISON AV 40'), SEE MAPS A-6094 AND A-5248, LOCATED 2019

NORTH CORAL STREET (EDISON AV 40')

NORTH DOLPHIN STREET (WALLACE AV 40')

NORTH EASY STREET (WOODBURRY AV 40')

DATE

DATE

EQUIPMENT

FC-6000

HIPER-V

ES-103

FIELD

CREW

DRAWN

DWE

CHECKED

DWE

JOB NUMBER

1187

SURVEY BY:

BAYSIDE SURVEYING LLC

11765 HWY 101 SOUTH

TILLAMOOK, OR 97141

503-842-5551

SUBDIVISION PLAT FOR:

EILEEN GEORGE

INSTRUMENT 2020-7201, TILLAMOOK COUNTY DEED RECORDS

NE 1/4 SW 1/4 SECTION 32

T2N, R10W, W.M.

TILLAMOOK COUNTY, OREGON

FILE CRS

SUB\GEORGE-F.DWG