



City of Rockaway Beach

Planning Commission Meeting Agenda

Date: Thursday, September 21, 2023
Time: 4:30 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

Watch live stream here: <https://corb.us/live-stream>
View meeting later here: <https://corb.us/planning-commission/>

Join here to attend remotely:

Planning Commission Meeting

Meeting ID: 889 4352 2752

Passcode: 347487

Dial by your location

253 215 8782 US (Tacoma)

1. CALL TO ORDER – Bill Hassell, Planning Commission President

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

President: Bill Hassell

Commissioners: Pat Olson, Zandra Umholtz, Sandra Johnson, Georgeanne Zedrick, Stephanie Winchester, and Nancy Lanyon

City Councilors: Charles McNeilly, Mayor; Mary McGinnis, Planning Commission Liaison

4. APPROVAL OF MINUTES

a. August 17, 2023 Meeting Minutes

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS

6. STAFF REPORTS

7. PUBLIC HEARING

- a. Variance #23-03: Consideration of an Application for Variance at 262 Dolphin Street to Reduce Front Yard Setback
- b. Variance #23-04: Consideration of an Application for Variance at 271 N Palisade Street to Reduce Rear Yard Setback
- c. Conditional Use #23-01: Consideration of an Application for Conditional Use Approval for Construction of a New Single Family Dwelling Unit on Unimproved Real Property on North Beacon Street, Map # 2N1032CB Lot 2301

8. CITIZEN INPUT ON NON-AGENDA ITEMS

Rockaway Beach City Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-374-1752.

9. OLD BUSINESS

- a. Review and Discuss Anchor Street Playground Proposals and Public Comments

10. NEW BUSINESS

- a. Discuss and Determine Planning Commission Meeting Start Time

11. PLANNING COMMISSION COMMENTS & CONCERNS

12. ADJOURNMENT



City of Rockaway Beach

Planning Commission Meeting Minutes

Date: Thursday, August 17, 2023
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

1. CALL TO ORDER

Planning Commission President Hassell called the meeting to order at 4:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Start time: [04:31:04 PM \(00:01:10\)](#)

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

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

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

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

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

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

[Position #6 - Nancy Lanyon: Present](#)

Councilors Present: Charles McNeilly, Mayor; and Mary McGinnis, Planning Commission Liaison.

Staff Present: Mary Johnson, City Planner; Scott Fregonese, City Planner; and Melissa Thompson, City Recorder

4. APPROVAL OF MINUTES

Start time: [04:31:37 PM \(00:01:44\)](#)

Zedrick made a **motion**, seconded by Winchester, to approve the July 20, 2023 minutes as presented.

The **motion carried** by the following vote:

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

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

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

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

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

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

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

[Position #6 - Nancy Lanyon: Approve](#)

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS – None Scheduled

6. STAFF REPORTS – None Scheduled

7. PUBLIC HEARING

Start time: [04:38:15 PM \(00:08:21\)](#)

a. Variance #23-02: Consideration of an Application for Variance at 280 S. Easy Street to Increase the Maximum Allowable Size of an Accessory Dwelling Unit (ADU)

Hassell opened the public hearing at 4:38 p.m.

McNeilly and McGinnis recused themselves from the meeting at 4:38 p.m.

Hassell explained that criteria for the requested action were listed in the Staff Report. He shared the procedure and testifying instructions for the public hearing.

There were no challenges to the Planning Commission jurisdiction to hear the application, and no Planning Commission declarations of bias or conflicts of interest. Commissioners Zedrick, Lanyon and Johnson commented that they made site visits to the property. Zedrick commented that the building on the property currently appeared slightly different from the image presented in the staff report. Lanyon concurred.

Fregonese presented the staff report. Fregonese noted that written testimony was received from two parties regarding the application. City Planner Johnson said that she provided responses to both inquiries. The Commission reviewed the written testimony.

Applicants Michael and Dora Norman explained that they intended to use the ADU as their primary dwelling for as long as physically possible. They commented that without the variance they would have to reduce the size of the existing building to meet requirements. The applicants also shared information on dwelling size regulations in other jurisdictions.

Commissioner Johnson commented that decisions must be based on the City's regulations and variance criteria. The applicants confirmed for Johnson that they would not be modifying the current height of the structure.

City Planner Johnson confirmed for Lanyon that parking was adequate, and that any modifications to convert the existing structure into a dwelling would require a building permit, would need to meet residential building code, and would be inspected by the County.

In response to an inquiry from Zedrick, the applicant explained changes that were made to the structure that differed from the image presented in the staff report. Fregonese explained types of uses that would be permitted on the structure's lower level.

There was brief discussion regarding street rights-of-way and an adjacent lot, and it was noted that they were unlikely to be developed. City Planner Johnson confirmed for a member of the audience that the ADU would require an additional water connection. Planners Fregonese and Johnson answered Commissioner questions regarding short-term rental permits.

Daniel Howlett (132 N. Grayling) testified in support of the application. He commented that the applicants should not have to pay for the variance, and rules should be adapted to make middle housing more affordable.

There was no public testimony against the application. The applicants made no rebuttal.

Winchester commented that she fully supported that application because of the need for middle housing. She expressed a desire to review strategies and plans to ensure that development costs make housing feasible for residents.

The applicants waived their right to submit additional written comments.

Olson made a **motion**, seconded by Johnson, to close the public hearing at 5:04 pm.

The **motion carried** by the following vote:

[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 #4 - Sandra Johnson: Approve](#)
[Position #6 - Nancy Lanyon: Approve](#)

There was no further discussion.

Zedrick made a **motion**, seconded by Winchester, that, based on the findings of fact and recommendation presented in the City Staff Report and testimony received, the Planning Commission approve Variance Application Number 23-02.

[Position #7 - Georgeanne Zedrick: Motion](#)
[Position #2 - Stephanie Winchester: 2nd](#)
[Position #2 - Stephanie Winchester: Approve](#)
[Position #3 - Pat Olson: Approve](#)
[Position #7 - Georgeanne Zedrick: Approve](#)
[Position #5 - Bill Hassell: Approve](#)
[Position #4 - Sandra Johnson: Approve](#)
[Position #6 - Nancy Lanyon: Approve](#)

8. CITIZEN INPUT ON NON-AGENDA ITEMS

Start time: [04:32:45 PM \(00:02:51\)](#)

Daniel Howlett, (132 N. Grayling) commented on the water supply, fire preparedness, and proposed changes to water billing based on usage and including incentives for conservation.

9. OLD BUSINESS

a. **Review and Discuss Anchor Street Playground Proposals**

Start time: [05:07:06 PM \(00:37:12\)](#)

McNeilly and McGinnis rejoined the meeting at 5:07 p.m.

City Planner Johnson gave a presentation on playground equipment options for the Anchor Street project. She answered clarifying questions for the Commission. There was discussion regarding the three proposed options.

There was public comment suggesting consideration of ideas besides play structures through a public process such as an online survey, and a recommendation to reduce the parking lot to allow for a pickleball court. There were staff and Commission comments advising against modifying engineered parking plans and opposed to reducing parking.

There was further discussion regarding playground features, safety and ADA considerations, warranties, maintenance, and a desire for further community engagement, Public Works' input, and further discussion. It was suggested that a playground manufacturer's representative attend a meeting.

There was public comment regarding adjacent land. Winchester noted that there was discussion regarding adjacent land at the July meeting and suggested referring to the minutes and meeting materials. Staff explained how to access online GIS and Land Use Maps on the city's website. There was brief discussion regarding wetlands on the adjacent land and suggestion to evaluate the land. City Planner Johnson commented that she had asked the Fire Department to assist in reviewing the land by drone.

10. NEW BUSINESS – None Scheduled

11. PLANNING COMMISSION COMMENTS & CONCERNS

Start time: [05:46:18 PM \(01:16:25\)](#)

Zedrick expressed thanks for the playground proposals.

Olson commented that everything sounded good.

Winchester commented regarding the start time of the meeting and a desire to make a decision on the matter.

Johnson expressed concern that there was discussion regarding the Anchor Street proposals, but no decision was made.

Lanyon concurred with Winchester's and Johnson's comments. She noted that a 6:00 p.m. meeting start time would work for her.

Hassell commended City Planner Johnson for providing the Planning Commission reference binder materials in an electronic format. Johnson explained that website revisions were in progress, and the materials would be added to the website as soon as possible.

12. ADJOURNMENT

Start time: [05:49:03 PM \(01:19:10\)](#)

Olson made a **motion**, seconded by Johnson, to adjourn the meeting at 5:49 p.m.

The **motion carried** by the following vote:

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

[Position #6 - Nancy Lanyon: Approve](#)

MINUTES APPROVED THIS
21ST DAY OF SEPTEMBER 2023

William Hassell, President

ATTEST

Melissa Thompson, City Recorder

City of Rockaway Beach, Oregon
276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 FAX (503) 374-0601
www.corb.us • cityplanner@corb.us



VARIANCE APPLICATION

(#23 - 03)

Non-Refundable Fee \$880.00

Property Owner(s) Name: Nicholas and Jacklyn Theoharis

Full Mailing Address: PO Box [REDACTED] Rockaway Beach, OR 97136

Email: [REDACTED] Phone Number: [REDACTED]

Location Information:

Situs Address: 262 S Dolphin Street AND/OR Map/Tax Lot: Lot # 29-30-31

Zoning: RK-R-2

Description of Request: Requested variance to the front of property setback from 15' to 12' to allow for an addition to the front of the home extending west approximately 9' and spanning 14' across the front of the house to create an entry/mud room. The height would be approximately 8' and follow the current pitch of the roof.

Justification of variance request. Explain how the request meets each of the following criteria for granting a variance per Rockaway Beach Zoning Ordinance# 143, as amended, Article 8, Variances, Section 8.020, Criteria

1. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be consistent with the objectives of the Comprehensive Plan.

Through the course of planning for this addition, the idea of a structure that stayed within the standard setback was explored. The intent of the space is to facilitate a weather buffer between the harsh elements of the Oregon Coast and the interior of the house. In addition, it will be a robing/derobing and storage space for the head of the household, who is a first responder with the Rockaway Beach Fire Department. With the needs of the household, a smaller space that would fit within the standard setback would not allow for adequate space for usability and would complicate construction.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.

The particular details of how the home is set on the property make for an extraordinary circumstance in regards to front addition creation. Had the home been set back 5' foot from where it sits, a variance would not be needed.

3. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity.

This variance of changing the setback of the property from 15' to 12' will not impact public health, safety or welfare, and would, in fact, protect the property and improvements done to the structure. This variance will not impact any properties

in the vicinity. This variance will not impact traffic flow in front of the home or emergency response at this site or other sites in the area.

4. That the granting of the variance would support policies contained within the Comprehensive Plan.

Granting this variance supports the Comprehensive Plan by creating a space that will protect the house from the harsh coastal weather, and support the energy saving plan within the Comprehensive Plan. The addition will be better insulated than the existing, older original construction, and create a buffer zone to minimize heat loss in the winter and keep the main home cooler in the summer. This will support significant energy savings in the heating and cooling of the structure.

Note: Use extra sheets or documents, if necessary, for answering the above questions.

Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structure and dimensions of proposed development.

I hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with effective Ordinances and Resolutions of the City of Rockaway Beach and Statutes of Oregon, despite any errors on the part of the issuing authority in this application.

Property Owner Signature: _____

Date: 7/10/2023

OFFICE USE ONLY

Fee \$ 880.00 Date Received: _____ Receipt # _____ By: _____

Notes: _____

Notice Published: _____ Public Hearing Date: _____

Variance ☐ Granted ☐ Denied Date of Order: _____ Final Date to Appeal: _____ t _____

Planning approved by: _____ Date of Order: _____

Variance Process and Considerations

- The Variance process typically takes five (5) to six (8) weeks.
- The process requires a public hearing before the Planning Commission & advance notice in the local paper and adjoining property owners.
- The City of Rockaway must receive application, fee and all required information 30 days prior to the next hearing date. Planning Commission Meetings are held the 3rd Thursday of each Month.
- The Applicant is encouraged to attend the public hearing.
- Variance is granted for a specific item and is the only detail to be considered for the specific variance request.
- The burden of proof is on the applicant to show that the request meets the criteria.
- The power to grant variances does not extend to use regulations, it relates specifically to standards.
- A variance must be exercised within one (1) year.
- Approvals are based on the plan(s) submitted.
- A diagram of the request is necessary for adequate review by staff and Planning Commission members. Please include the following:
 - Lot dimension and shape, and North arrow (see figure below)
 - Adjoining streets by name and center line distances to property.
 - Location of existing and proposed structures and/or alterations.
 - Driveway(s), parking and loading areas and the location of utility easements, if known.
 - Key that identifies information required above - see Site Plan Example Below

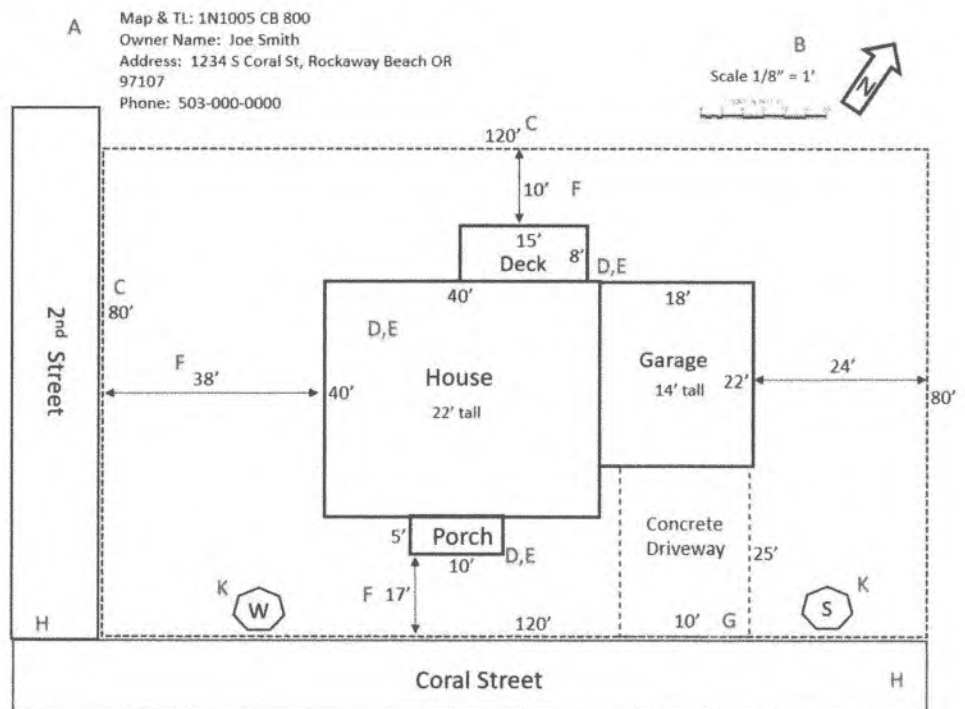
Site Plan Example

The following items **must be** clearly indicated on the site plan:

- A. Map & TL, Owner info
- B. Scale & North direction
- C. Property Lines
- D. All dimensions
- E. All structures
- F. All setbacks
- G. Access/Driveway
- H. Streets
- I. Any noted easements
- J. Wetland/Streams
- K. Utility Connections *New
(S - Sewer, W - Water)

*New - New Homes

New home site plans must be to scale, if the listed scale does not work, it will be rejected.



ROCKAWAY BEACH ZONING ORDINANCE

Article 8. Variances

Section 8.010. Purpose.

(1) The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site, or the location of existing structures thereon; from geographic, topographic, or other physical conditions on the site or in the immediate vicinity or from population densities, street location, or traffic conditions in the immediate vicinity.

(2) The power to grant variances does not extend to use regulations. In other words, no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

Section 8.020. Criteria.

(1) Variances to a requirement of this chapter with respect to lot area and dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other quantitative requirements may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, that all four expressly written findings are made:

- a) That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be inconsistent with the objectives of the Comprehensive Plan; and
- b) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone; and
- c) That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
- d) That the granting of the variance would support policies contained within the Comprehensive Plan. Variances in accordance with this subsection should not ordinarily be granted if the special circumstances upon which the applicant relies are a result of the actions of the applicant or owner.

(2) Variances to requirements of this chapter with respect to off-street parking and loading facilities may be authorized as applied for or as modified, if, on the basis of the application, investigation, and the evidence submitted, the following express written findings are made:

- a) That neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the requirements of this chapter.
- b) That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to materially interfere with the free flow of traffic on the streets.
- c) That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this chapter.

Where a variance request is being reviewed under Section 8.020(2), only the criteria of Section 8.020(2) shall be addressed. The criteria of Section 8.020(1) are not applicable. [Section 8.020(2) amended by Ordinance #277, August 28, 1990]

Section 8.030. Conditions. Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood and otherwise secure the purpose and requirements of this section. Guarantees and evidence may be required that such conditions will be and are being complied with. [Added Section 8.040, this section was omitted in blue book]

Section 8.040 Application. Application for a variance in conformance with Section 11.030 shall be filed with the City Recorder on the form prescribed by the City, by any person with a legal interest in the property.

Section 8.050. Variance Review Procedures. The following procedures shall be followed in reviewing a request for a variance:

- (1) Public notice shall be given in accordance with Section 11.040.
- (2) A public hearing shall be held in accordance with Section 11.060.
- (3) A decision on the variance application shall be made in accordance with Section 11.060(6).
- (4) A decision of the planning commission may be appealed to the City Council in accordance with Section 11.070.

[Section 8.050 amended by Ordinance #277, August 28, 1990]

Section 8.080. Compliance With Conditions of Approval. Compliance with conditions of imposed in the variance, and adherence to the submitted plans as approved is required. Any departure from these conditions of approval and approved plans constitutes a violation of this chapter.

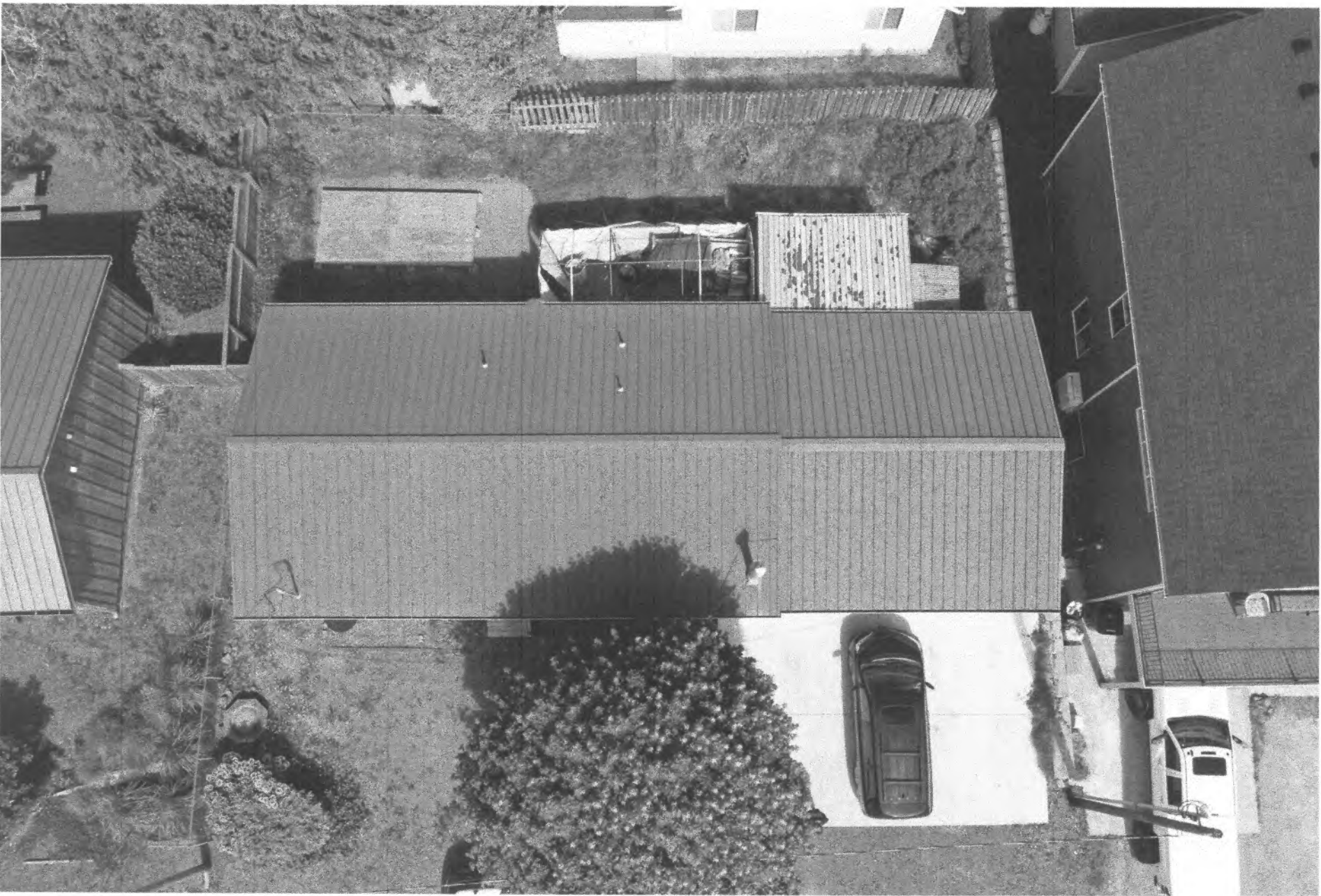
Section 8.090. Vested Interest in Approved Variances. A valid variance supersedes conflicting provisions of subsequent rezonings or amendments to this chapter unless specifically provided otherwise by the provisions of this section or in the conditions of approval of the variance.

Section 8.100. Revocation. Variances shall be automatically revoked if not exercised within one year of the date of approval.

Section 8.110. Limitation on Refiling of Application. Applications for which a substantially similar application has been denied shall be heard by the Planning Commission only after a period of six months has elapsed.

Section 8.120. Time Limit for an Approved Variance. The variance shall be null and void after one year, unless substantial construction has taken place.





BACK YARD
"EAST SIDE"

F.
SET BACK 26'2"

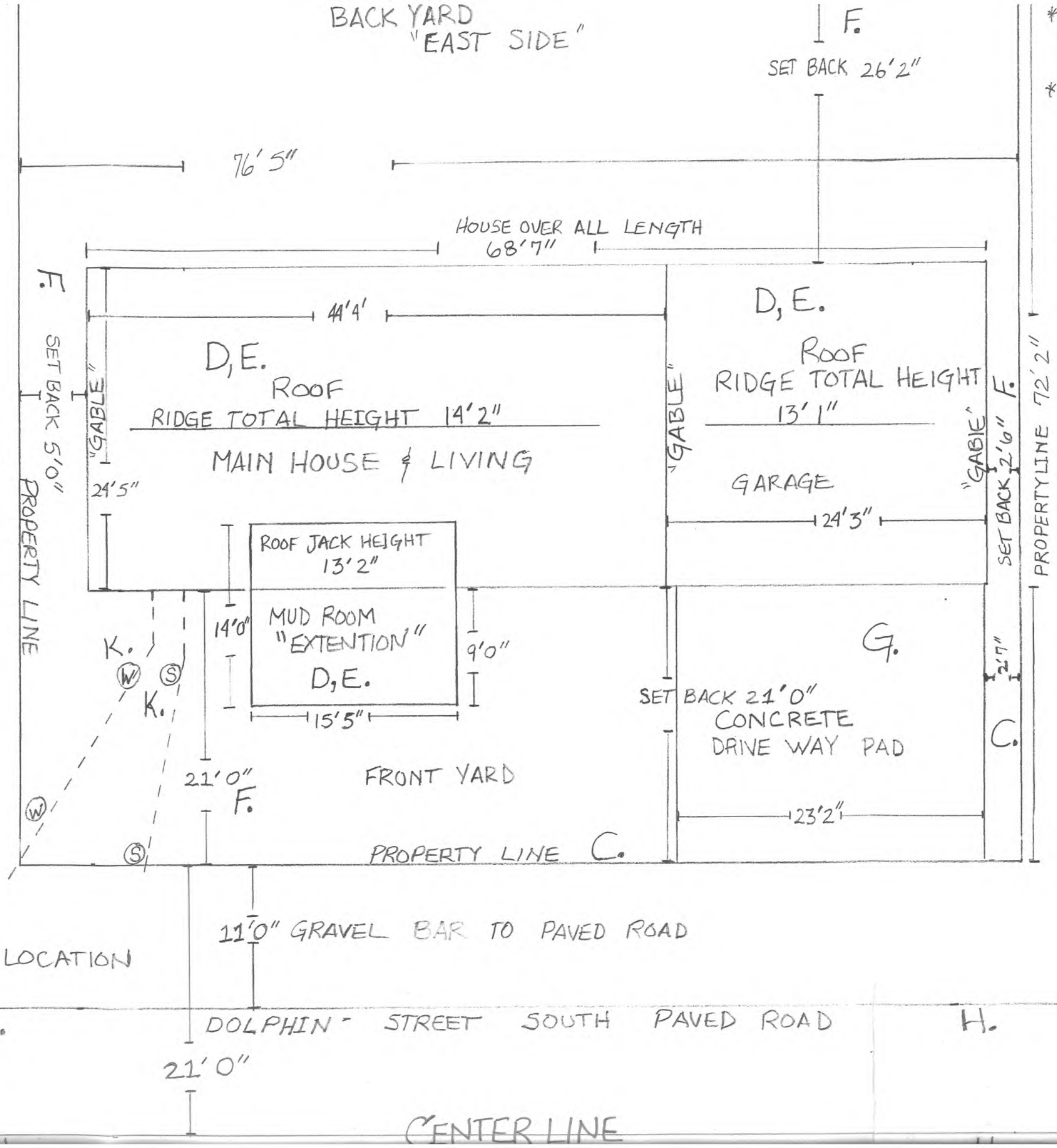
* 262 S. DOLPHIN STREET
ROCKAWAY BEACH OR.
97136
* (503) [REDACTED]
ZONE: RK-R-2

B. 1/8" = 1' (ONE) FT.

B.



- A. MAP AND T.L.
OWNER INFORMATION
- B. SCALE & NORTH DIRECTION
- C. PROPERTY LINES
- D. DIMENSIONS
- E. STRUCTURS
- F. SET BACKS
- G. ACCESS
- H. STREET & CENTER LINE
- I. EASEMENTS ~~Ø~~
- J. WET LANDS ~~Ø~~
- K. UTILITY CONNECTIONS
CURRENTLY CONNECTED LOCATION





**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

Case File #VAR-23-03
Date Filed: August 21, 2023
Hearing Date: September 21, 2023

APPLICANTS: Nicholas Theoharis and Jacklyn Theoharis

REQUEST: The applicants are requesting a variance for a reduction in the front yard setback to construct an addition to the front of the home for an entry/mud room. The property is located in the R2 zone which has a 15-foot front yard setback. The applicants are requesting the front yard setback be reduced 3-feet, for a 12-foot front yard setback.

A. REPORT OF FACTS

1. Property Location: The property is located at 262 S Dolphin Street in Rockaway Beach and is further identified on Tillamook County Assessor's Map # 2N1032CD Lot #11900.
2. Lot Size: approximately 5,249 square feet
3. Zoning Designation: R2 (Residential Zoning).
4. Surrounding Land Use: The subject property is surrounded by existing single-family dwellings on all sides.
5. Existing Structures: There is a one-story home on this property that was constructed in 1978, which the applicants would like to construct an addition to and is the subject of this variance application, and a second, multi-purpose shed. There is also an attached carport that was constructed in 1983.
6. Utilities: The following utilities serve the subject property:
 - a. Sewer: City of Rockaway Beach
 - b. Water: City of Rockaway Beach
 - c. Electricity: Tillamook P.U.D.
7. Development Constraints: None that will impact this request.

B. EVALUATION OF THE REQUEST

1. General Description of the Proposal: The applicant is requesting a variance for a reduction in the front yard setback to construct an addition to the front of the home for an entry/mud room. This property is in the R2 zone, which has a 15-foot front yard setback. The applicants seek to reduce the front yard setback 3-feet, for a 12-foot front yard setback.
2. Background: The subject property currently has a one-story home that is approximately 1,056 square-feet and a second multi-purpose shed that is approximately 80 square-feet. In 1983, the then-property owners applied for and were granted a variance to build a carport (which is attached to the home) with a 2-foot setback. This property is owner-occupied.
3. Agency Comments: None.
4. Ordinance Standards: The following ordinance standards apply to this request:



Rockaway Beach Zoning Ordinance

Article 3. Use Zones.

Section 3.020. Residential Zone (R-2). In an R-2 zone the following regulations shall apply:

1. Uses Permitted Outright. In an R-2 zone the following uses are permitted outright:
 - a. Single family dwellings, including modular housing and manufactured homes and duplexes. Manufactured homes shall be subject to the standards of Section 4.091.
 - b. Home occupations (see Section 4.090).
 - c. Manufactured dwelling or recreation vehicle or temporary structure used during the construction of a permitted use for which a building permit has been issued, but not to exceed 6 months duration.
 - d. Signs subject to Section 4.050.
 - e. Family day care center.
 - f. Residential home.
 - g. Structural shoreline stabilization.
2. Conditional Uses Permitted. In an R-2 zone the following conditional uses and their accessory uses are permitted, subject to the provisions of Article 6.
 - a. Multi-family dwellings.
 - b. Public or private school.
 - c. Church and community meeting buildings.
 - d. Parks and publicly owned recreation areas.
 - e. Governmental or municipal structures.
 - f. Golf course, tennis courts, swimming pools and other private recreation areas.
 - g. Public utility structure such as a substation.
 - h. Hospital, sanitarium, rest home and nursing home.
 - i. Nursery.
 - j. Bed and breakfast.
 - k. Day care center.
 - l. Residential facility.
 - m. Public or private school
3. Standards and Criteria. In an R-2 zone the following standards and criteria shall apply:
 - a. The minimum lot size shall be 3,500 square feet for lots existing at the time of the adoption of Ordinance 235, lots platted after the adoption of Ordinance 235 shall have a minimum size of 5,000 square feet.
 - b. The density of duplexes shall be: for lots existing prior to the adoption of Ordinance 235, a duplex is permitted on a lot with a minimum size of 3,500 square feet; for lots platted after the adoption of Ordinance 235, a duplex is permitted on a lot with a minimum size of 5,000 square feet. The density of multifamily dwellings shall be 1,750 square feet of lot area per unit. The minimum lot size of a multifamily dwelling shall be 5,250 square feet.
 - c. Minimum lot width is 50 feet, except for lots between 3,500 and 4,999 square feet, the minimum lot width shall be 35 feet.
 - d. Minimum lot depth is 70 feet, except for lots between 3,500 and 4,999 square feet, the minimum lot depth shall be 60 feet.



- e. The minimum front yard shall be 15 feet for lots of more than 3,500 square feet. For lots of 3,500 square feet or less, the minimum front yard shall be 10 feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060(1)(b).
- f. The minimum side yard shall be 5 feet, except that on the street side of a corner lot it shall be 15 feet.
- g. The minimum rear yard shall be five feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060(1)(b).
- h. The maximum building height shall be 24 feet, except east of Highway 101 it shall be 29 feet
- i. Multifamily structures shall be allowed by conditional use permit where it is determined that the structure would meet the following criteria:
 - i. It is located on a street adequate to handle traffic loads; and
 - ii. Adequate space is provided for parking maneuvering; and
 - iii. At least 30% of the lot is maintained in natural vegetation, open space, or is landscaped.
- j. The requirements of Section 4.041 Shorelands Development Criteria shall be met where uses are to be located within 50 feet of a lake within the Rockaway Beach Urban Growth Boundary.
- k. A minimum of 30% of the lot will be maintained in natural vegetation or landscaping.

Article 8. Variances.

Section 8.010. Purpose

- 1. The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site, or the location of existing structures thereon; from geographic, topographic or other physical conditions on the site or in the immediate vicinity or from population densities, street location, or traffic conditions in the immediate vicinity.
- 2. The power to grant variances does not extend to use regulations. In other words, no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

Section 8.020. Criteria

- 1. Variances to a requirement of this chapter with respect to lot area and dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other quantitative requirements may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, that all four expressly written findings are made:
 - a. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be inconsistent with the objectives of the Comprehensive Plan; and
 - b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone; and
 - c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
 - d. That the granting of the variance would support policies contained within the Comprehensive Plan.



Variances in accordance with this subsection should not ordinarily be granted if the special circumstances upon which the applicant relies are a result of the actions of the applicant or owner.

C. STAFF SUMMARY

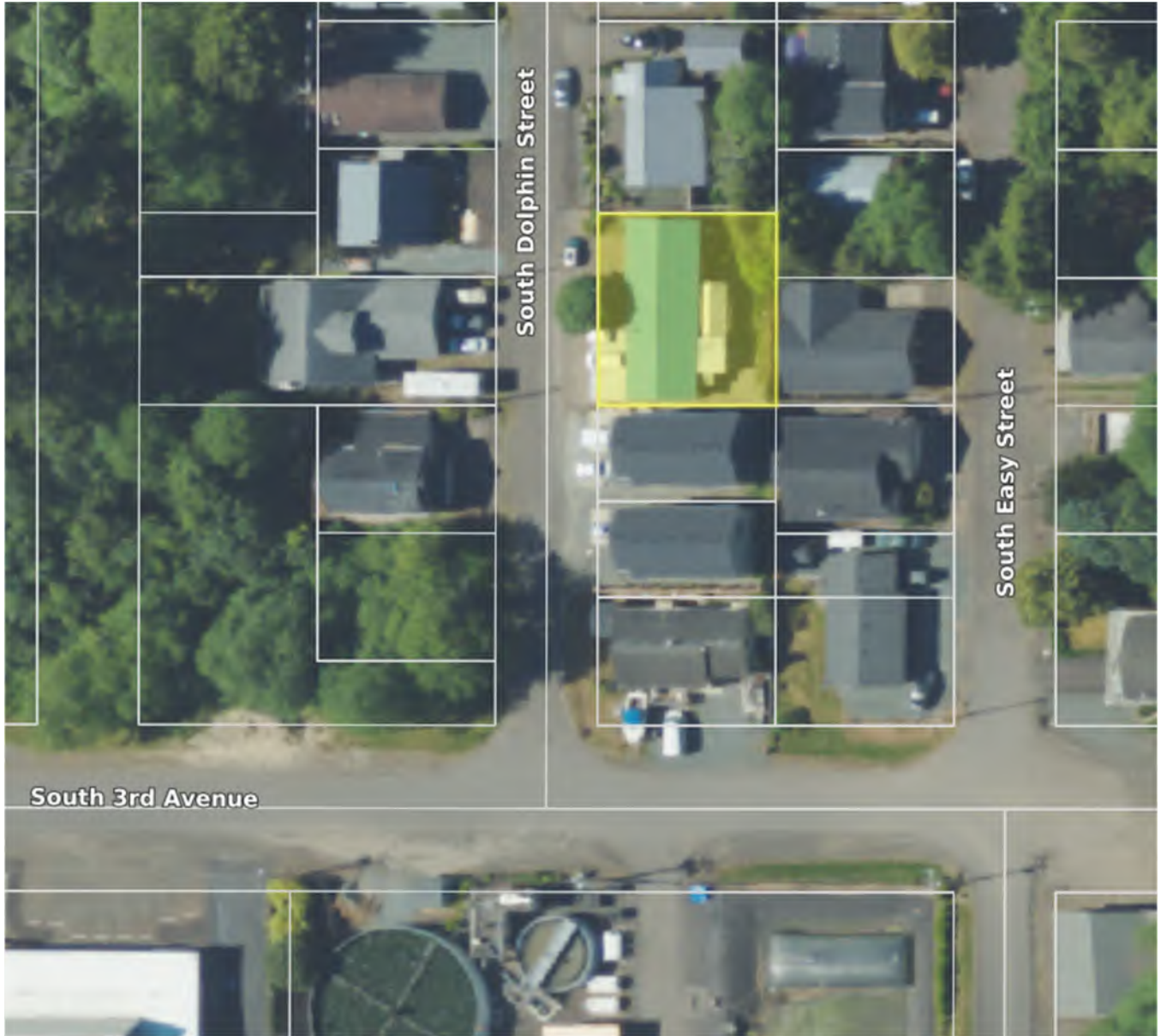
The applicant has addressed the criteria for a variance (see application).

D. CONCLUSION

If, after hearing the evidence at the hearing, the planning commission agrees that sufficient facts exist to grant the variance, they should direct staff to write findings based on the evidence to permit the variance. If they do not find that sufficient evidence exists to allow the variance, they should direct staff to write findings for denial of the variance.

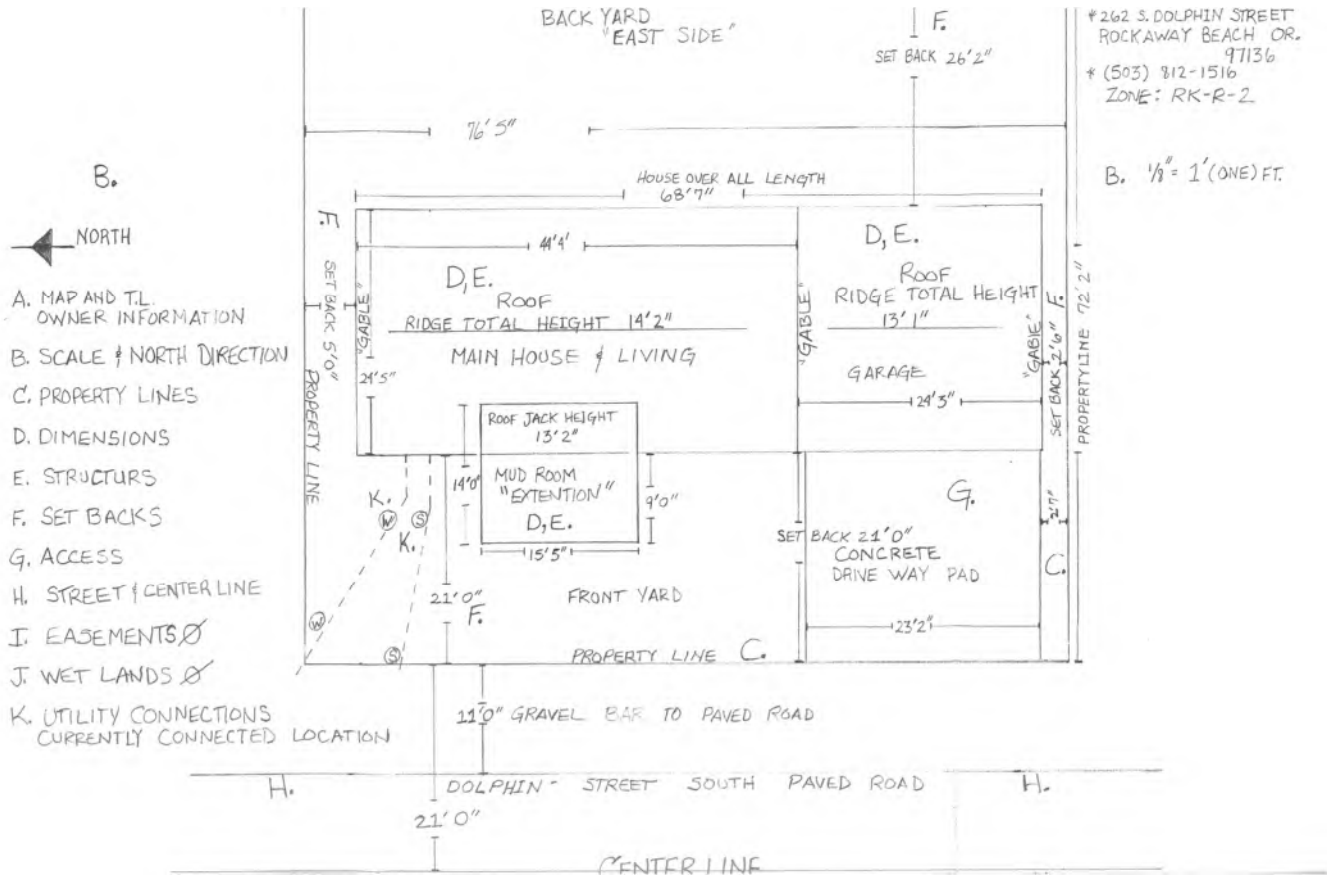


APPLICATION LOCATION:





SITE PLAN:





PROPERTY IMAGES:



City of Rockaway Beach, Oregon
276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 FAX (503) 374-0601
www.corb.us • cityplanner@corb.us



VARIANCE APPLICATION

(# 23-04)

Non-Refundable Fee \$880.00

Property Owner(s) Name: Geoff and Debra Grace

Full Mailing Address: PO Box [REDACTED], Rockaway Beach, OR 97136

Email: [REDACTED] Phone Number: [REDACTED]

Location Information:

Situs Address: 271 N. Palisade St., Rockaway Beach AND/OR Map/Tax Lot: 2N1032DB01702-5602

Zoning: RK-R-3

Description of Request: See Attached

Justification of variance request. Explain how the request meets each of the following criteria for granting a variance per Rockaway Beach Zoning Ordinance# 143, as amended, Article 8, Variances, Section 8.020, Criteria

1. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be consistent with the objectives of the Comprehensive Plan.

See Attached

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.

See Attached

3. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity.

See Attached

4. That the granting of the variance would support policies contained within the Comprehensive Plan.

[See Attached](#)

Note: Use extra sheets or documents, if necessary, for answering the above questions.

Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structure and dimensions of proposed development.

I hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with effective Ordinances and Resolutions of the City of Rockaway Beach and Statutes of Oregon, despite any errors on the part of the issuing authority in this application.

Property Owner Signature: _____ Date: [8/17/2023](#)

OFFICE USE ONLY

Fee \$ 880.00 Date Received: _____ Receipt # _____ By: _____

Notes: _____

Notice Published: _____ Public Hearing Date: _____

Variance ☐ Granted ☐ Denied Date of Order: _____ Final Date to Appeal: _____ t _____

Planning approved by: _____ Date of Order: _____

City of Rockaway Beach, Oregon
Rockaway Beach Planning Commission
276 S Highway 101
PO Box 5
Rockaway Beach, OR 97136

Grace Variance Application

Dear Members of the Rockaway Beach Planning Commission,

Description of Request: Request to change setbacks for fence and deck. Install a new fence (6 feet tall) and extend the current deck size to the retaining wall for single-family home.

We are writing to seek a fence and deck variance for our single-family home at 271 N Palisade St., Rockaway Beach.

Our property is located on a busy street, and we have concerns about privacy, safety, and security. We have three dogs who need a secure area to run and play, as well as safety and privacy for ourselves, family members, and friends.

The proposed fence and deck will be made of wood or composite material and will be painted to match the house. It will be 6 feet tall and will run along the back and sides of my property line. The fence or deck will not block any views or create any other problems for my neighbors or the community.

- 1. That a strict or liberal interpretation and enforcement of the specified requirement would result in practical difficulty of unnecessary hardship and would be consistent with the objectives of the Comprehensive Plan.**

Due to the location of Ocean Loop and the pre-existing stone wall, which was built prior to us buying the property, we would be unable to place a fence or deck in a location which would provide suitable yard space for our family and pets.

- 2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.**

Having two well used roadways both in front of and behind our property does not allow for privacy and/or security due to increased vehicle and foot traffic along both N Palisade St and Ocean Loop. Because of the location of Ocean Loop, we are unable to place a fence as one who did not have a road running adjacent to two sides of a property would normally be allowed to do. Two current properties both located between N Palisade St and Ocean Loop have fences placed within similar proximity of proposed fence.

- 3. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.**

There would be no detriment to public health, safety, or welfare due to the benign nature of construction of a simple fence and deck. In fact, it is our belief that due to the overall aesthetic look of a new fence and deck it would increase the overall beauty that our neighborhood already offers and would in fact bring our property to the aesthetic beauty of our neighbors.



4. That the granting of a variance would support policies contained within the Comprehensive Plan.

The variance does support the Comprehensive Plan. Due to the location of Ocean Loop which does not allow us the same opportunities to expand as others in the same situation and in fact creates increased hardship with decreased privacy and security. This is a growing neighborhood with increased traffic that places our friends, family, and pets in ever increasing danger. A fenced yard and deck would allow a safer environment for ourselves, our friends and family, and our dogs.

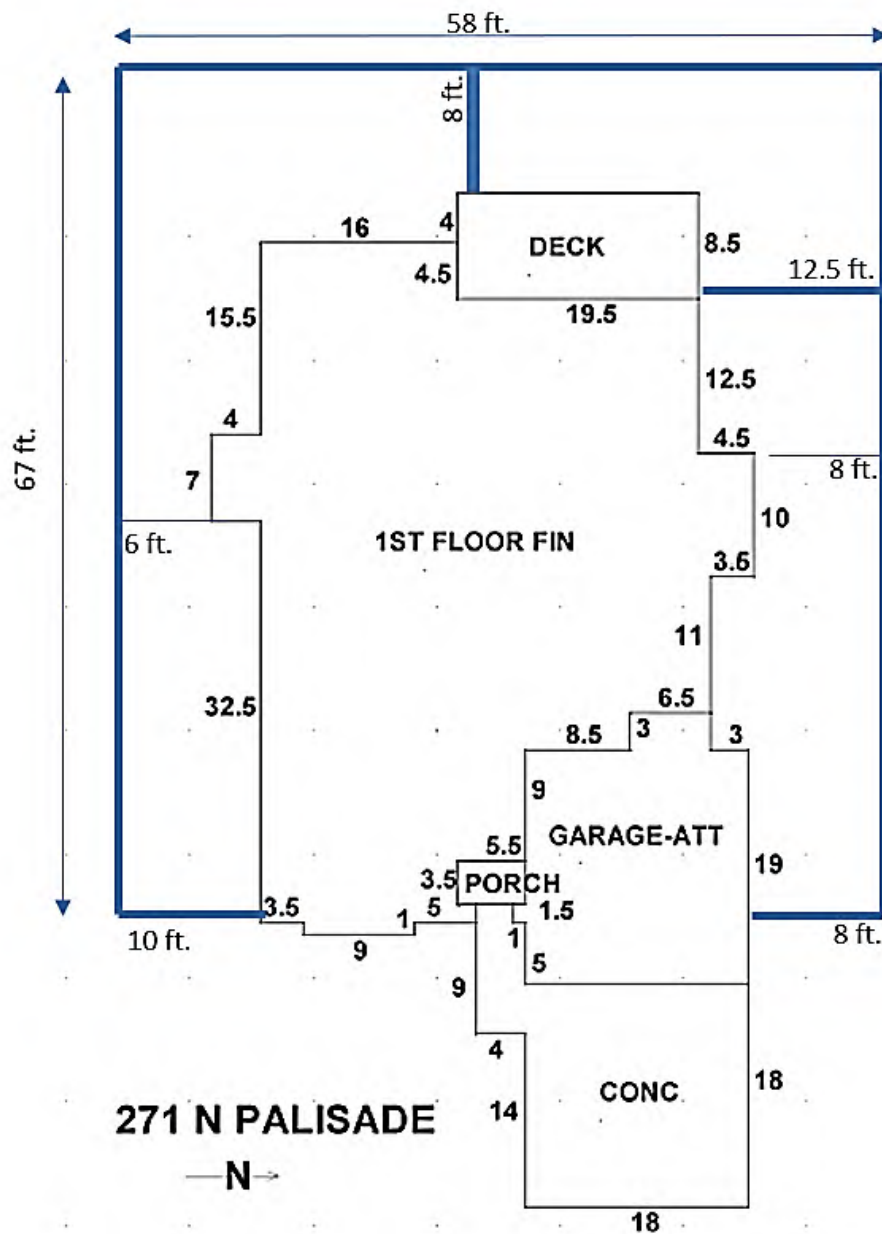
I appreciate your time and consideration in this matter.

Sincerely,

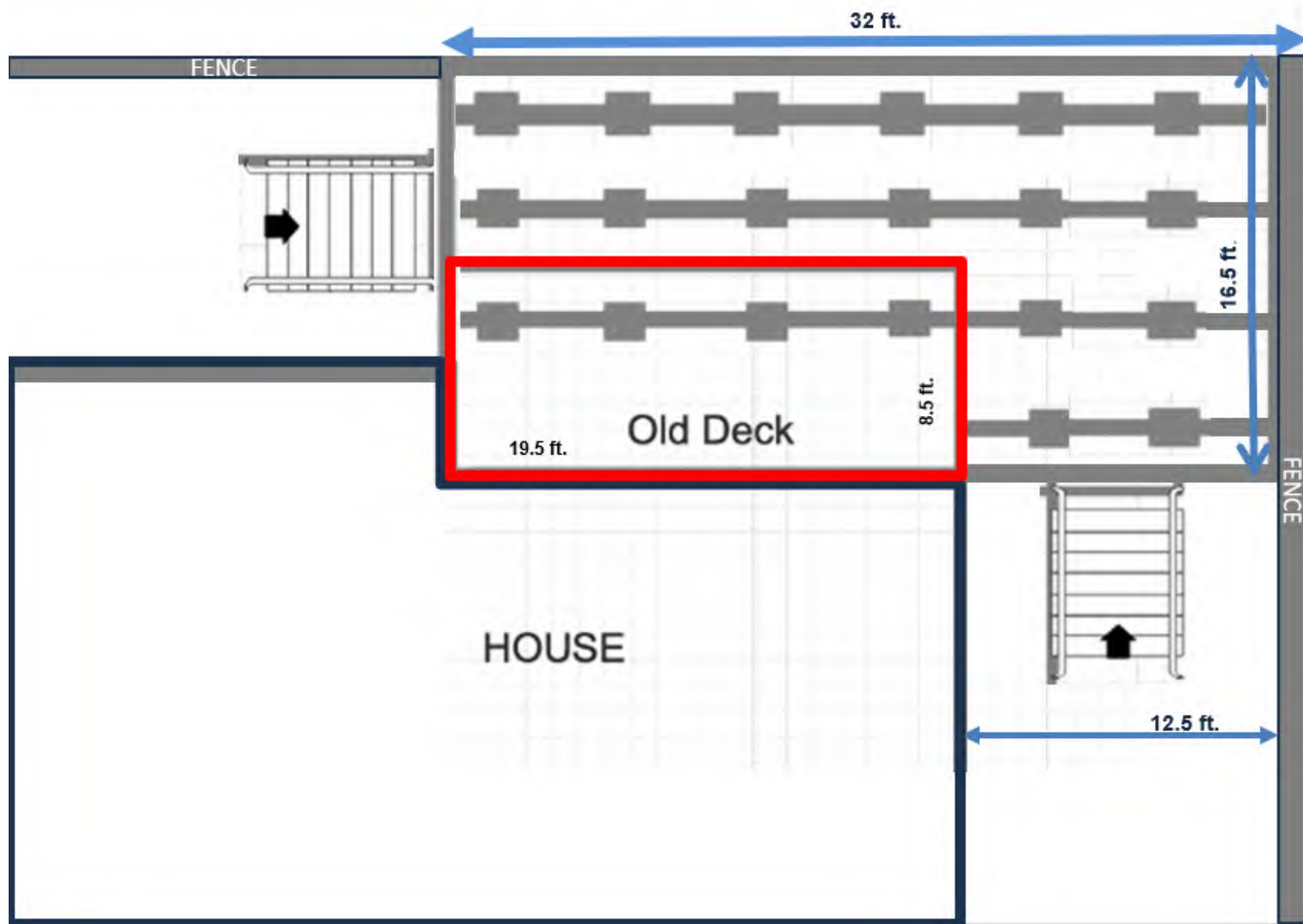
A large black rectangular redaction box covering the signature area.

Geoff & Debra Grace
271 N. Palisade St.
PO Box 
Rockaway Beach, OR 97136


BUILDING DIAGRAM AND OUTBUILDINGS

Appraiser
GBDate
5/22/2008

Bldg	Description	SqFt	Dimension
1	1ST FLOOR FIN	1720	
1	GARAGE-ATT	363	
1	PORCH	19	
1	CONC	364	
1	DECK	166	









N Palisade St

N Palisade St





**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

Case File #VAR-23-04
Date Filed: August 18, 2023
Hearing Date: September 21, 2023

APPLICANTS: Geoff Grace and Debra Grace

REQUEST: The applicants are requesting a variance for a reduction in the rear yard setback to expand the rear deck. The property is located in the R3 zone which has a 5-foot rear yard setback. The applicants are requesting the rear yard setback be reduced 0-feet.

A. REPORT OF FACTS

1. Property Location: The property is located at 271 N Palisade Street in Rockaway Beach and is further identified on Tillamook County Assessor's Map # 2N1032DB Lot #1702.
2. Lot Size: approximately 5,149 square feet
3. Zoning Designation: R3 (Low Density Residential Zoning).
4. Surrounding Land Use: The subject property is surrounded by existing single-family dwellings on the North, West and South sides and vacant, forest land to the East side.
5. Existing Structures: There is a one-story home on this property that was constructed in 2007.
6. Utilities: The following utilities serve the subject property:
 - a. Sewer: City of Rockaway Beach
 - b. Water: City of Rockaway Beach
 - c. Electricity: Tillamook P.U.D.
7. Development Constraints: None that will impact this request.

B. EVALUATION OF THE REQUEST

1. General Description of the Proposal: The applicants are requesting a variance for a reduction in the rear yard setback to expand their deck to the property line. This property is in the R3 zone, which has a 5-foot rear yard setback. The applicants seek to reduce the rear yard setback 5-feet, for a 0-foot rear yard setback.
2. Background: The subject property currently has a one-story home that is approximately 1,720 square-feet. This property is owner-occupied.
3. Agency Comments: None.
4. Ordinance Standards: The following ordinance standards apply to this request:

Rockaway Beach Zoning Ordinance

Article 3. Use Zones.

Section 3.090. Lower Density Residential Zone (R-3). In an R-3 zone the following regulations shall apply:

1. Uses Permitted Outright. In an R-3 zone, the following uses and their accessory uses are permitted outright:



- a. Single family dwellings, including modular housing and manufactured homes, duplexes and multifamily homes. Manufactured homes shall be subject to the standards of Section 4.091.
 - b. Home occupation (See Section 4.090)
 - c. Churches and community meeting buildings.
 - d. Manufactured dwelling or recreational vehicle used during construction of a permitted use for which a building permit has been issued, but not to exceed 6 months duration.
 - e. Manufactured dwelling placed in an approved manufactured dwelling park or subdivision.
 - f. Recreational vehicle placed in an approved recreational vehicle park.
 - g. Family day care center.
 - h. Residential home and residential facility.
 - i. Signs subject to Section 4.050.
2. Conditional Uses Permitted. In an R-3 zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6:
 - a. Public utility structure, such as a substation.
 - b. Government or municipal structure.
 - c. Hospital, sanitarium, nursing home, or rest home.
 - d. Limited commercial uses in Planned Unit Developments.
 - e. Recreational vehicle parks, manufactured dwelling parks, and manufactured dwelling subdivisions.
 - f. Parks and publicly owned recreation areas.
 - g. Bed and breakfast.
3. Standards. In an R-3 zone, the following standards shall apply:
 - a. Minimum lot size in an R-3 zone shall be 5,000 square feet where sanitary sewer service is available, or will be made available, except as provided in (h) below; otherwise, minimum lot size shall be 7,000 square feet.
 - b. Density limits for this area shall be 9 dwellings per acre, except as provided in (h) below.
 - c. Minimum lot width is 50 feet, except that for lots between 3,500 and 4,999 square feet, the minimum lot width shall be 35 feet.
 - d. Minimum lot depth is 70 feet, except for lots between 3,500 and 4,999 square feet, the minimum lot depth shall be 60 feet.
 - e. Minimum front yard setback shall be 10 feet from the street right-of-way.
 - f. Minimum setback on all other sides shall be 5 feet from the lot line.
 - g. The maximum building height shall be 20 feet on the oceanfront and 24 feet elsewhere, except east of Highway 101 it shall be 29 feet.
 - h. Where a proposed use is to be a Planned Unit Development involving residential structures, the Planning Commission may authorize an additional two dwelling units per acre if the development is properly designed. Aesthetic, geologic and environmental factors shall be taken into account. The Planning Commission may require an engineering, geologic, or structural analysis where it appears that steep slopes or wetlands are to be used for construction purposes rather than open space. The Planning Commission may attach any reasonable conditions it sees fit in the course of the Planned Unit Development process.
 - i. The requirements of Section 4.041, Shorelands Development Criteria, shall be met where uses are to be located within 50 feet of a lake within the Rockaway Beach Urban Growth Boundary.
 - j. A minimum of 30% of the lot will be maintained in natural vegetation or landscaping.



Article 8. Variances.

Section 8.010. Purpose

1. The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site, or the location of existing structures thereon; from geographic, topographic or other physical conditions on the site or in the immediate vicinity or from population densities, street location, or traffic conditions in the immediate vicinity.
2. The power to grant variances does not extend to use regulations. In other words, no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

Section 8.020. Criteria

1. Variances to a requirement of this chapter with respect to lot area and dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other quantitative requirements may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, that all four expressly written findings are made:
 - a. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be inconsistent with the objectives of the Comprehensive Plan; and
 - b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone; and
 - c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
 - d. That the granting of the variance would support policies contained within the Comprehensive Plan.Variances in accordance with this subsection should not ordinarily be granted if the special circumstances upon which the applicant relies are a result of the actions of the applicant or owner.

C. STAFF SUMMARY

The applicant has addressed the criteria for a variance (see application).

D. CONCLUSION

If, after hearing the evidence at the hearing, the planning commission agrees that sufficient facts exist to grant the variance, they should direct staff to write findings based on the evidence to permit the variance. If they do not find that sufficient evidence exists to allow the variance, they should direct staff to write findings for denial of the variance.

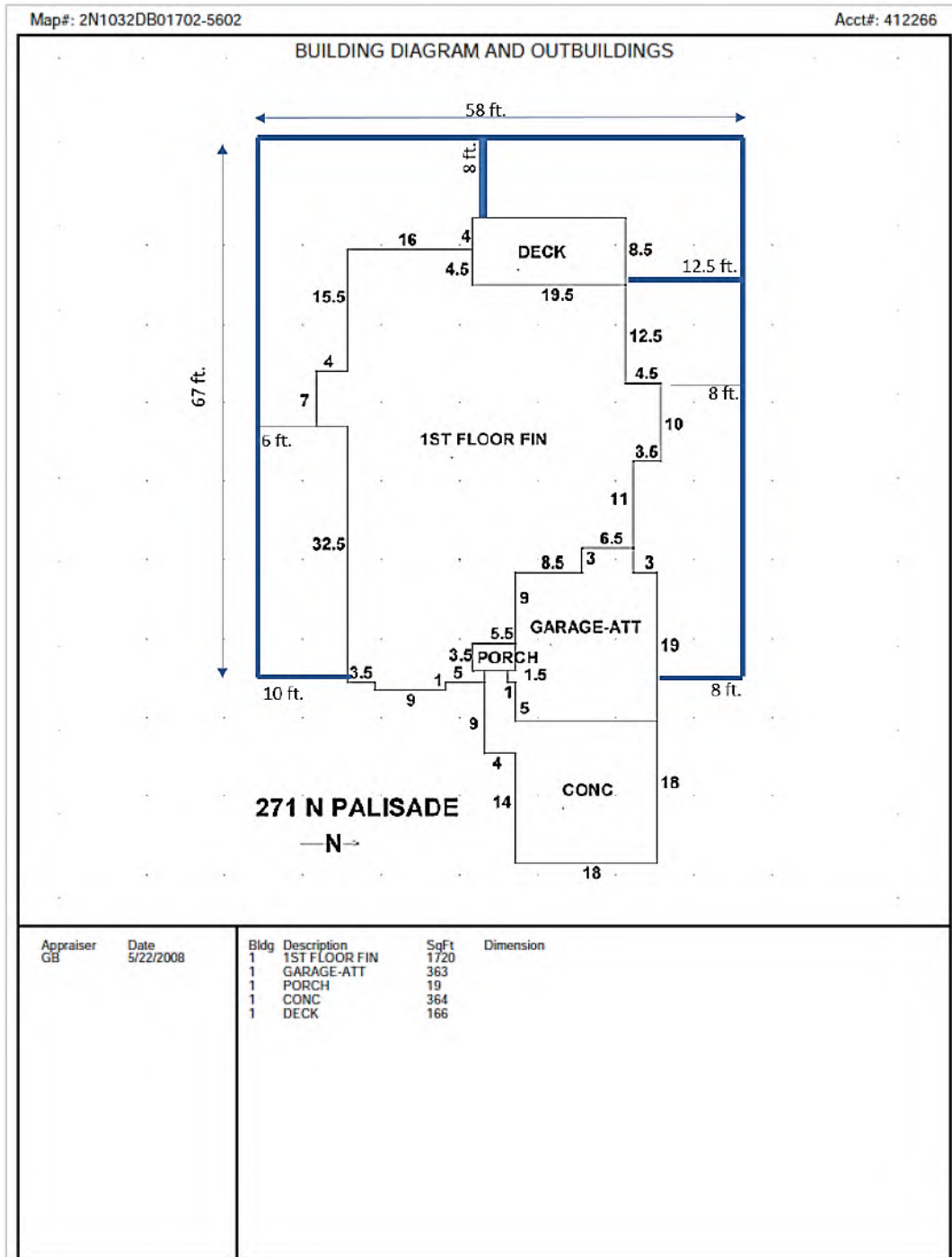


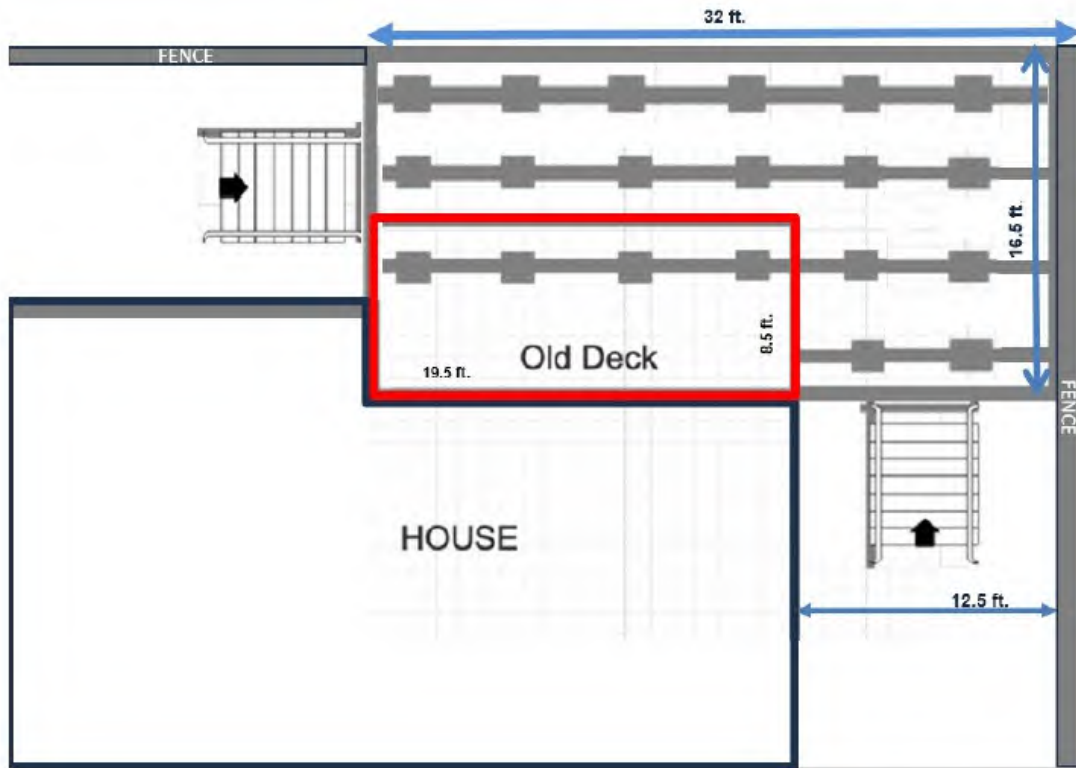
APPLICATION LOCATION:





SITE PLAN:







PROPERTY IMAGES:





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



CONDITIONAL USE APPLICATION

Applicant Name: Kevin and Caroline Pedigo
Mailing Address: [REDACTED], Portland, OR 97214
Email Address: [REDACTED]
Phone Number: [REDACTED]

Owner (If different than applicant): same as above
Mailing Address: _____
Email: _____
Phone Number: _____

Property Location: Account 418855
Map: 2N10CB Tax Lot: 2301 Block: 18 Lots: Lot 8 and Part of 9
Street Address: Not assigned yet.

Description of Proposal:

To install a 20ft x 8ft shipping container tiny home on the above referenced lot. This property is zoned commercial however all the properties on this street are houses. A commercial property would not fit in at all on this quiet residential street. This proposed tiny home is much more in keeping with the other homes on the street.

Justification of the conditional use request. Explain how the request meets each of the following criteria for granting a conditional use per Rockaway Beach Zoning Ordinance #143, as amended, Article 6, Conditional Uses, Section 6.020, Conditional Use Review Criteria.

1. The proposed use is consistent with the policies of the Comprehensive Plan.
This tiny home will come completely built and finished, minimizing disruption to the nearby residents. It is energy efficient and will compliment the other small homes on the street. It only sleeps 2 people so will not drastically increase traffic, and will have little environmental impact.

2. The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties. This standard is not applicable to multi-family dwellings. Manufactured dwelling subdivisions and manufactured dwelling parks.

This flat, empty lot will not require ~~the~~ much development for the tiny home to be positioned on it. It is already manufactured and finished so there will not be noise from construction. It is one storey so in keeping with many of the other small homes on the street.

3. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated.

This building has one bed so will only accommodate two people maximum. There is ample parking off road for two cars and I suspect there will most often only be one car.

4. Public facilities and services are adequate to accommodate the proposed use.

Yes. There is a sewer pipe on the street to other homes so a connection should not be difficult. Same with water and electricity.

5. The sites physical characteristics in terms of topography and soils is appropriate for the intended use.

This is a flat lot with direct access to U. Beacon Street, ample parking and has long been fenced between the neighbors' property. There is no structure currently, just an empty lot.

6. The site has adequate area to accommodate the proposed use. The site layout has been designed to provide appropriate access points, on site drives, parking areas, loading areas, storage facilities, setbacks, buffers, utilities or other facilities that are required by City ordinances or desired by the applicant.

Note: Use extra sheets, if necessary, for answering the above questions.

Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structure(s) and dimensions of proposed development.

Applicant Signature: _____

Date: _____

6/21/23

Property Owner Signature: _____

Date: _____

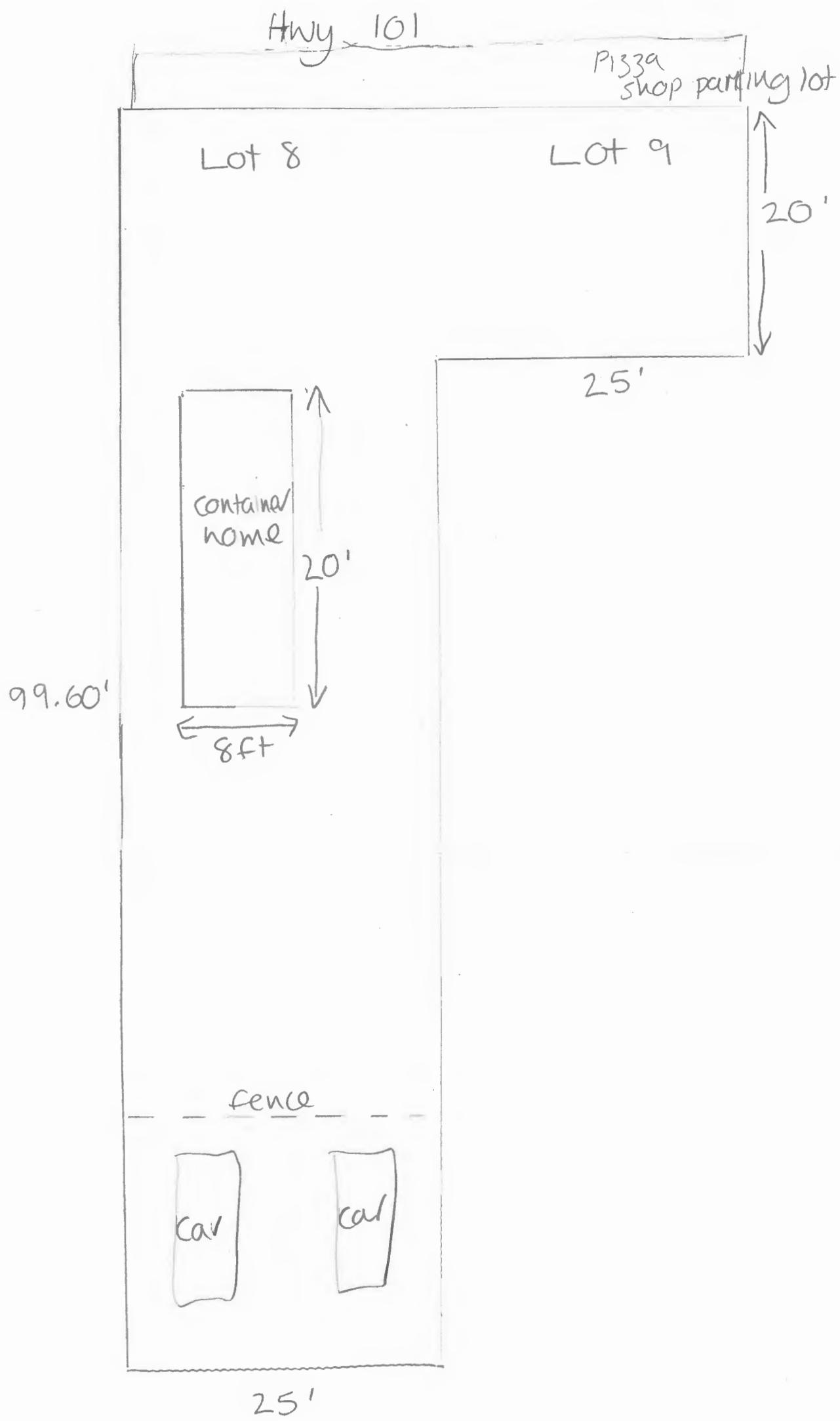
6/21/23

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

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

Non-refundable fee (Any additional expenses will be billed accordingly.)

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



N. Beacon Street



MODERN DWELLINGS

DESIGNER:
MODERN DWELLINGS
ERICK HAGLUND
TEL: 503-860-6664
EMAIL: erick@moderndwellingsing.com

PROJECT DESCRIPTION:

These documents represent the design master plans for a 160 sq ft single family dwelling.

The project consists of the following: Conversion of an existing 20' x 8' shipping container into a 160 sq ft single family dwelling per the design criteria listed below.

DESIGN CRITERIA:

Dwelling Square Footage: 20' x 8' = 160 Sq Ft.

Deck Square Footage: 160 Sq Ft.

Container Tare Weight: 5,000 LB

Roof Live Load: 40 PSF

Floor Live Load: 40 PSF

Wind Load: 40 PSF (120 MPH)

Building Height / Number of Stories: +0' / 1 Story +3'-6" High Deck Rail (optional)

Fire Alarms: Smoke & Carbon Monoxide Alarms Included

Fire Sprinklers: None

Code Edition: State of Oregon Residential Specialty Code (ORSC) 2021 Edition
Based on the 2021 International Residential Code

INSULATION VALUES:

These values were provided by RAY-CORE specification data. <http://www.raycore.com>

R-VALUES AT 75°F	R-Value/ Inch	R-Value 2x4 (3.5")	R-Value 2x6 (5.5")	R-Value 2x8 (7.25")
RAY-CORE Polyurethane Foam with Foil Radiant Vapor Barrier 0.02 perm (gainsch: ft ² in Hg)	7.0	24.5	38.5	50.7
Icyne Spray Foam	5.8	20.3	31.9	42.0
Extruded Polystyrene (EPS)	5.0	17.5	27.5	36.2
Expanded Polystyrene (XPS)	4.0	14	22	29
Fiberglass Batts	3.2	11.2	17.6	23.2
Cellulose	3.5	12.25	19.2	25.3
Wet-Spray Cellulose	3.4	11.9	18.7	24.65
Blown-in Fiberglass	2.4	8.4	13.2	17.4

SHEET / DRAWING LIST:

T-1 TITLE SHEET & PROJECT INFO
A-0 EXISTING SHIPPING CONTAINER
A-1 DEMOLITION & WELDING PLANS
A-2 ARCHITECTURAL FLOOR PLANS
A-3 ROOF DECK & STAIR PLANS
A-4 INTERIOR ELEVATIONS
S-1 STRUCTURAL PLANS & DETAILS
E-1 ELECTRICAL PLANS & DETAILS
MECHANICAL PLANS & DETAILS

MODERN DWELLINGS INC - TRUE STUDIO
20'-0" x 8'-0" x 8'-6" DWELLING UNIT

TITLE SHEET
PROJECT INFO

T-1



MODERN DWELLINGS

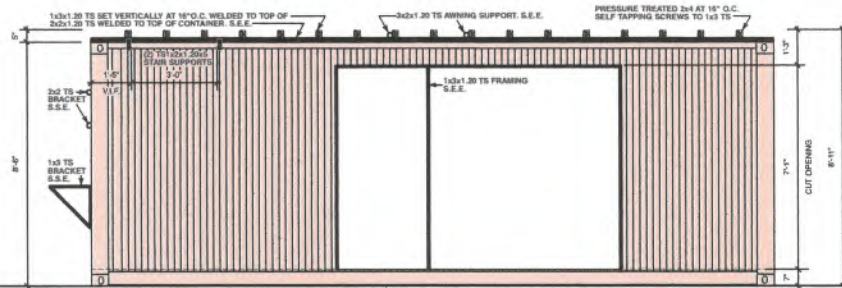
CHARLES SHOLTEN DESIGNS
P.O. BOX 482
LEWISVILLE, OH 44044
TEL: 541-399-0044
EMAIL: csholten@gmail.com

MODERN DWELLINGS INC - MODEL ONE
23'-10" x 8'-0" x 8'-6" DWELLING UNIT

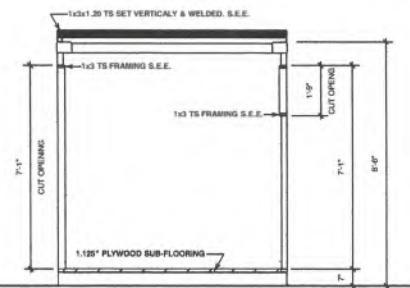
24' SHIPPING
CONTAINER
CUTOUT
DIMENSIONS &
WELDING NOTES

DATE: MARCH 28, 2017
SCALE: 1/2"=1'-0"
DRAWN BY: CLS

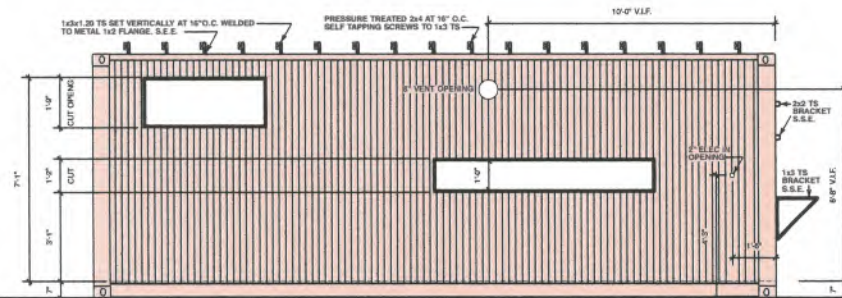
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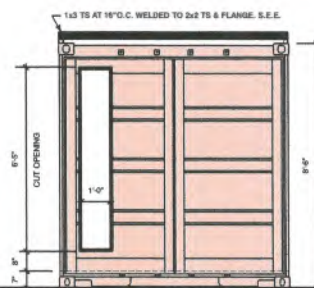
EXTERIOR SIDE VIEW - FRONT
SCALE 1/2"=1'-0"



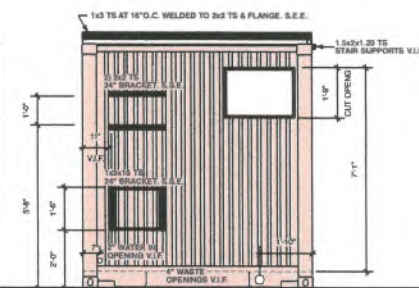
SECTION B
SCALE 1/2"=1'-0"



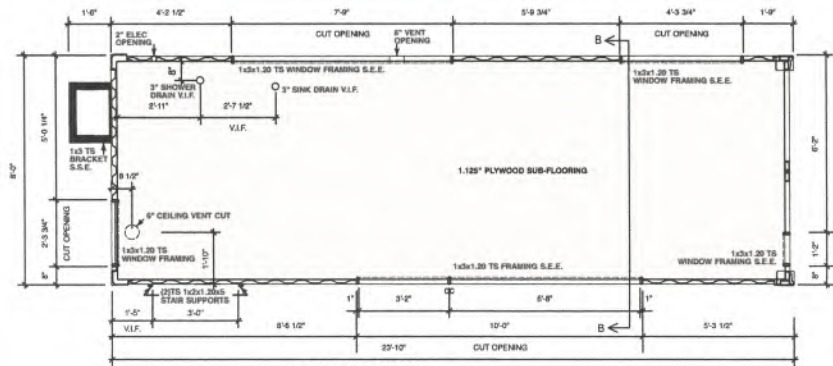
EXTERIOR SIDE VIEW - BACK
SCALE 1/2"=1'-0"



EXTERIOR END VIEW AT DOORS
SCALE 1/2"=1'-0"
REMOVE EXISTING END DOOR HARDWARE AND WELD
EXISTING END DOORS CLOSED WITH WATER TIGHT SEAMS
CLEAN EXTERIOR METAL AND FINISH WITH BLACK PAINT



EXTERIOR END VIEW (NO DOORS)
SCALE 1/2"=1'-0"

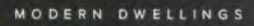
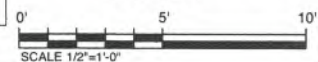
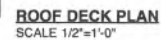
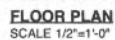
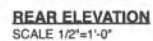
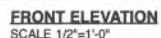


FLOOR PLAN
SCALE 1/2"=1'-0"

CUTOUT & WELDING NOTES

- NOTES & ABBREVIATIONS: VERIFY IN FIELD: V.I.F.
1. TUBE STEEL: TS. SEE STRUCTURAL ENGINEERING; S.E.E.
 2. REMOVE EXISTING END DOOR HARDWARE.
 3. WELD EXISTING END DOORS CLOSED WITH WATER TIGHT SEAMS.
 4. STEEL STAIR SUPPORT LOCATION.
 5. ROOF PLAN. SEE STRUCTURAL ENGINEERING.
 6. CLEAN EXTERIOR METAL AND FINISH WITH BLACK PAINT.





FLOOR PLAN NOTES

NOTES & ABBREVIATIONS:
1. INTERIOR FRAMING ONLY

1. INTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUD
2. INSTALL COLUMBIA RIVER WOOD SPOILING PANELS IN THE FIELD
3. INSTALL METAL STAIRS & DECK RAILING IN THE FIELD
4. ROUGH OPENING: R.O.
5. VERIFY IN FIELD: V.I.F.
6. MECHANICAL: MECH. WRAP HOT WATER PIPE WITH INSULATION. KEEP PIPE FROM FREEZING
7. SEE STRUCTURAL ENGINEERING: S.S.E.

DOORSCHEDULE

- 1 ENTRY & EGRESS DOOR, LoE, TEMPERED ARGON, CUSTOM WOOD: 3'x7'-0"
SMART DOOR LOCK: SHS-3320, DRIP FLASHING
- 2 SLIDING DOOR / BEDROOM EGRESS, LoE, TEMPERED ARGON,
CUSTOM WD: 6'-6"x7'-0", DRIP FLASHING
- 3 SLIDING BARN DOOR TO BATHROOM, SOLID WOOD, CUSTOM WOOD: 28"x7'-0"
ROB ROY STAINLESS STEEL HARDWARE, LOW PROFILE HANDLES EACH SIDE

WINDOW SCHEDULE

- 1 AWNING BEDROOM WINDOW, LoE, TEMPERED ARGON, 34 3/4"x18 3/4" R.O. V.I.F., SCREEN, BY SIERRA PACIFIC WINDOWS, C-WA-4818-1, SCREEN & ORIF FLASHING.
- 2 AWNING BATHROOM WINDOW, LoE, TEMPERED ARGON, 24 3/4"x18 3/4" R.O. V.I.F., SCREEN, BY SIERRA PACIFIC WINDOWS, C-WA-2418-1, SCREEN & ORIF FLASHING. WINDOW IS AT LEAST 3 SQ FT AND FULLY OPERABLE.
- 3 FIXED KITCHEN BACK SPLASH, LoE, TEMPERED ARGON, 7'-7 1/2" x1' R.O. V.I.F.
- 4 FIXED BEDROOM WINDOW, LoE, TEMPERED ARGON, 1'-0"x6 3/4" R.O. V.I.F.

CHARLES SHOLTEN DESIGNS
PO BOX 482

P.O. BOX 482
LYLE, WA 98535
TEL: 541-399-0044
EMAIL: csholten@gmail.com

**MODERN DWELLINGS INC. - MODEL ONE
23'-10" x 8'-0" x 8'-6" DWELLING UNIT**

**FLOOR PLAN
SECTION &
ELEVATIONS
WINDOW & DOOR
SCHEDULES**

DATE: MARCH 28, 2017

SCALE: 1/2"=1'-0"

DRAWN BY: CLS

A-2



MODERN DWELLINGS

FLOOR PLAN NOTES

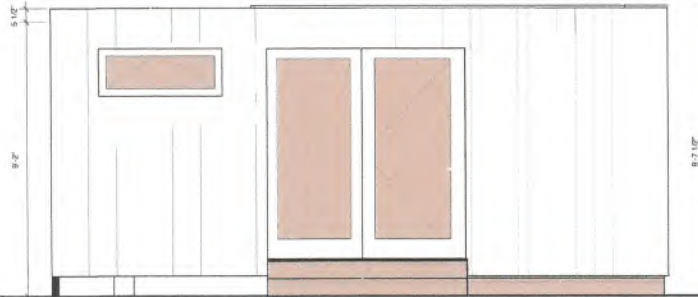
- NOTES & ABBREVIATIONS:
1. INTERIOR FRAMING DIMENSIONS ARE TO FACE OF STUD
2. ROUGH OPENING: R.O.
3. VERIFY IN FIELD: V.I.F.
4. MECHANICAL: MECH'L. WRAP HOT WATER PIPE WITH INSULATION
5. KEEP PIPE FROM FREEZING

DOOR SCHEDULE

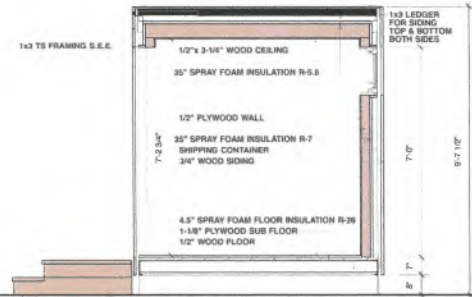
- ① ENTRY & EGRESS DOOR, L.I.E. TEMPERED ARGON, CUSTOM WOOD, 3'x7'-0"
② TEMPERED ARGON FIXED WINDOW 30" x 50"
③ SLIDING BARN DOOR TO BATHROOM, SOLID WOOD, CUSTOM WOOD, 28"x7'-0"
LOW PROFILE HANDLES EACH SIDE

WINDOW SCHEDULE

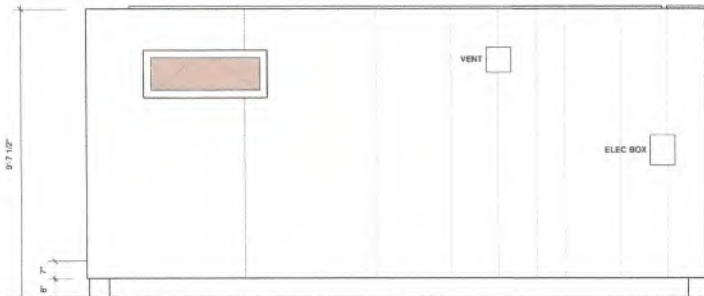
- ① OPERABLE BEDROOM WINDOW, L.I.E. TEMPERED ARGON, 12" x 40" R.O. V.I.F.
SCREEN BY SIERRA PACIFIC WINDOWS, C-WA-4815-1, SCREEN & DRIP FLASHING
② OPERABLE BATHROOM WINDOW, L.I.E. TEMPERED ARGON
③ FIXED BEDROOM WINDOW, L.I.E. TEMPERED ARGON, 12" x 40" R.O. V.I.F.
④ PORCH DOOR



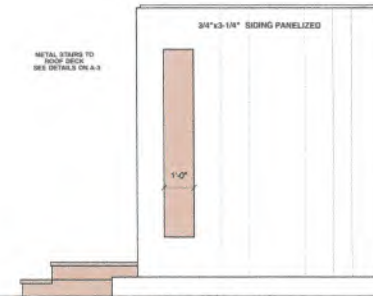
FRONT ELEVATION
SCALE 1/2"=1'-0"



SECTION B
SCALE 1/2"=1'-0"



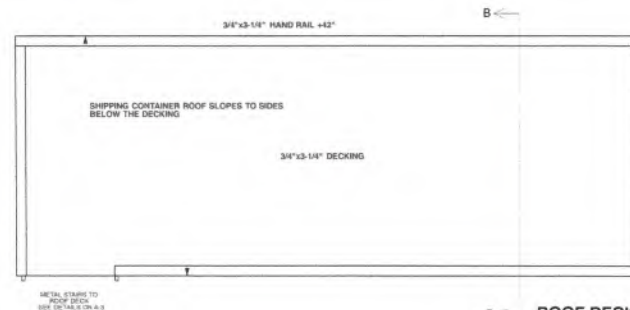
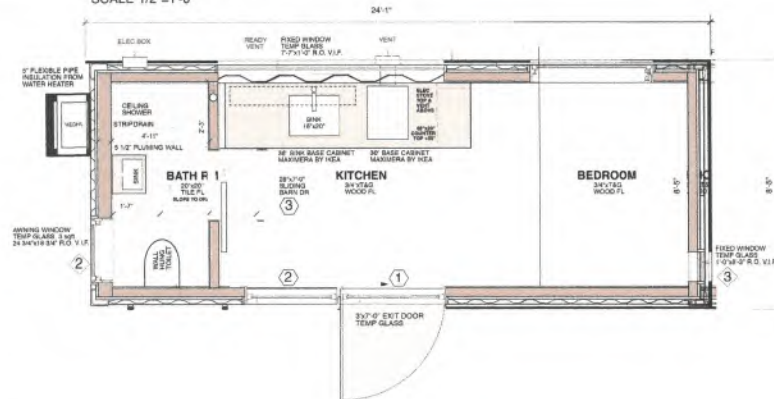
REAR ELEVATION
SCALE 1/2"=1'-0"



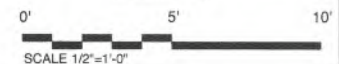
SIDE ELEVATION
SCALE 1/2"=1'-0"



MECH'L SIDE ELEVATION
SCALE 1/2"=1'-0"



ROOF DECK PLAN
SCALE 1/2"=1'-0"



MODERN DWELLINGS INC - TRUE STUDIO
20'-0" x 8'-0" x 8'-6" DWELLING UNIT

FLOOR PLAN
SECTION &
ELEVATIONS
WINDOW & DOOR
SCHEDULES

A-2



MODERN DWELLINGS

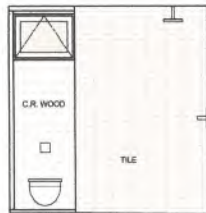
CHARLES SHOLTEN DESIGNS
1101 10TH AVE
LYLE, WA 98035
TEL: 541-399-0044
EMAIL: csholten@gmail.com

MODERN DWELLINGS INC - MODEL ONE
23'-10" x 8'-0" x 8'-6" DWELLING UNIT

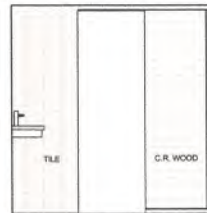
INTERIOR
ELEVATIONS

DATE: MARCH 28, 2017
SCALE: 1/2"=1'-0"
DRAWN BY: CLS

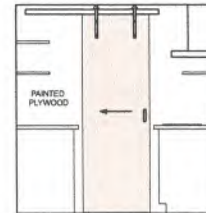
A-4



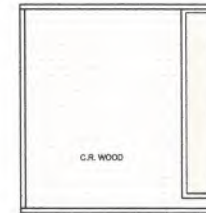
INTERIOR ELEVATION C
SCALE 1/2"=1'-0"



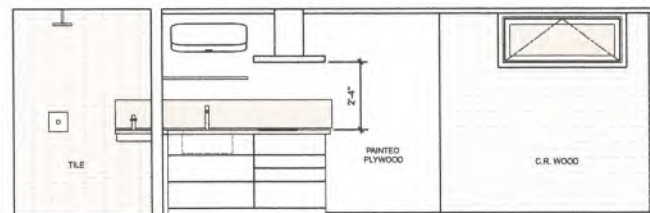
INTERIOR ELEVATION D
SCALE 1/2"=1'-0"



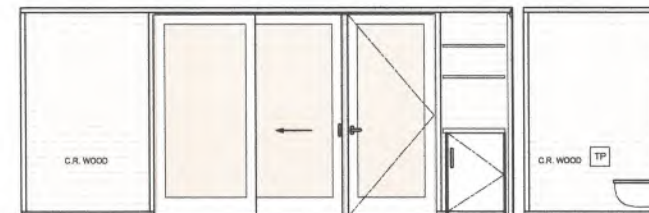
INTERIOR ELEVATION E
SCALE 1/2"=1'-0"



INTERIOR ELEVATION F
SCALE 1/2"=1'-0"



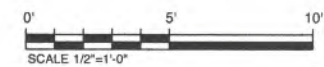
INTERIOR ELEVATION A
SCALE 1/2"=1'-0"

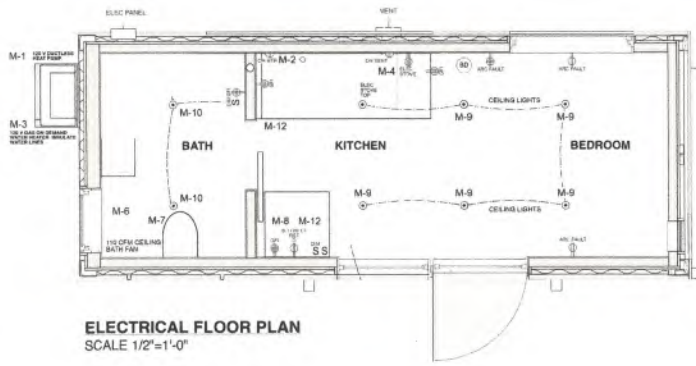


INTERIOR ELEVATION B
SCALE 1/2"=1'-0"

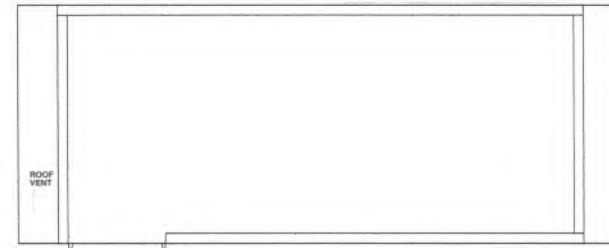
INTERIOR NOTES

- NOTES & ABBREVIATIONS:
1. HORIZONTAL WALL TILE IN BATHROOM
 2. PAINTED 5/8" PLYWOOD WALL BOARD
 3. COLUMBIA RIVERWOOD SIDING: C.R. WOOD
 4. COLUMBIA RIVERWOOD ON ALL CEILINGS
 5. SLOPE FLOOR IN SHOWER AREA TO STRIP DRAIN





ELECTRICAL FLOOR PLAN
SCALE 1/2"=1'-0"

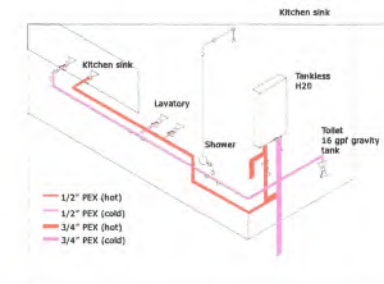


ELECTRICAL ROOF DECK PLAN
SCALE 1/2"=1'-0"

ELECTRICAL SYMBOLS

(All outlets and fixtures are new, U.O.R.) (All outlets in kitchen, bathroom, & outdoors to have GFCI Ground Fault Interrupter protection)

ITEM #	DESCRIPTION	LOCATION	NOTES	ITEM #	DESCRIPTION	LOCATION	NOTES
M-1	GROUNDING DUPLEX OUTLET ARC FAULT IN BEDROOM			M-1	EQUIPMENT TAG		
	GROUNDING QUAD OUTLET			M-2	IN FLOOR HEATER CONTROL		
	GFCI QUAD OUTLET			M-3	SMOKE DETECTOR		
M-4	BELOW COUNTER GROUNDING REFRIGERATOR OUTLET			M-4	RECESSED CEILING LIGHT		
M-5	BELOW COUNTER GROUNDING ELEC STOVE TOP OUTLET			M-5	RECESSED LIGHT w/ LENS		
M-6	OVER HEAD GROUNDING MINI-SPLIT HEATER				CONCEALED LIGHTING CONDUIT		
M-7	OVER HEAD GROUNDING STOVE TOP VENT & LIGHT						
M-8	SINGLE POLE SWITCH						
M-9	SINGLE POLE SWITCH WITH DIMMER CONTROL						



PLUMBING ISOMETRIC
NOT TO SCALE

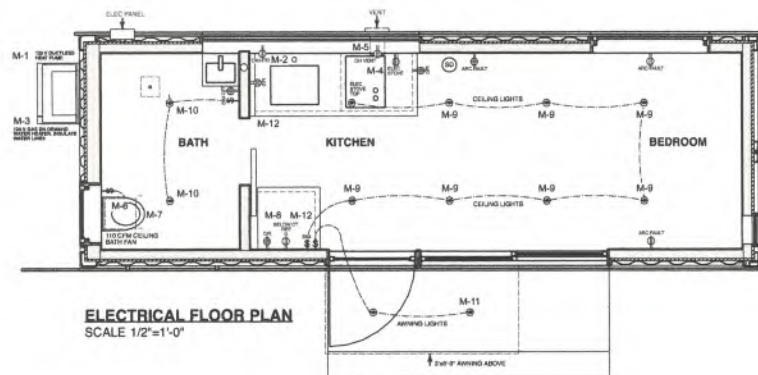
MECHANICAL EQUIPMENT & FIXTURE LIST

(All fixtures & equipment are new, U.O.R.) (All gas hot water heaters require venting)

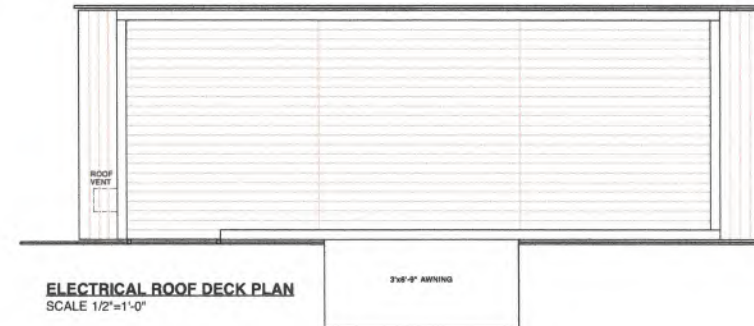
ITEM #	DESCRIPTION	LOCATION	NOTES	ITEM #	DESCRIPTION	LOCATION	NOTES
M-1	Klima Mini-Split Heat Pump	EXTERIOR	Condenser Unit	M-10	Recessed Ceiling Light Fixture	BATHROOM	R-420-WT/WT White 6" Line Voltage Recessed Light. Dimmer Switch Control. Shower Rated
M-2	Klima Mini-Split Heat Pump	KITCHEN	Indoor Model: KSIE009-H121-I. 115 Volt ~ 60 HZ, 1Ph. Remote	M-11	Recessed Ceiling Light Fixture	EXTERIOR	R-620-WT/WT White 6" Line Voltage Recessed Light. Dimmer Switch Control. Exterior Rated at Awning location
M-3	Instantaneous Water Heater (TAKAGI)	EXTERIOR	PROPANE GAS, 120 Volt ~ 60 HZ, Model No. AT-KJ-2-OSP	M-12	Switch & Dimmer - 60W	INTERIOR	White Color
M-4	Summit Induction Cooktop	KITCHEN	120 Volts ~ 60 HZ 1800W, Model No. SINC2B120				
M-5	AKDY Range Hood	KITCHEN	AKDY AG-ZH5C3A Euro Stainless Steel Wall Mount Range Hood, 30" 380 CFM, 3-Speed Touch Control LED Light, 120 x 60 x 16" dia. duct. Includes Gravity Damper				
M-6	Panasonic FV-1VQ5 Bath Fan	BATHROOM	White WhisperCloning 110 CFM 0.3 Sone Ceiling Mounted Energy Star Rated Bath Fan with 4" Duct Diameter, 120 x. Controlled by a thermostatic timer. Includes Gravity Damper				
M-7	DURAVIT WALL HUNG TOILET	BATHROOM	DURAVIT 222709 Starck 3 1.6 GPF Round Toilet. Dual flush. Vitreous China				
M-8	Haier Refrigerator	KITCHEN	Below Counter Model:				
M-9	Recessed Ceiling Light Fixture	KITCHEN/LIVING	R-620-WT/WT White 6" Line Voltage Recessed Light. Dimmer Switch Control				



MODERN DWELLINGS



ELECTRICAL FLOOR PLAN
SCALE 1/2"=1'-0"



ELECTRICAL ROOF DECK PLAN
SCALE 1/2"=1'-0"

ELECTRICAL SYMBOLS

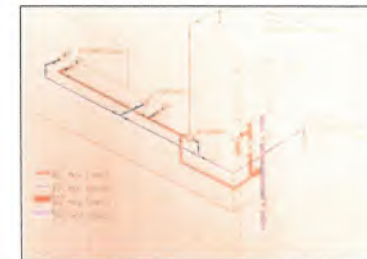
(All outlets and fixtures are new, U.S.A.) (All outlets in kitchen, bedroom, & bathroom to have GFCI Ground Fault Circuit Interrupter protection)

ITEM #	DESCRIPTION	LOCATION	NOTES	ITEM #	DESCRIPTION	LOCATION	NOTES
M-1	GROUNDING DUPLEX OUTLET AND FAULT IN BEDROOM			M-1	EQUIPMENT TAG		
	GROUNDING QUAD OUTLET				IN FLOOR HEATER CONTROL		
	GFCI QUAD OUTLET				SMOKE DETECTOR		
	BELOW COUNTER GROUNDING REFRIGERATOR OUTLET				RECESSED CEILING LIGHT		
	BELOW COUNTER GROUNDING SILENT STOVE TOP OUTLET				RECESSED LIGHT w/ LENS		
	OVER HEAD GROUNDING MINI-SPLIT HEATER				CONCEALED LIGHTING CONDUIT		
	OVER HEAD GROUNDING STOVE TOP VENT & LIGHT						
	SINGLE POLE SWITCH						
	SINGLE POLE SWITCH WITH DIMMER CONTROL						

MECHANICAL EQUIPMENT & FIXTURE LIST

(All fixtures & equipment are new, U.S.A.) (All fixtures per manufacturer's requirements)

ITEM #	DESCRIPTION	LOCATION	NOTES	ITEM #	DESCRIPTION	LOCATION	NOTES
M-1	Klimaire Mini-Split Heat Pump	EXTERIOR	Condenser Unit	M-10	Recessed Ceiling Light Fixture	BATHROOM	R-620-WT/WT White 6" Line Voltage Recessed Light, Dimmer Switch Control, Shower Rated.
M-2	Klimaire Mini-Split Heat Pump	KITCHEN	Indoor Model: K3HE009-H121-L, 115 Voltz ~ 60 HZ, 1Ph, Remote	M-11	Recessed Ceiling Light Fixture	EXTERIOR	R-620-WT/WT White 6" Line Voltage Recessed Light, Dimmer Switch Control, Exterior Rated at Awning location.
M-3	Instantaneous Water Heater TAKAGI	EXTERIOR	PROPANE GAS, 120 Voltz ~ 60 HZ, Model No. AT-KJ2-OSP	M-12	Switch & Dimmer - 60W	INTERIOR	White Color
M-4	Summit Induction Cooktop	KITCHEN	120 Volts ~ 60 HZ 1800W, Model No. SINC2B120.				
M-5	AKDY Range Hood	KITCHEN	AKDY AG-2H503A Euro Stainless Steel Wall Mount Range Hood, 30" 360 CFM, 3-Speed Touch Control, LED Light, 120 v 60 HZ, 6" dia duct, Includes Grease Damper.				
M-6	Panasonic FV-11VQ5 Bath Fan	BATHROOM	White WhisperCeiling 110 CFM 0.3 Sene Ceiling Mounted Energy Star Rated Bath Fan with 4" Duct Diameter, 120 v, Controlled by a de-humidistat timer. Includes Grease Damper.				
M-7	DURAVIT WALL HUNG TOILET	BATHROOM	DURAVIT 222709 Starck 3, 1.6 GPF Round Toilet, Dual flush, Vitreous China				
M-8	Water Refrigerator	KITCHEN	Below Counter Model:				
M-9	Recessed Ceiling Light Fixture	KITCHEN/LIVING	R-620-WT/WT White 6" Line Voltage Recessed Light, Dimmer Switch Control				



PLUMBING ISOMETRIC
NOT TO SCALE

CHARLES SHOLTEN DESIGNS
1102 E. 10th St.
Lubbock, TX 79403
TEL: 841-399-0044
EMAIL: csholten@gmail.com

MODERN DWELLINGS INC - MODEL ONE
23'-10" x 8'-0" x 8'-6" DWELLING UNIT

ELECTRICAL &
MECHANICAL PLANS
PLUMBING ISOMETRIC

DATE: MARCH 28, 2017

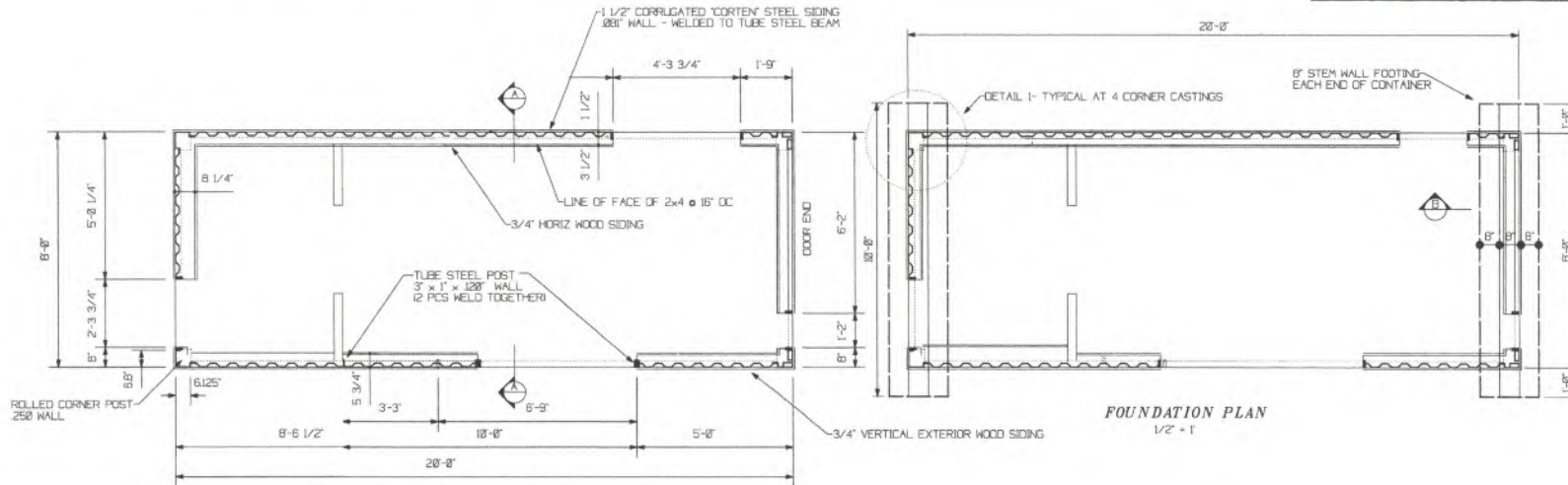
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DRAWN BY: CLS

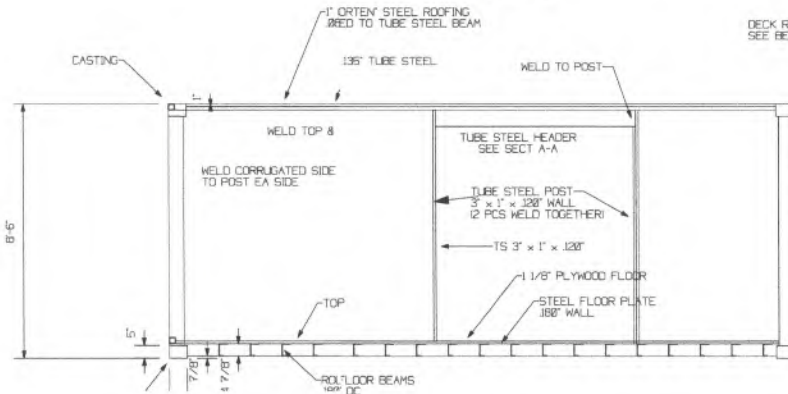
E-1



MODERN DWELLINGS

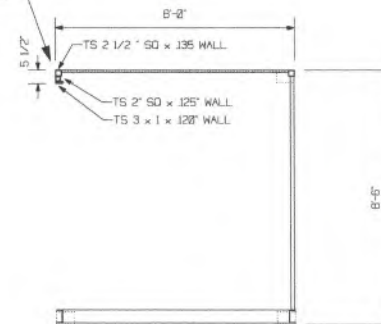


PLAN VIEW 1/2" = 1'
ARCHITECTURAL FOR INTERIOR DETAILS

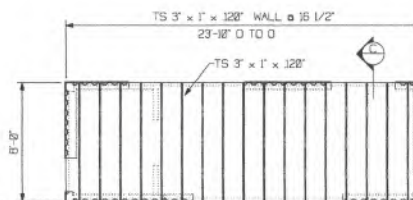


ELEVATION VIEW
1/2" = 1'

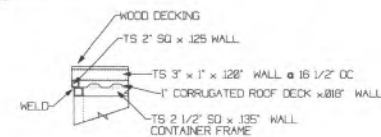
DECK ROOF FRAMING NOT SHOWN
SEE BELOW



SECTION A-A
1/2" = 1'



ROOF DECK FRAMING PLAN
1/4" = 1'



SECTION C
1/2" = 1'

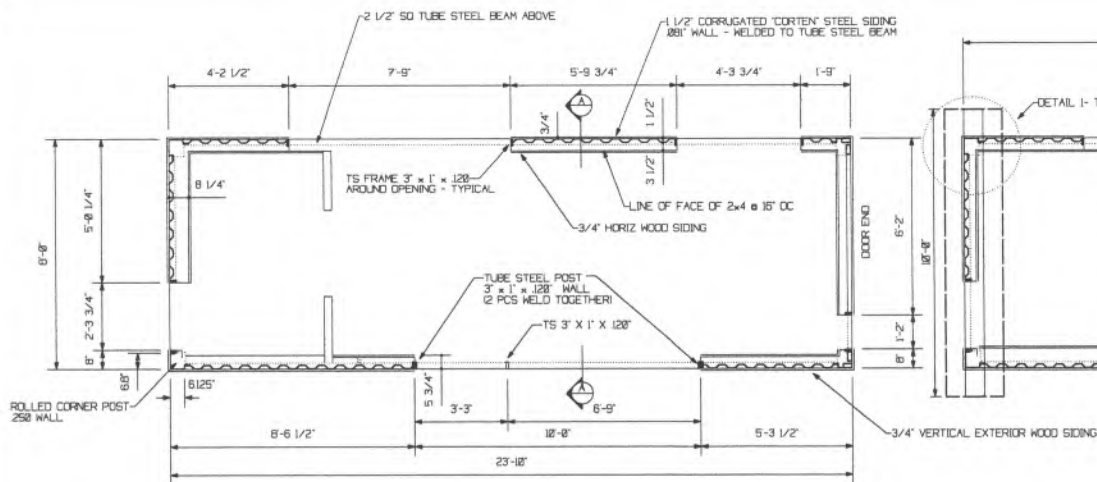
- NOTES:
- DESIGN LOADS
CONTAINER TARE WEIGHT = 5755 LB
ROOF LIVE LOAD = 40 PSF
FLOOR LIVE LOAD = 40 PSF
WIND LOAD EQUIVALENT PRESSURE = 40 PSF (120 MPH)
2. CONCRETE 28 DAY ULTIMATE COMPRESSIVE STRENGTH = 3000 PSI
3. REBAR TO CONFORM TO ASTM A615-GRADE 60
4. SEE ARCHITECTURAL FOR ADDITIONAL DETAILS
5. WELD STRESS 5-70 MIN 3/16" FILLET
6. WELD INSPECTION REQUIRED PER DSSC 1704.3 UNLESS DONE IN AN APPROVED SHOP.



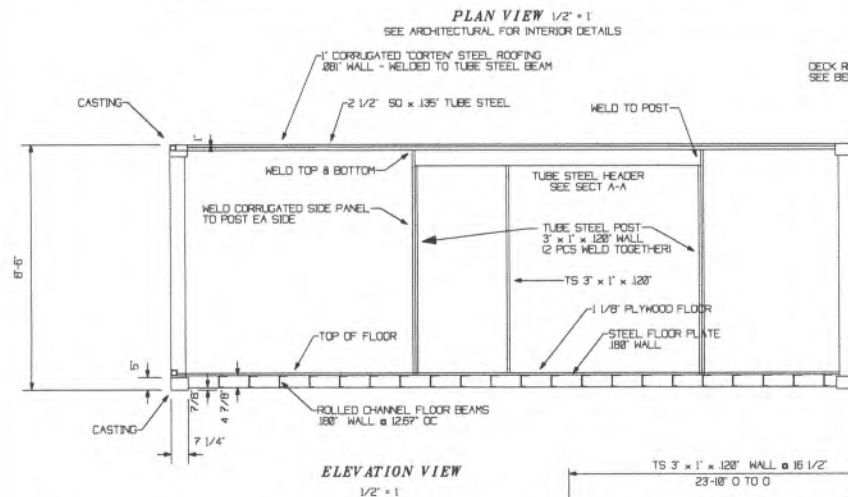
MODERN DWELLINGS INC - TRUE STUDIO
20'-0" x 8'-0" x 8'-6" DWELLING UNIT

FLOOR PLAN
SECTION &
ELEVATIONS
WINDOW & DOOR
SCHEDULES

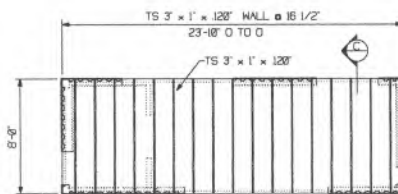
S-1



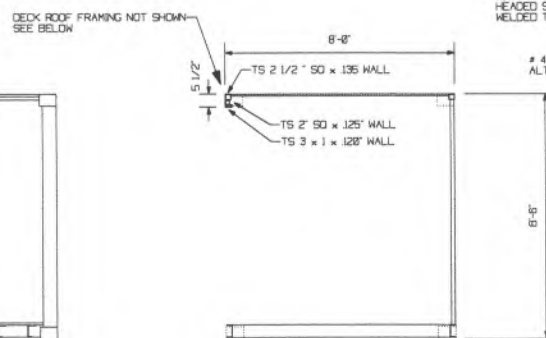
FOUNDATION PLAN
1/2" = 1'



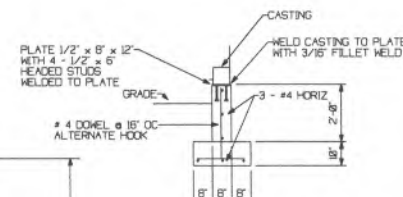
ELEVATION VIEW
1/2" = 1'



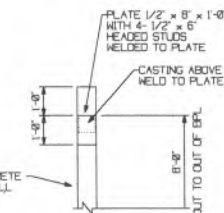
ROOF DECK FRAMING PLAN
1/4" = 1'



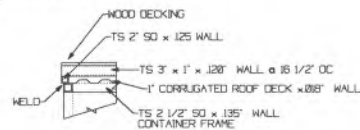
SECTION A-A
1/2" = 1'



SECTION B
1/2" = 1'



DETAIL 1
1/2" = 1'



SECTION C
1/2" = 1'

- NOTES:
1. DESIGN LOADS:
CONTAINER TARE WEIGHT = 5755 LB
ROOF LIVE LOAD = 40 PSF
FLOOR LIVE LOAD = 40 PSF
WIND LOAD EQUIVALENT PRESSURE = 40 PSF (120 MPH)
2. CONCRETE 28 DAY ULTIMATE COMPRESSIVE STRENGTH = 3000 PSI
3. REBAR TO CONFORM TO ASTM A631-GRACE (B)
4. SEE ARCHITECTURAL FOR ADDITIONAL DETAILS
5. WELD STRESS E-70L MIN 3/16" FILLET
WELD INSPECTION REQUIRED PER 555C (7043) UNLESS DONE IN AN APPROVED SHOP.



REVISIONS BY:	
12-11-16 ADDED WELD SIZE	
STRESS & INSPEC NOTE	
3-13-17 REVISED	

CREATIVE DESIGN & ENGINEERING
1417 FIRCREST WAY
WALDPOR, OREGON 97394

PHONE / FAX
541-563-5515

MODERN DWELLINGS, INC.
23'-10" X 8'-0 X 8'-6 UNIT
MODEL ONE DETAILS / FOUNDATION PLAN

DATE 8-13-16
SCALE: NOTED
DRAWN DPL
JOB
SHEET S-1
OF SHEETS



**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

Case File #CU-23-01
Date Filed: June 28, 2023
Hearing Date: September 21, 2023

APPLICANTS: Kevin Pedigo and Caroline Pedigo

REQUEST: The applicants are requesting a conditional use approval for construction of a new single family dwelling unit on unimproved real property on North Beacon Street, between North 3rd Ave. and North 4th Ave. The property is located in the C-1 commercial zone, which allows single family dwellings as a conditional use.

A. REPORT OF FACTS

1. Property Location: The property is identified on Tillamook County Assessor's Map # 2N1032CB Lot #2301.
2. Lot Size: approximately 2,922 square feet
3. Zoning Designation: C-1 (Commercial Zoning).
4. Surrounding Land Use: The subject property is surrounded by existing single-family dwellings on the North, East and South sides and the parking lot of Upper Crust Pizza to West side.
5. Existing Structures: None.
6. Development Constraints: None that will impact this request.

B. EVALUATION OF THE REQUEST

1. General Description of the Proposal: The applicants have requested to construct a new single family dwelling unit on an existing vacant lot that is zoned commercial (C-1). The proposed site plan illustrates a building footprint, which will allow for ample onsite parking.
2. Background: Single family dwelling units are allowed upon conditional approval in the C-1 zone. There are examples of other single family dwelling units within a three block radius, which are also located in the C-1 zone.
3. Agency Comments: None.
4. Ordinance Standards: The following ordinance standards apply to this request:

Rockaway Beach Zoning Ordinance

Article 3. Use Zones.

Section 3.050. Commercial Zone (C-1).

1. Uses Permitted Outright: In a C-1 zone, the following uses and their accessory uses are permitted outright:
 - a. Retail activities.
 - b. Services such as banks, barber and beauty shops, small repair shops, printing shops, laundries.
 - c. Eating and drinking establishments.
 - d. Amusement activities.



- e. Business and professional offices.
 - f. Motels, hotels, and bed and breakfast.
 - g. Churches or community meeting halls.
 - h. Hospital, sanitarium, nursing home or rest home.
 - i. Arts or craft studios.
 - j. Public utility structure such as a substation.
 - k. Parks and publicly owned recreation areas.
 - l. Government or municipal structure.
 - m. Home occupation (See Section 4.090).
 - n. Private recreation uses such as tennis courts, and swimming pools or racquetball facility, when not in conjunction with another permitted use.
 - o. Family day care center and day care center.
 - p. Residential home.
 - q. Residential facility.
 - r. Signs in accordance with Section 4.050.
 - s. Mobile Food Unit.
 - t. A manufactured dwelling or recreational vehicle used during the construction of a permitted use for which a building permit has been issued, but not to exceed 6 months duration.
 - u. Structural shoreline stabilization.
 - v. Residential Use, limited to the second story or above, and no more than 50% of the ground floor, on the condition that a commercial use be located on at least 50% of the area of the ground floor
2. Conditional Uses Permitted. In a C-1 zone, the following conditional uses and accessory uses are permitted:
- a. Service stations, car lots, lumber yards, mobile home dealerships, public or private parking facilities, boat dealers, farm equipment dealers, or similar uses which require large land areas. These uses are intended to be outside of the immediate downtown area (between N. 4th to S. 3rd, the oceanfront and Beacon Street) and located on U.S. Highway 101. The Planning Commission or City Council shall consider this when issuing conditional use permits.
 - b. Cabinet or wood working shops, plumbing, heating, electrical, paint or other contractor storage, retail or sale shops.
 - c. Second hand sales with all merchandise enclosed within a structure.
 - d. Wholesale warehouse or storage establishments.
 - e. Tire retreading, welding or machine shops.
 - f. Single family dwellings including modular housing and manufactured homes, duplexes and multiple family dwellings. Manufactured homes shall be subject to the standards of Section 4.091.
3. Standards. In a C-1 zone, the following standards shall apply:
- a. Building setbacks shall be governed by fire protection standards administered by the Building Official.
 - b. Maximum building height shall be 45 feet, except that on the oceanfront from North Third Avenue to North Sixth Avenue the maximum building height shall be 20 feet.
 - c. Where a 45 foot building height is permitted, the first story shall be a minimum of 12 feet in height as measured from grade and shall be designed to accommodate future potential commercial use.
 - d. Multiple story buildings shall use architectural design features to differentiate the first story and the first story shall be designed to accommodate future potential commercial use.
 - e. The height above grade of an overhang or awning shall be a minimum of 10 feet above the sidewalk grade and 12 feet above the street grade where no sidewalk exists.



- f. For commercial uses, permanent landscaping consisting of native vegetation is encouraged. Hardscape features such as benches, walkways, and outdoor seating areas shall be compliant with the American with Disabilities Act Accessibility Guidelines.
- g. Where a commercial use abuts a residential zone, the commercial use shall provide a sight-obscuring fence or hedge of at least 5 feet in height. Floodlights shall be shielded so as not to cast glare on an adjacent residential use.
- h. Storage of merchandise, waste disposal equipment, or similar material shall be screened from view.
- i. Automobile service stations shall have a minimum lot size of 10,000 square feet, with a minimum width of 100 feet.
- j. Commercial uses shall have permanent facilities, such as an office, which are connected to City services including water and sewer.

Article 6. Conditional Uses.

Section 6.010. Authorization to Grant or Deny Conditional Uses.

Conditional uses listed in this ordinance may be permitted, enlarged, or otherwise altered upon authorization by the Planning Commission in accordance with the standards and procedures set forth in Section 6.010 through Section 6.030. In the case of a use existing prior to the effective date of this ordinance and classified in this ordinance as a conditional use, any change in use or lot area or an alteration of structure shall conform with the requirements dealing with conditional uses.

Section 6.020. Conditional Use Review Criteria.

Before a conditional use is approved, findings will be made that the use will comply with the following:

- 1. The proposed use is consistent with the policies of the Comprehensive Plan;
- 2. The location, size, design and operating characteristics of the proposed use are such that the development will have a minimum impact on surrounding properties. This standard is not applicable to multi-family dwellings, manufactured dwelling subdivisions and manufactured dwelling parks;
- 3. The use will not generate excessive traffic when compared to the traffic generated by uses permitted outright and adjacent streets have the capacity to accommodate the traffic generated;
- 4. Public facilities and services are adequate to accommodate the proposed use;
- 5. The site's physical characteristics in terms of topography and soils is appropriate for the intended use; and
- 6. The site has adequate area to accommodate the proposed use. The site layout has been designed to provide appropriate access points, on site drives, parking areas, loading areas, storage facilities, setbacks, buffers, utilities, or other facilities which are required by City ordinances or desired by the applicant.



C. STAFF SUMMARY

The applicant has addressed the criteria for a conditional use (see application).

D. CONCLUSION

If, after hearing the evidence at the hearing, the planning commission agrees that sufficient facts exist to grant the conditional use, they should direct staff to write findings based on the evidence to permit the conditional use. If they do not find that sufficient evidence exists to allow the conditional use, they should direct staff to write findings for denial of the conditional use.

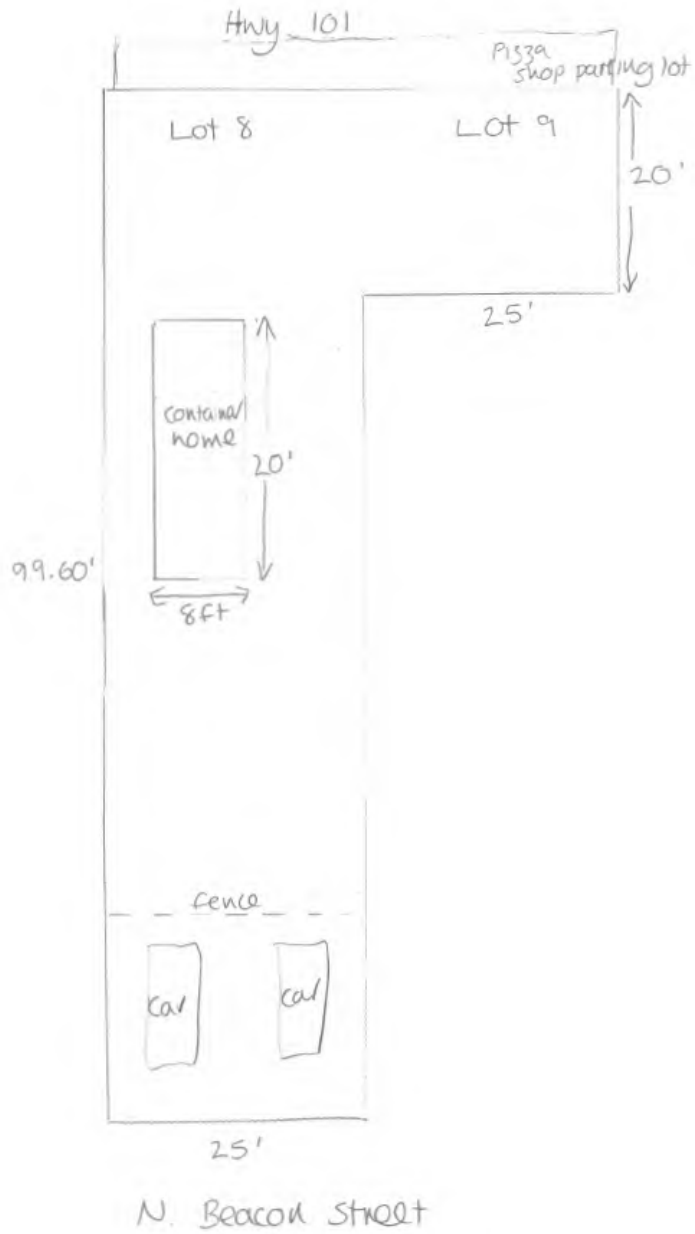


APPLICATION LOCATION:





SITE PLAN:



for hearing Sept 21st at 4:30 p.m.

CU#23-01

Sept 6, 2023

Our place at 335 N. Beacon St.
has been in the family since 1961.
My brother Luther and I have
no problem with Kevin and Caroline
putting a small container home on
their property

Thank You

Peta A Wilson





KEY

GREEN











Buell Recreation

7327 Barnes Road #601 | Portland, OR 97725 | 503-922-1650

Proposal 907-172351-2 | 9/7/2023

OUR MISSION IS TO BRING
PLAY THAT MOVES YOU®
TO COMMUNITIES AROUND
THE WORLD

DESIGN SUMMARY

Buell Recreation is very pleased to present this Proposal for consideration for the Rockaway Beach Park located in Rockaway Beach. BCI Burke Company, LLC has been providing recreational playground equipment for over 100 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of Rockaway Beach. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

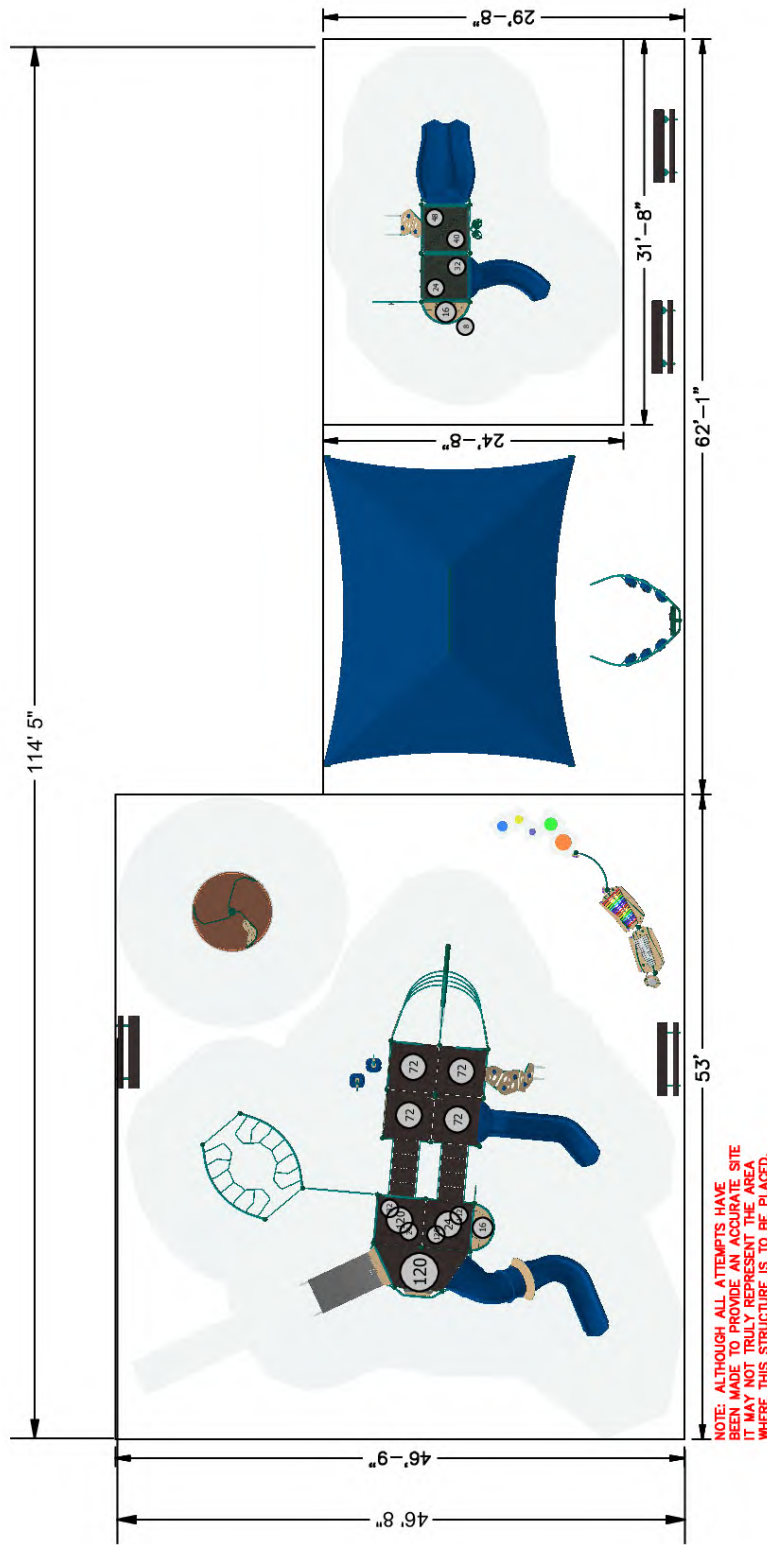
The following is a summary of some of the key elements of our Proposal:

- Project Name: Rockaway Beach Park
- Project Number: 907-172351-2
- User Capacity: 174
- Age Groups: 5 to 12, 2 to 5, 2 to 12
- Dimensions: 114' 4"x46' 8"
- Designer Name: Tugce Raasch

Buell Recreation has developed a custom playground configuration based on the requirements as they have been presented for the Rockaway Beach Park playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 907-172351-2 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Rockaway Beach Park playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
38	16 / 8	16 / 0	22 / 5	10 / 3

OVERALL BOUNDING OF USE ZONES **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 5334.2 Sq.ft.
Perimeter: 322 ft.
STRUCTURE SIZE: 8"x114' 5"
POST SIZE(S):

SERIES Burke Basics | Nucleus | Intensity | ShadePlay Max

SITE PLAN VIEW

GROUP:
5-12 Structure|2-5
Structure|PlayEnsemble|ShadePlay
Max|Freestanding
DESIGNED FOR AGES:
5 to 12, 2 to 5, 2 to 12

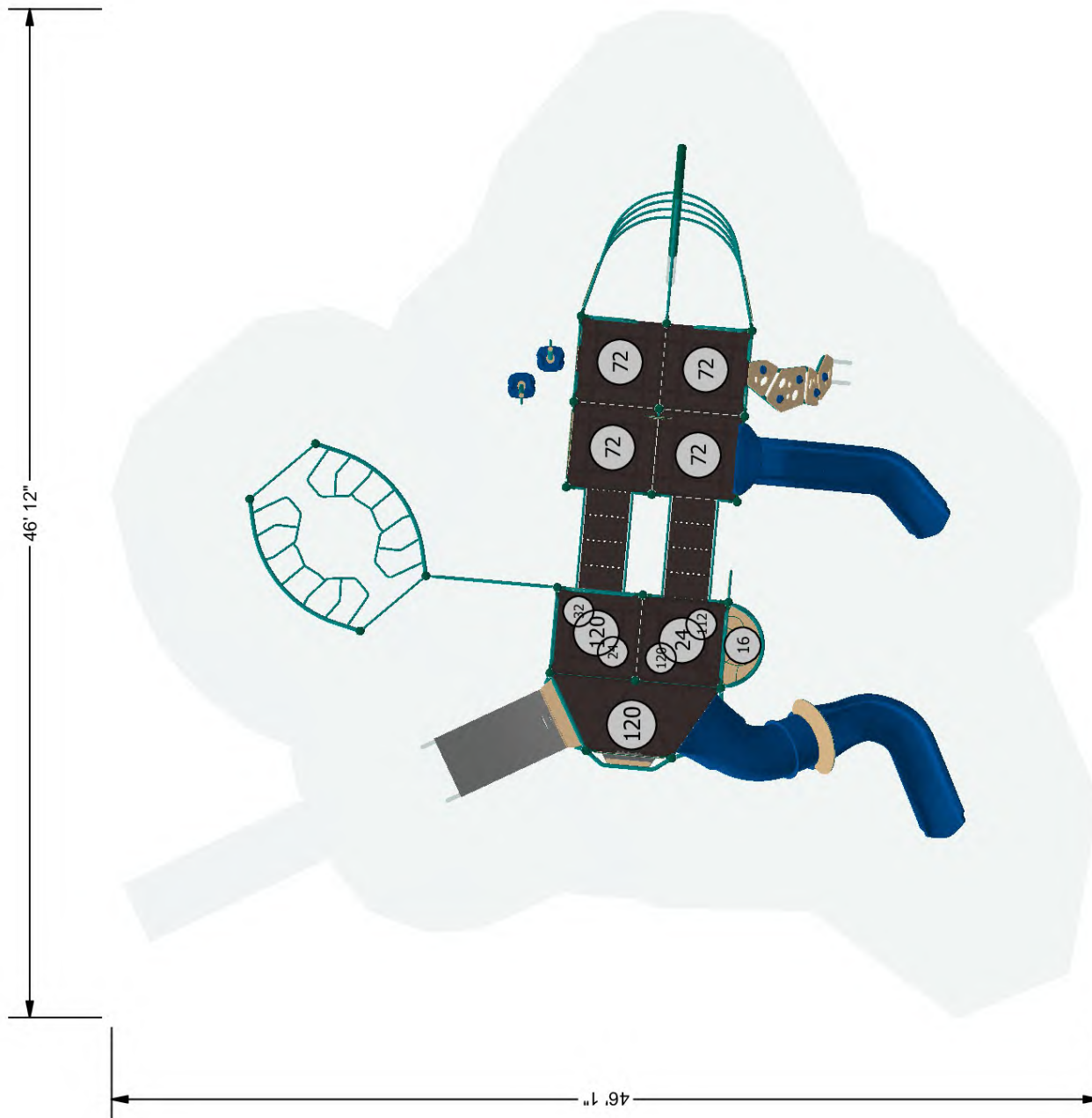
Rockaway Beach Park
Rockaway Beach, OR 97136

09/07/2023

Buell Recreation
907-172351-2

Designer: Tugce Raasch

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OVERALL BOUNDING OF USE ZONES ***The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 2162.3 sq.ft.
Perimeter: 186 ft.
STRUCTURE SIZE: 1"x46' 12"
POST SIZE(S):

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
38	16 / 8	16 / 0	22 / 5	10 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

Warning: Accessible safety surfacing material is required beneath and around this equipment that is compliant with ASTM, CPSC, and ADAAG requirements.

SERIES Nucleus | Intensity | Burke Basics

SITE PLAN VIEW

GROUP:
5-12 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

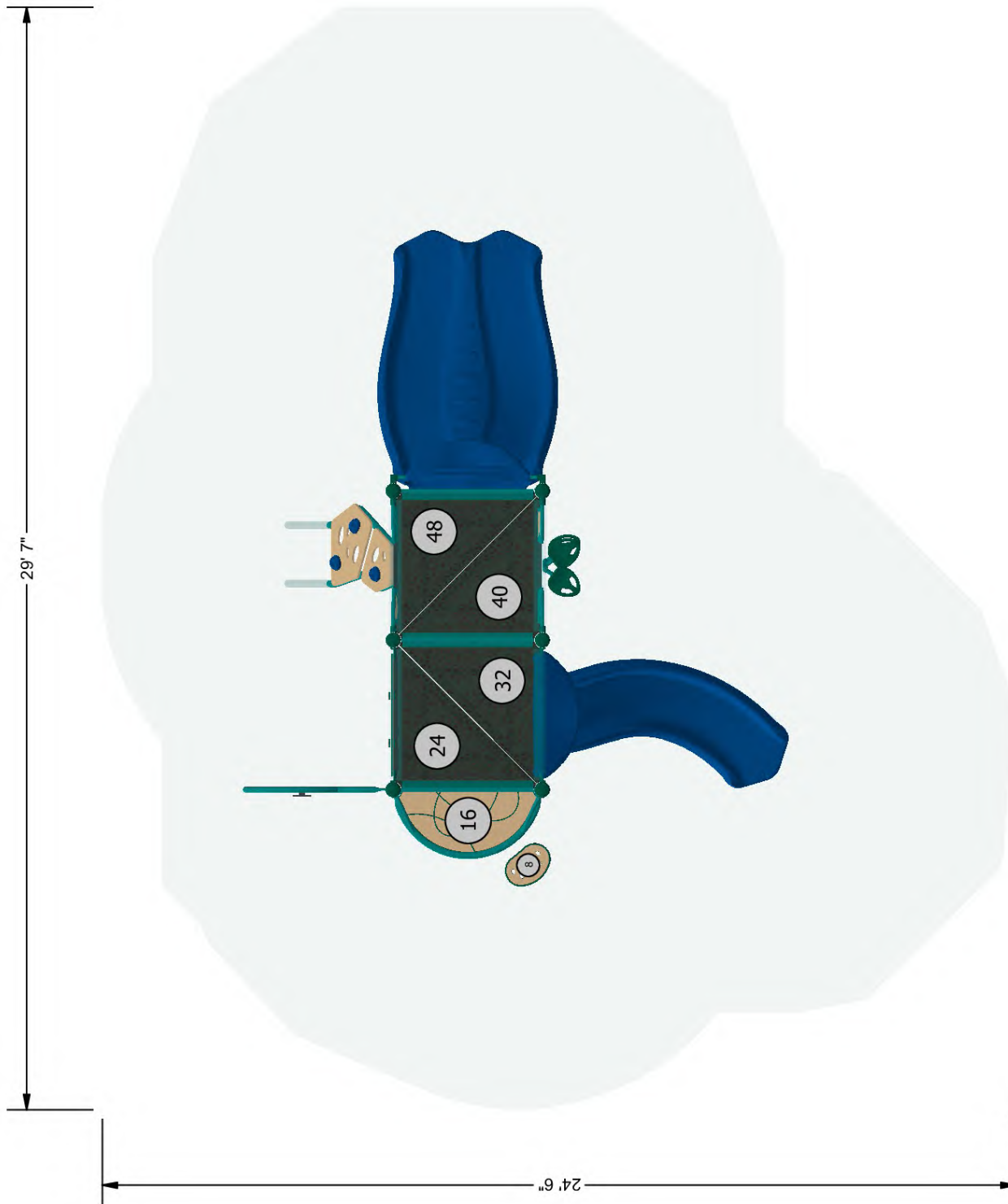
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DESIGNED FOR AGES:
5 to 12

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907-172351-2

Designer: Tugce Raasch



OVERALL BOUNDING OF USE ZONES ***The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 724.3 sq. ft.
Perimeter: 108.1 ft.
STRUCTURE SIZE: 6" x 29' 7"
POST SIZE(S):

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	GROUND EVENTS	TYPES OF GROUND EVENTS
38	16 / 8	16 / 0	22 / 5	10 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

SERIES Nucleus | Intensity | Burke Basics

SITE PLAN VIEW

GROUP:
2-5 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

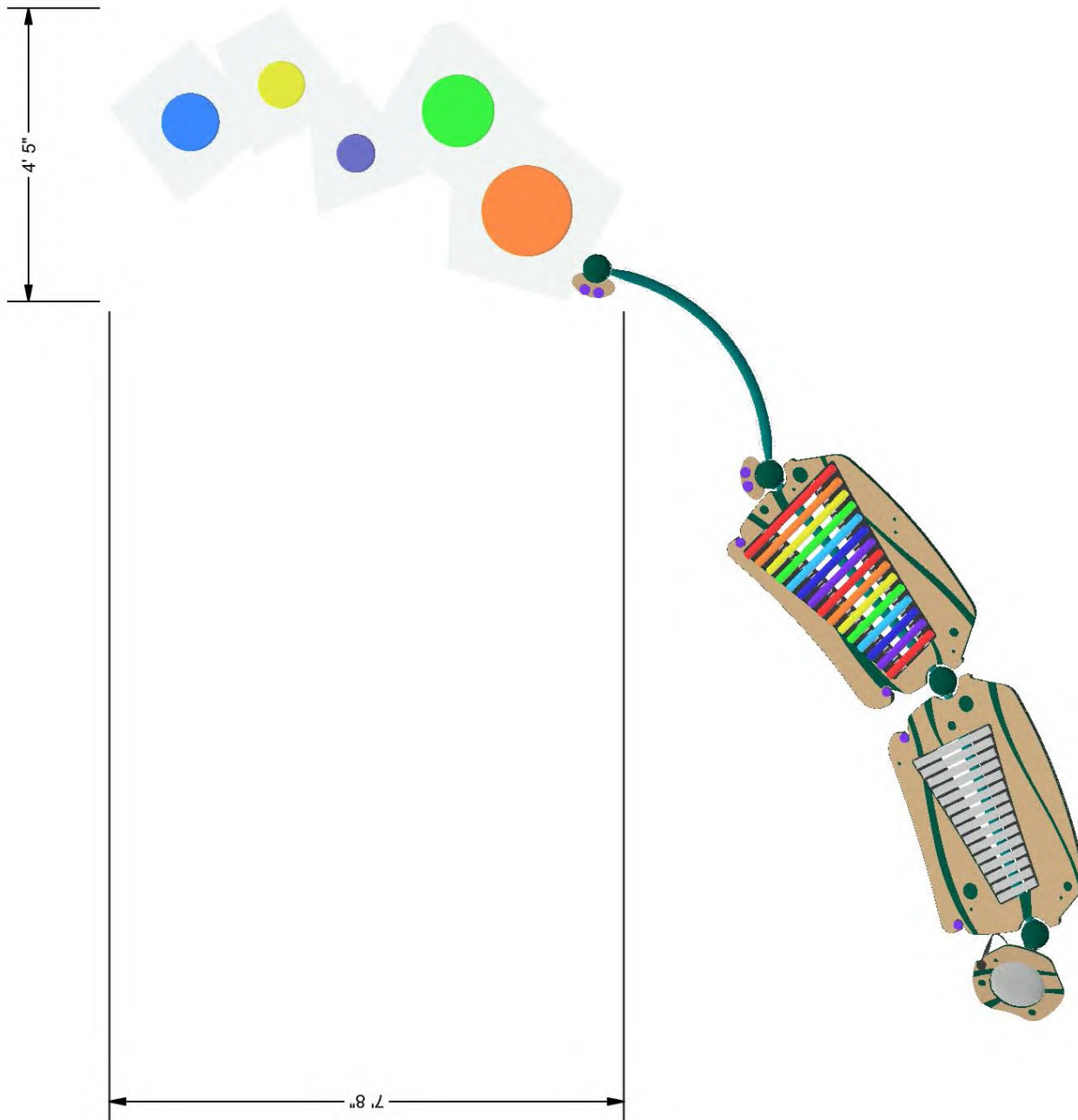
09/07/2023

DESIGNED FOR AGES:
2 to 5

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Buell Recreation
907-172351-2

Designer: Tugce Raasch



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
38	16 / 8	16 / 0	0 / 0	10 / 3

OVERALL BOUNDING OF USE ZONES
 **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.
 Area: 33.3 sq.ft.
 Perimeter: 24 ft.
STRUCTURE SIZE 3'x4' 5"
POST SIZE(S)

SERIES Nucleus | Burke Basics

SITE PLAN VIEW

GROUP:
PlayEnsemble

Rockaway Beach Park
Rockaway Beach, OR 97136

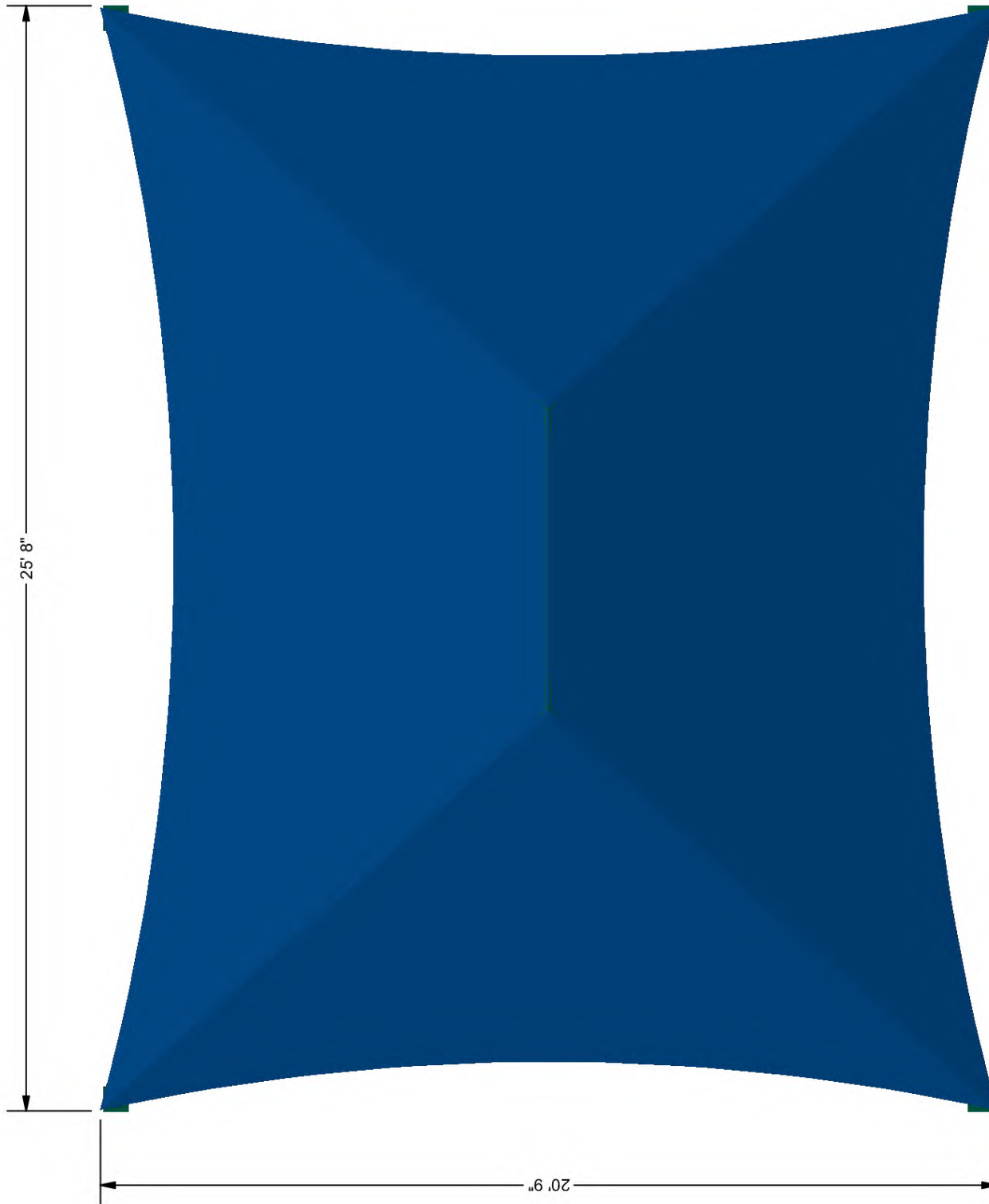
09/07/2023

DESIGNED FOR AGES:
2 to 12

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Buell Recreation
907-172351-2

Designer: Tugce Raasch



OVERALL BOUNDING OF USE ZONES ***The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

Area: 530.9 sq. ft.
 Perimeter: 92.7 ft.
STRUCTURE SIZE: 9"x25' 8"
POST SIZE(S):

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
38	16 / 8	16 / 0	0 / 0	22 / 5 10 / 3

The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

SERIES ShadePlay Max

GROUP:
ShadePlay Max

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
Rockaway Beach, OR 97136

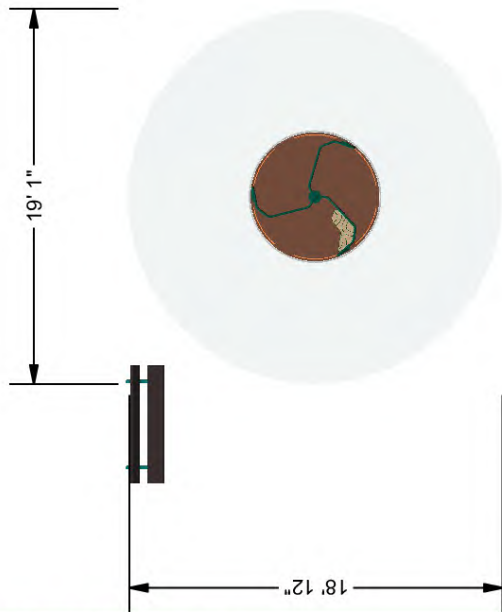
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SITE PLAN VIEW

09/07/2023

Buell Recreation
907-172351-2

Designer: Tugce Raasch



The use and layout of play components identified in this plan conform to the CPSC guidelines. U.S. CPSC recommends the separation of age groups in playground layouts.

PLAYGROUND ACCESSIBILITY (Provided/Required)				
TOTAL EVENTS	ELEVATED EVENTS	TRANSFER ACCESSIBLE EVENTS	RAMP ACCESSIBLE EVENTS	TYPES OF GROUND EVENTS
38	16 / 8	16 / 0	0 / 0	22 / 5 10 / 3

OVERALL BOUNDING OF USE ZONES
 Area: 361.1 sq. ft.
 Perimeter: 76 ft.
 STRUCTURE SIZE: 12"X19' 1"
 POST SIZE(S):
 **The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

SERIES Burke Basics

SITE PLAN VIEW

GROUP:
Freestanding

Rockaway Beach Park
Rockaway Beach, OR 97136

09/07/2023

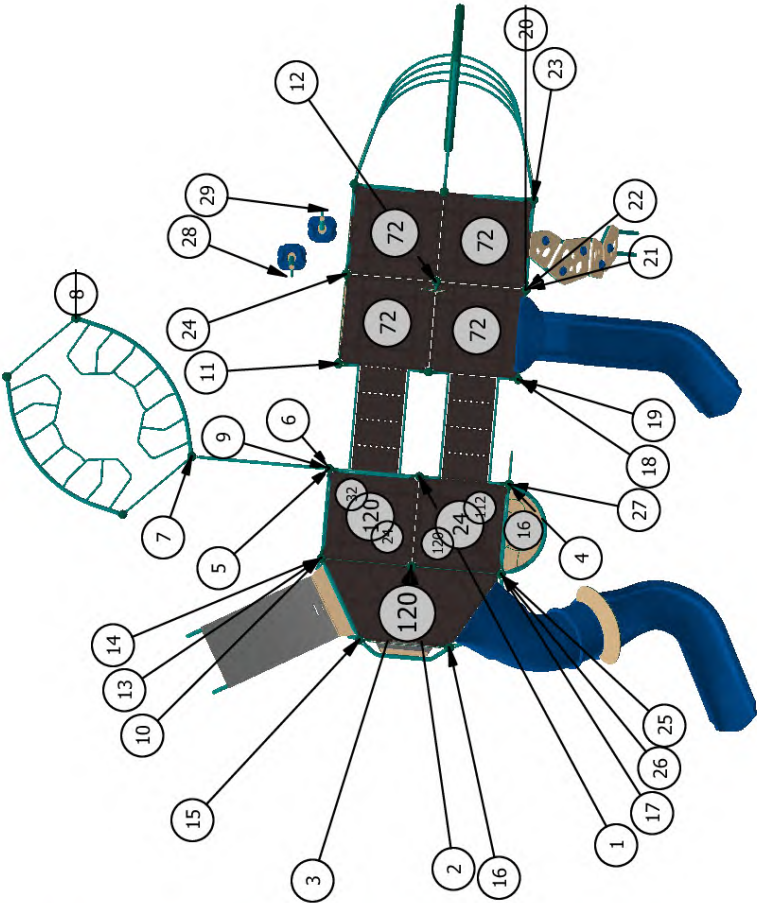
DESIGNED FOR AGES:
2 to 12

Burke
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Buell Recreation
907-172351-2

Designer: Tugce Raasch

ITEM	COMP.	DESCRIPTION
1	270-0130	SQUARE PLATFORM
2	370-1709	NUCLEUS CORE TRANSFER BELT
3	370-1703	NUCLEUS CORE CROSS SUPPORT
4	570-2706	CHIMES CRESCENT PANEL, LEFT
5	270-0301	SPLIT SQUARE PLATFORMCLOSURE PLATE
6	370-0204	LINX LEVITATE CLIMBER
7	370-1684	ROUND-A-BOUT, NUCLEUS
8	370-0247	END RUNGS
9	270-0122	EVOLUTION OFFSET ENCLOSURE
10	270-0292	EVOLUTION CENTER MOUNT ENCLOSURE
11	370-0041	EVOLUTION 40" TRANSITION STAIR W/ BARRIERS
12	670-0408	POST MOUNTED SHIP'S WHEEL ASSEMBLY
13	270-0132	HALF HEXAGON PLATFORM
14	370-0224	VICTORY CLIMBER
15	570-1863	RAIN WHEEL PANEL
16	470-0788	COBRA SLIDE FUSION "S" RIGHT 120"
17	570-0100	EVOLUTION BARRIER
18	470-0741	VIPER R 64-72 W/O HOOD
19	470-0805	SLIDE HOOD, HIGH SIDE WALL
20	570-0742	SHIP BOARD PANEL 17", BELOW PLATFORM
21	370-0234	FORMIS LADDER 72
22	270-0120	EVOLUTION UNITARY ENCLOSURE
23	370-0141	SHIP BOW CLIMBER 72"
24	570-2713	HIDE THE NUMBERS PANEL
25	470-0075	CRESCENT PLATFORM
26	270-0009	8" CLOSURE PLATE, ELLIPSE
27	570-2737	PINBALL PANEL
28	560-0068	FS APPROACH CLIMBER, 5 POD
29	560-0066	FS APPROACH CLIMBER, 3 POD



SERIES Nucleus | Intensity | Burke Basics

COMPONENT VIEW

GROUP:
5-12 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

09/07/2023

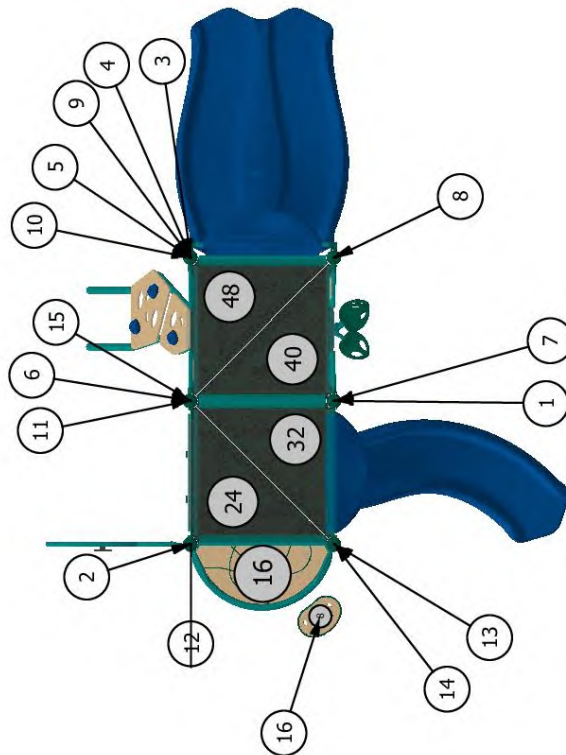
DESIGNED FOR AGES:
5 to 12

Burke
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Buell Recreation
907-172351-2

Designer: Tugce Raasch

ITEM	COMP.	DESCRIPTION
1	270-0136	SPLIT SQUARE PLATFORM
2	570-2703	COLLISION RING PANEL
3	270-0301	SPLIT SQUARE PLATFORMCLOSURE PLATE
4	370-0231	FORMIS LADDER 48
5	270-0120	EVOLUTION UNITARY ENCLOSURE
6	270-0009	8" CLOSURE PLATE, ELLIPSE
7	370-0089	LEAF CLIMBER 40" - 48"
8	470-0755	LUGE SLIDE, 48"-56"
9	470-0867	EVOLUTION SQUARE ROOF
10	470-0808	EVOLUTION ROOF BOTTOM EDGE
11	570-2664	BEE PANEL
12	470-0075	CRESCENT PLATFORM
13	470-0802	MONACO SLIDE, 32"-40"
14	470-0804	SLIDE HOOD, LOW SIDE WALL
15	470-0810	SQUARE ROOF TOP EDGE, TWO SIDES
16	580-1364	LIL NOVO BEAN STEP



SERIES Nucleus | Intensity | Burke Basics

COMPONENT VIEW

GROUP:
2-5 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

09/07/2023

DESIGNED FOR AGES:
2 to 5

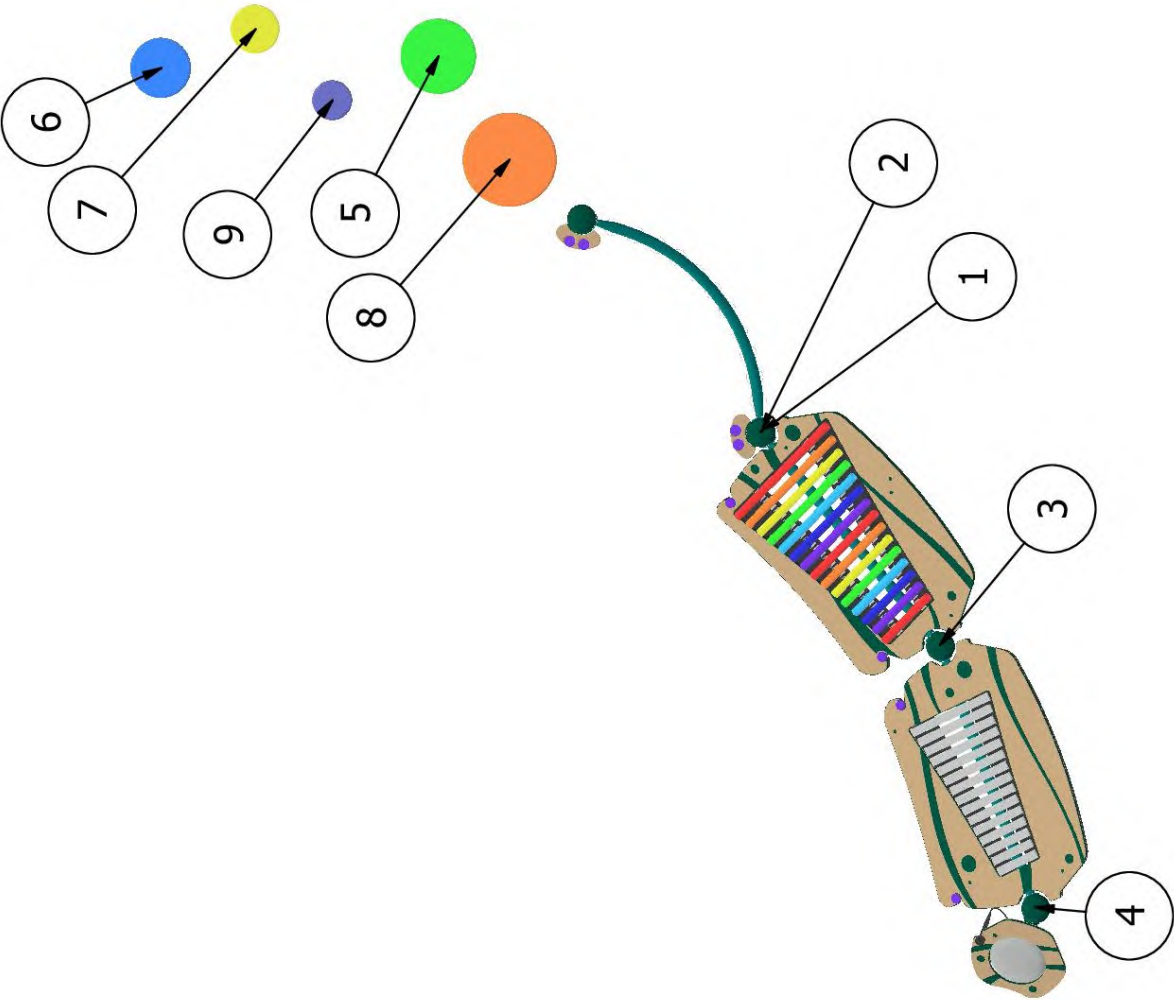
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Buell Recreation
907-172351-2

Designer: Tugce Raasch

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ITEM	COMP.	DESCRIPTION
1	570-0410	PLAYENSEMBLE TITAN CHIMES
2	570-0411	PLAYENSEMBLE SUPINE CHIMES HUE
3	570-0412	PLAYENSEMBLE TERRA METALLOPHONE
4	570-2732	PLAYENSEMBLE BABEL DRUM
5	560-0056	PLAYENSEMBLE CIRQUE DRUM IV
6	560-0057	PLAYENSEMBLE CIRQUE DRUM III
7	560-0058	PLAYENSEMBLE CIRQUE DRUM II
8	560-0055	PLAYENSEMBLE CIRQUE DRUM V
9	560-0059	PLAYENSEMBLE CIRQUE DRUM I



SERIES Nucleus | Burke Basics

COMPONENT VIEW

GROUP:
PlayEnsemble

Rockaway Beach Park
Rockaway Beach, OR 97136

09/07/2023

DESIGNED FOR AGES:
2 to 12

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907-172351-2

Designer: Tugce Raasch

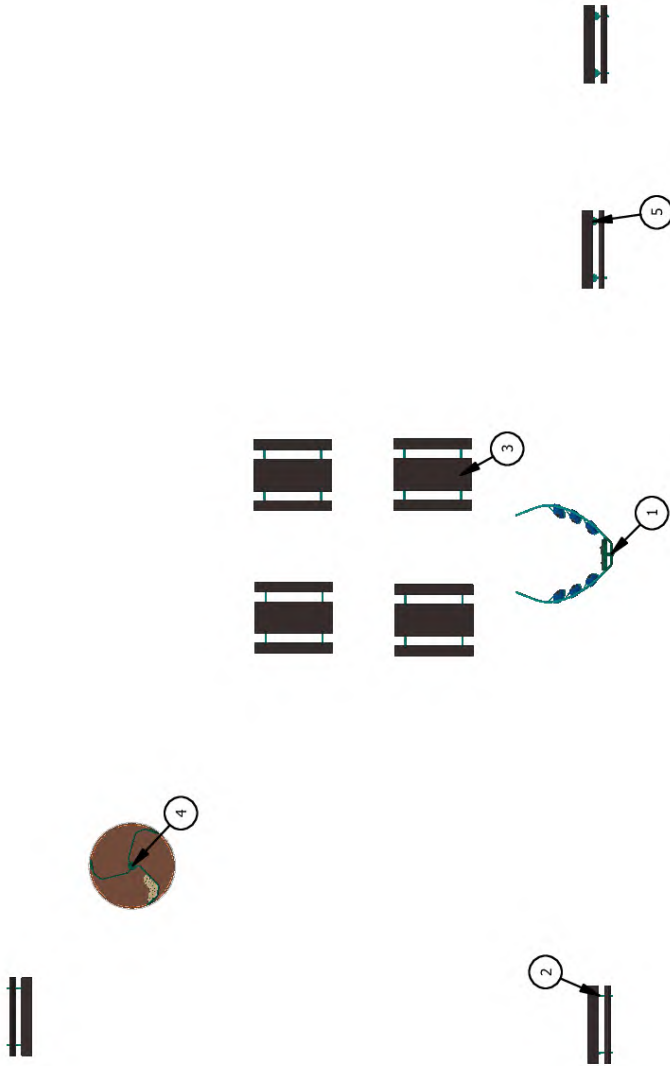
ITEM	COMP.	DESCRIPTION
1	560-2644	20' X 25' X 8' SHADEPLAY MAX HIP SHADE SM



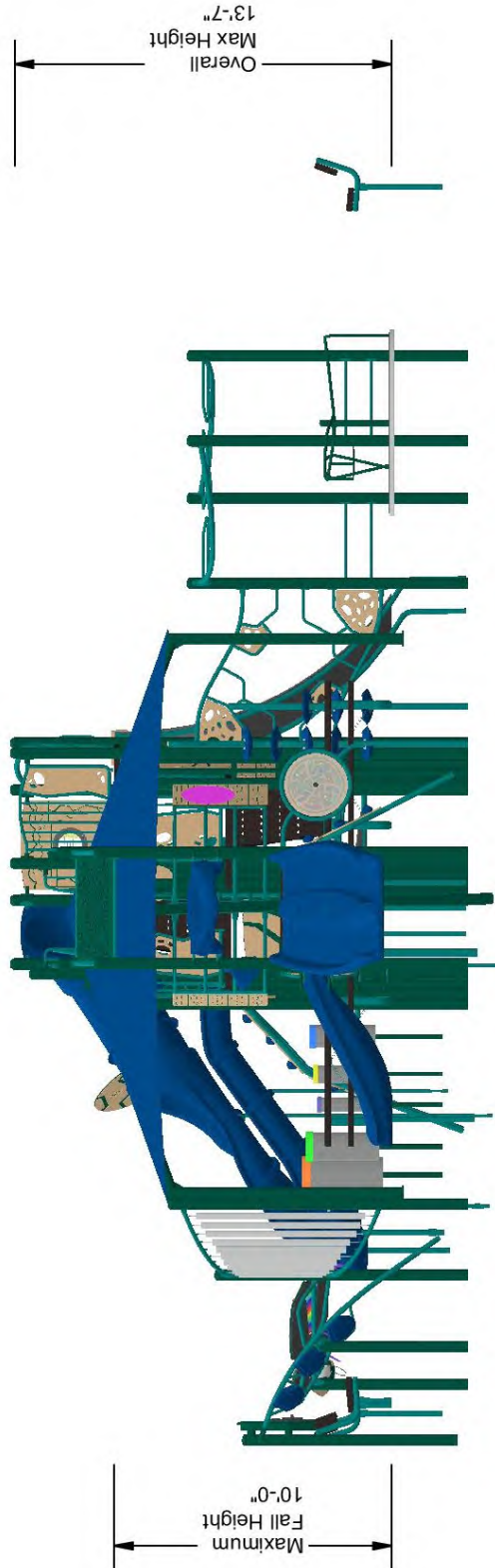
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SERIES ShadePlay Max		COMPONENT VIEW
GROUP: ShadePlay Max		09/07/2023
DESIGNED FOR AGES: 2 to 12		Buell Recreation 907-172351-2 Designer: Tugce Raasch
Rockaway Beach Park Rockaway Beach, OR 97136		
		
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ITEM	COMP.	DESCRIPTION
1	560-2625	MOVMT INCLUSIVE, FREESTANDING
2	580-0172	6' PVC TRADITIONAL BENCH W/BACK, STATIONARY
3	580-0176	6' PVC TRADITIONAL PICNIC TABLE, PORTABLE
4	560-0051	INCLUSIVE ORBIT
5	580-0190	6' PVC TRADITIONAL BENCH W/BACK SM



SERIES Burke Basics		COMPONENT VIEW	
GROUP: Freestanding		09/07/2023	
DESIGNED FOR AGES: 2 to 12		Buell Recreation 907-172351-2 Designer: Tugce Raasch	
Rockaway Beach Park Rockaway Beach, OR 97136			
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SERIES Burke Basics | Nucleus | Intensity | ShadePlay Max

ELEVATION VIEW

GROUP:
5-12 Structure|2-5
Structure|PlayEnsemble|ShadePlay
Max|Freestanding
DESIGNED FOR AGES:
5 to 12, 2 to 5, 2 to 12

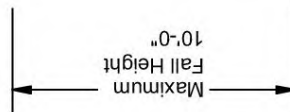
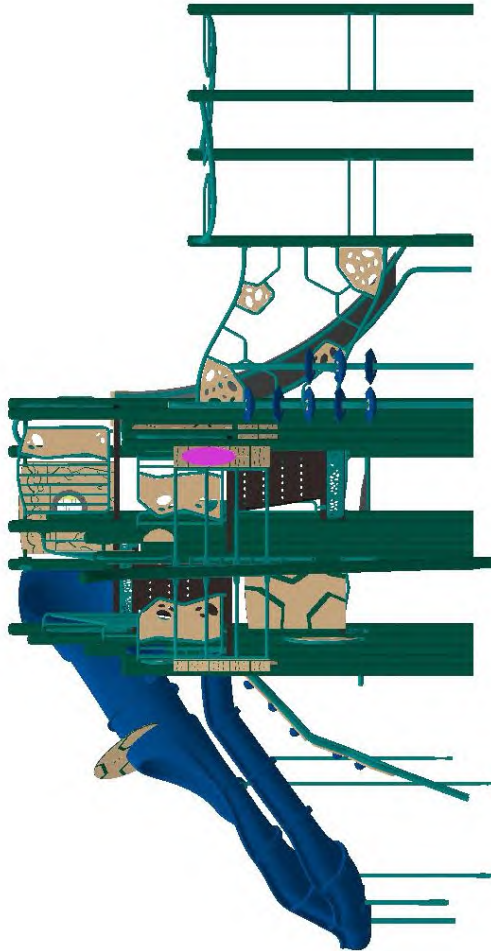
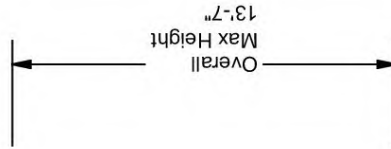
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09/07/2023

Buell Recreation
907-172351-2

Designer: Tugce Raasch



SERIES Nucleus | Intensity | Burke Basics

ELEVATION VIEW

GROUP:
5-12 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

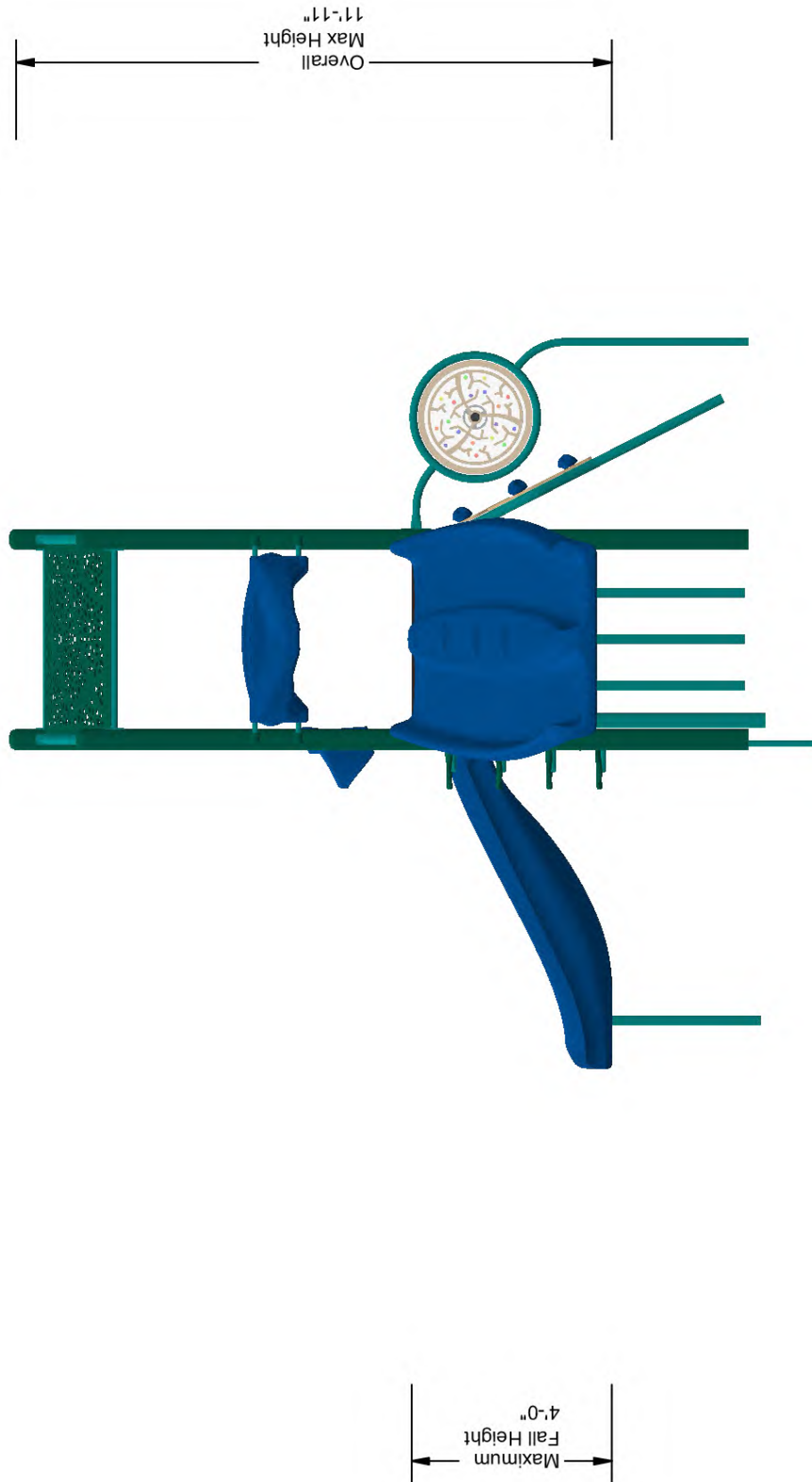
09/07/2023

DESIGNED FOR AGES:
5 to 12

Burke
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Buell Recreation
907-172351-2

Designer: Tugce Raasch



SERIES Nucleus | Intensity | Burke Basics

ELEVATION VIEW

GROUP:
2-5 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

09/07/2023

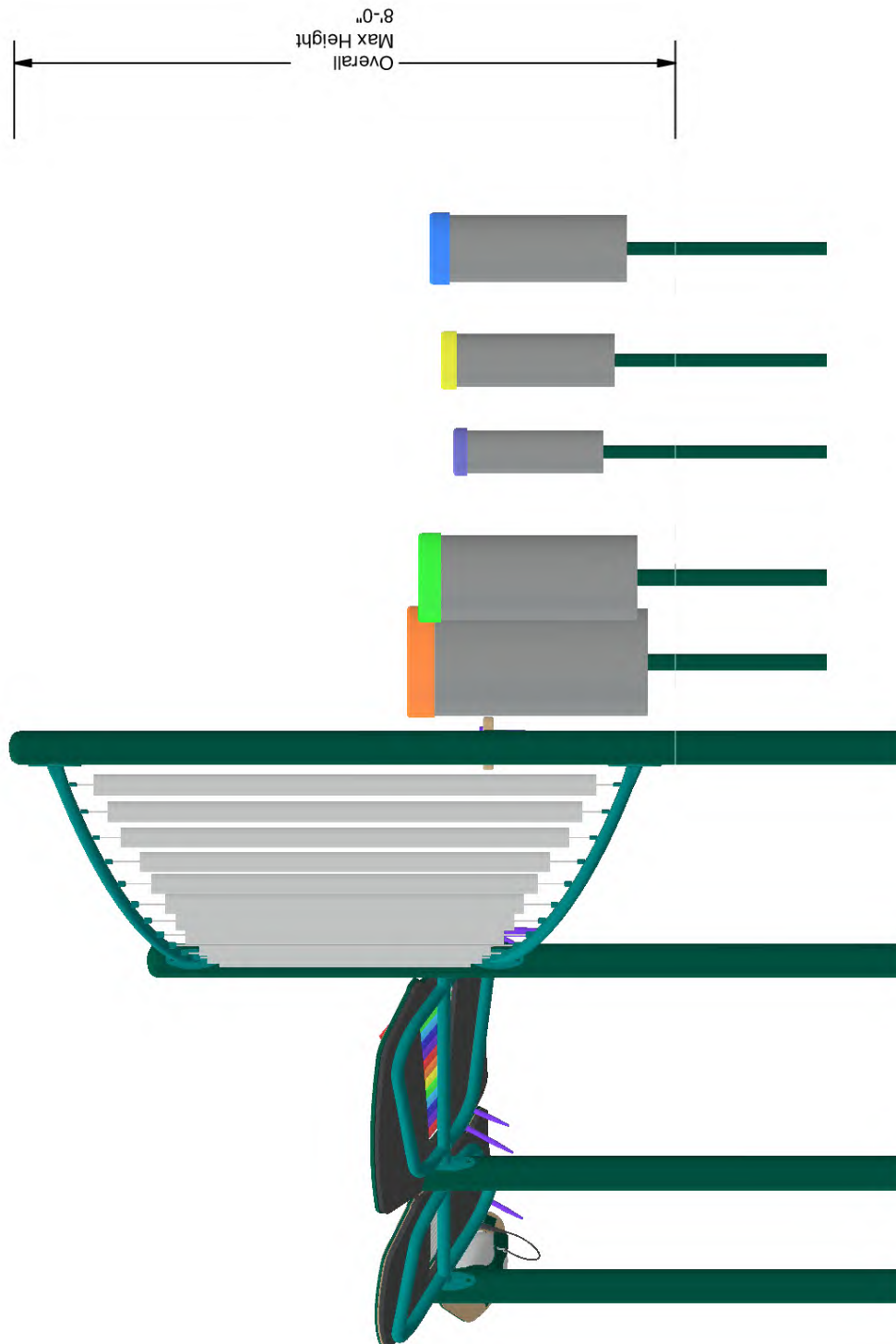
DESIGNED FOR AGES:
2 to 5

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Designer: Tugce Raasch

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SERIES Nucleus | Burke Basics

GROUP:
PlayEnsemble

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
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ELEVATION VIEW

09/07/2023

Buell Recreation
907-172351-2

Designer: Tugce Raasch



SERIES ShadePlay Max

GROUP:
ShadePlay Max

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
Rockaway Beach, OR 97136

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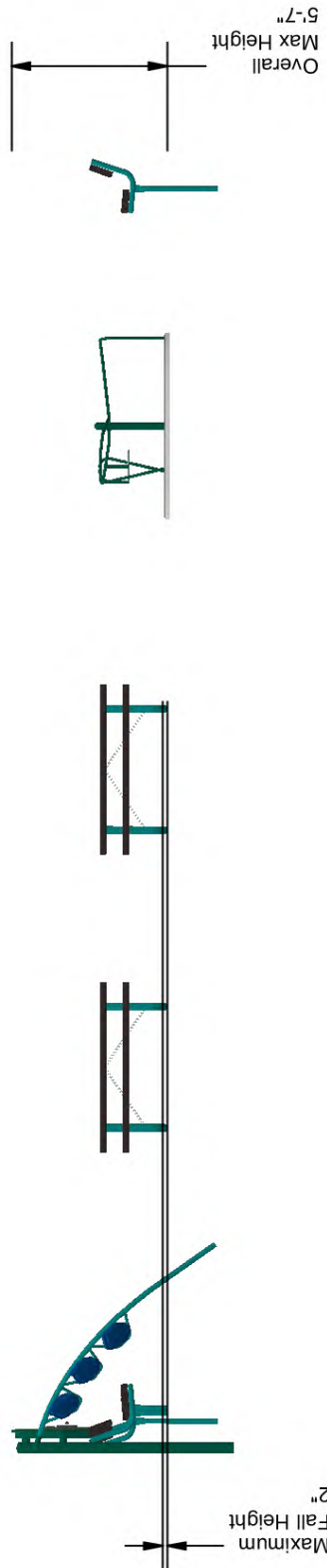
ELEVATION VIEW

09/07/2023

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SERIES Burke Basics

GROUP:
Freestanding

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
Rockaway Beach, OR 97136

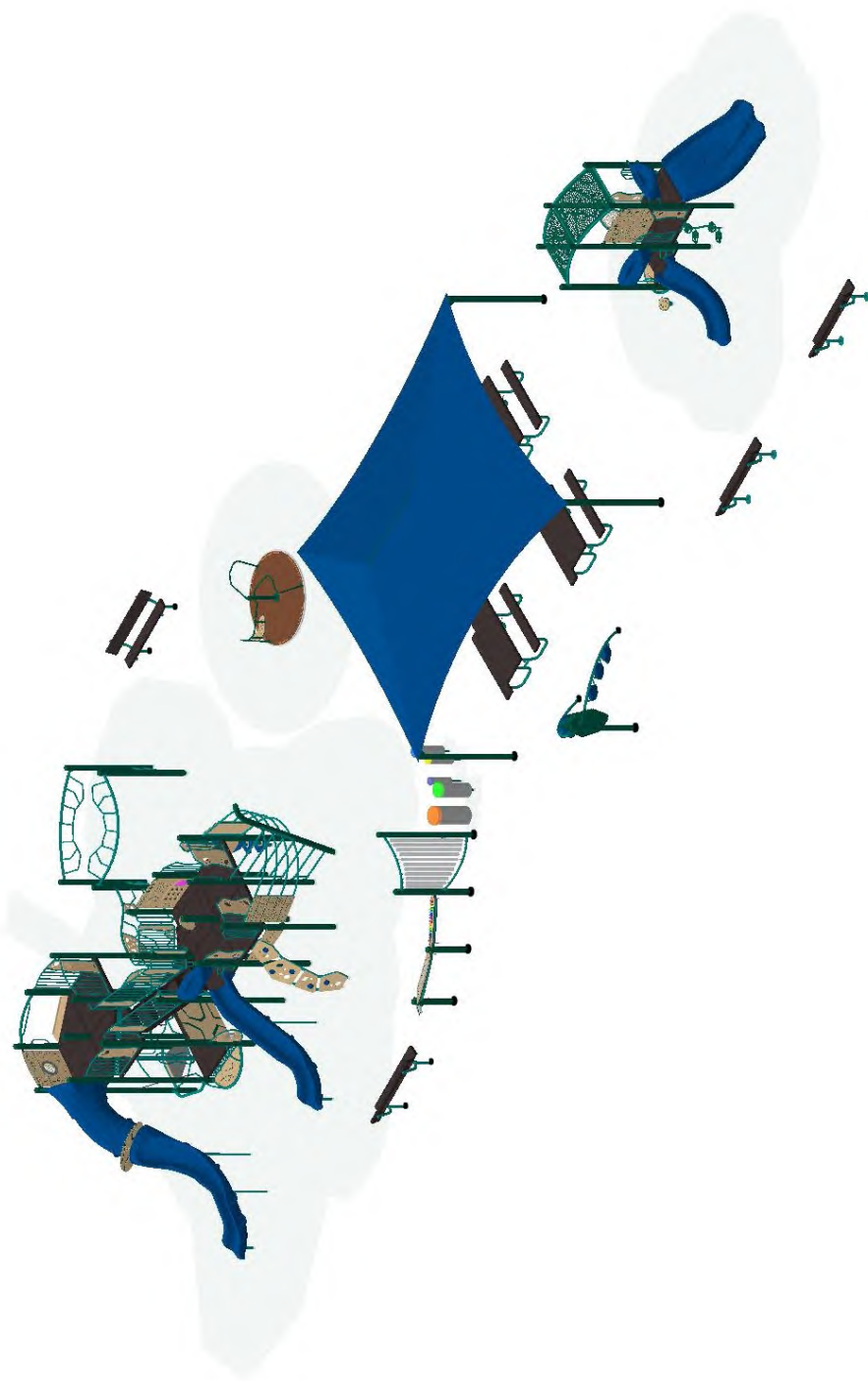
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ELEVATION VIEW

09/07/2023

Buell Recreation
907-172351-2

Designer: Tugce Raasch



SERIES Burke Basics | Nucleus | Intensity | ShadePlay Max

ISOMETRIC VIEW

GROUP:
 5-12 Structure|2-5
 Structure|PlayEnsemble|ShadePlay
 Max|Freestanding
DESIGNED FOR AGES:
 5 to 12, 2 to 5, 2 to 12

Rockaway Beach Park
 Rockaway Beach, OR 97136

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SERIES Nucleus | Intensity | Burke Basics

ISOMETRIC VIEW

GROUP:
5-12 Structure

Rockaway Beach Park
Rockaway Beach, OR 97136

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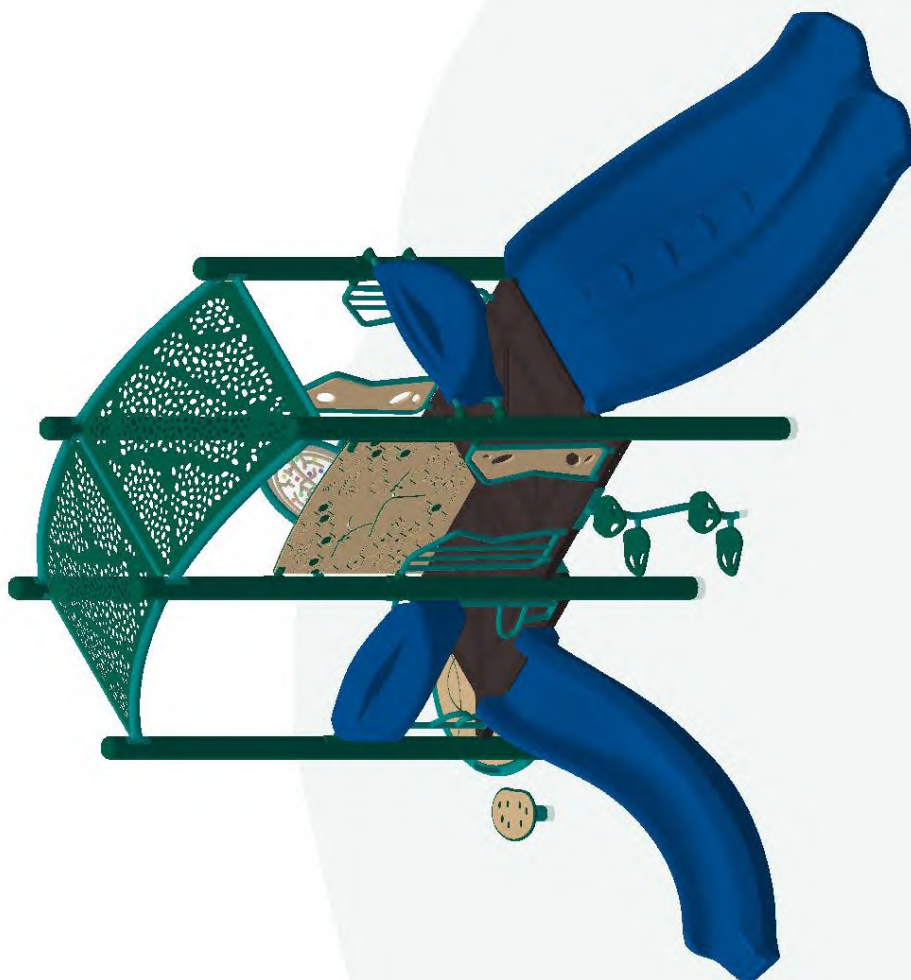
DESIGNED FOR AGES:
5 to 12

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Designer: Tugce Raasch

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SERIES Nucleus | Intensity | Burke Basics

GROUP:
2-5 Structure

DESIGNED FOR AGES:
2 to 5

Rockaway Beach Park
Rockaway Beach, OR 97136

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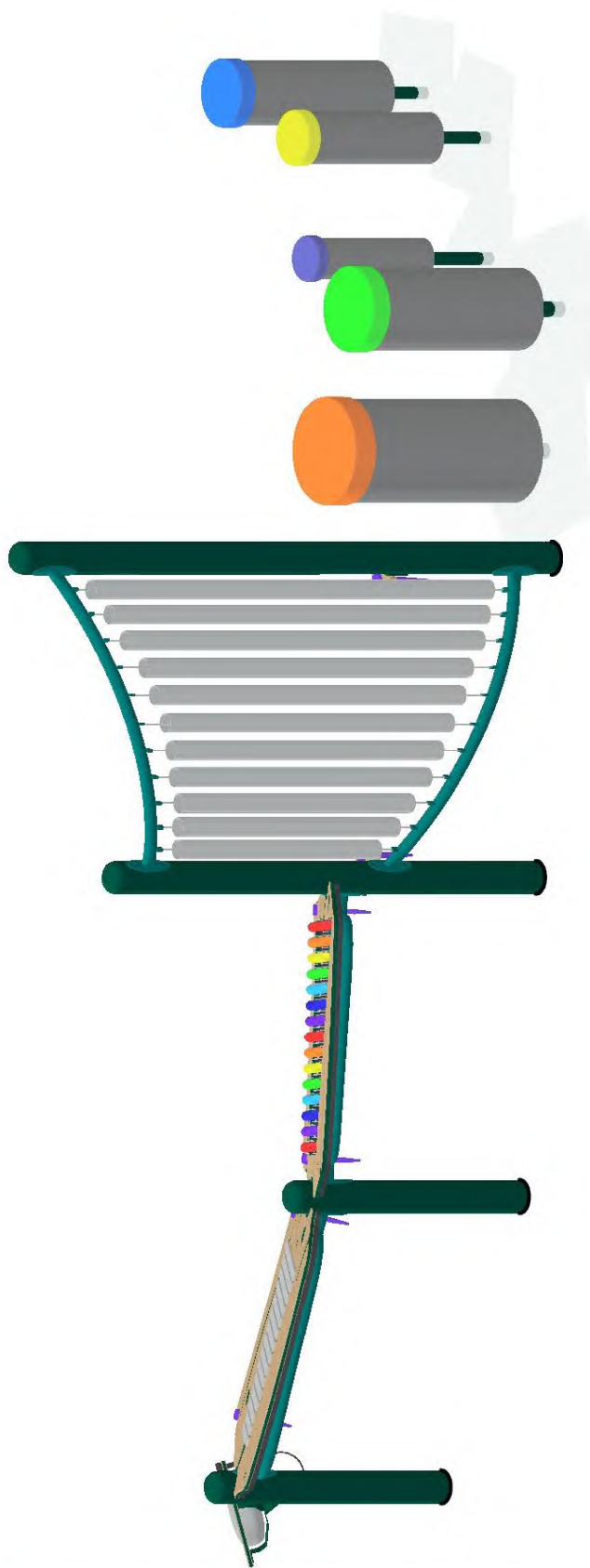
ISOMETRIC VIEW

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Designer: Tugce Raasch

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SERIES Nucleus | Burke Basics

GROUP:
PlayEnsemble

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
Rockaway Beach, OR 97136

Burke
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ISOMETRIC VIEW

09/07/2023

Buell Recreation
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SERIES ShadePlay Max

GROUP:
ShadePlay Max

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
Rockaway Beach, OR 97136

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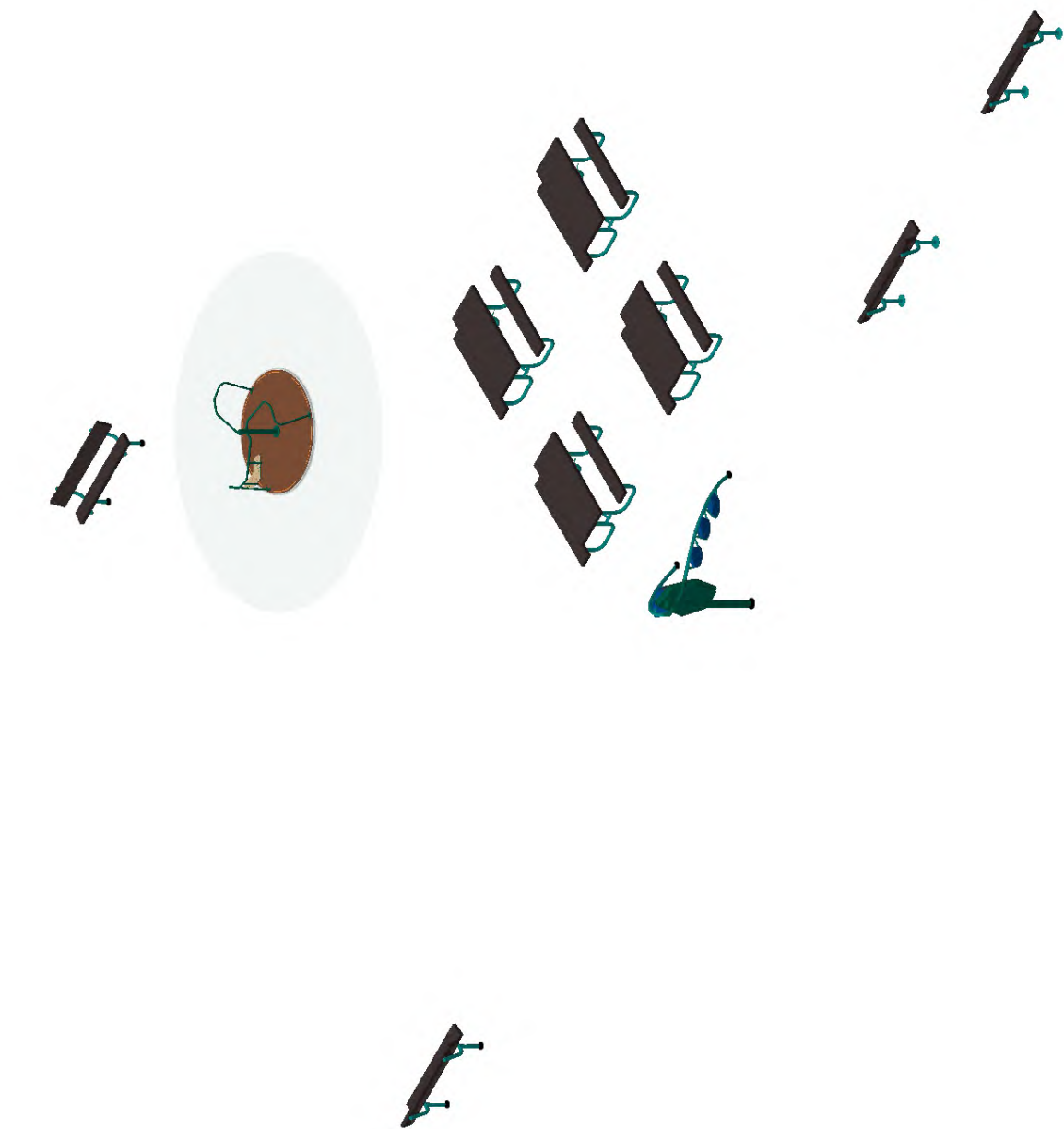
ISOMETRIC VIEW

09/07/2023

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SERIES Burke Basics

GROUP:
Freestanding

DESIGNED FOR AGES:
2 to 12

Rockaway Beach Park
Rockaway Beach, OR 97136

Burke
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ISOMETRIC VIEW

09/07/2023

Buell Recreation
907-172351-2

Designer: Tugce Raasch

The play components identified in this proposal are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org.



The space requirements shown in this proposal are to ASTM standards. Requirements for other standards may be different.

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
5-12 Structure						
Nucleus						
072-0500-120C	5" OD X 120" CAPPED POST	4	0	0	63	252
072-0500-140C	5" OD X 140" CAPPED POST	1	0	0	74	74
072-0500-148C	5" OD X 148" CAPPED POST	5	0	0	78	390
072-0500-160C	5" OD X 160" CAPPED POST	1	0	0	84	84
072-0500-164C	5" OD X 164" CAPPED POST	2	0	0	86	172
072-0500-180C	5" OD X 180" CAPPED POST	1	0	0	94	94
072-0500-188C	5" OD X 188" CAPPED POST	1	0	0	99	99
072-0500-196C	5" OD X 196" CAPPED POST	6	0	0	103	618
072-0504-10B	5" OD X 10" STUBBY POST	1	0	0	6	6
270-0009	8" CLOSURE PLATE, ELLIPSE	1	0	0	8	8
270-0120	EVOLUTION UNITARY ENCLOSURE	2	0	0	34	68
270-0122	EVOLUTION OFFSET ENCLOSURE	3	0	0	34	102
270-0130	SQUARE PLATFORM	6	6	36	106	636
270-0132	HALF HEXAGON PLATFORM	1	6	6	144	144
270-0292	EVOLUTION CENTER MOUNT ENCLOSURE	2	0	0	40	80
270-0301	SPLIT SQUARE PLATFORMCLOSURE ...	2	4	8	108	216
370-0041	EVOLUTION 40" TRANSITION STAI...	2	8	16	301	602
370-0141	SHIP BOW CLIMBER 72"	1	12	12	371	371
370-0204	LINX LEVITATE CLIMBER	1	6	6	223	223
370-0224	VICTORY CLIMBER	1	1	1	328	328
370-0234	FORMIS LADDER 72	1	6	6	115	115
370-0247	END RUNGS	2	1	2	10	20
370-1703	NUCLEUS CORE CROSS SUPPORT	2	0	0	32	64
370-1709	NUCLEUS CORE TRANSFER BELT	1	2	2	60	60
470-0075	CRESCENT PLATFORM	1	1	1	52	52
470-0741	VIPER R 64-72 W/O HOOD	1	2	2	152	152
470-0788	COBRA SLIDE FUSION "S" RIGHT ...	1	2	2	324	324
470-0805	SLIDE HOOD, HIGH SIDE WALL	1	0	0	32	32
570-0100	EVOLUTION BARRIER	3	0	0	52	156
570-0742	SHIP BOARD PANEL 17", BELOW P...	3	0	0	22	66
570-1863	RAIN WHEEL PANEL	1	2	2	59	59
570-2706	CHIMES CRESCENT PANEL, LEFT	1	1	1	17	17
570-2713	HIDE THE NUMBERS PANEL	1	2	2	69	69
570-2737	PINBALL PANEL	1	1	1	53	53
600-0104	NPPS SUPERVISION SAFETY KIT	1	0	0	3	3
660-0103	MAINTENANCE KIT, STRUCTURE	1	0	0	7	7
660-0104	INSTALLATION KIT, STRUCTURE	1	0	0	5	5
670-0408	POST MOUNTED SHIP'S WHEEL ASS...	1	1	1	7	7

5-12 Structure

Intensity

370-1684	ROUND-A-BOUT, NUCLEUS	1	12	12	115	115
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5-12 Structure

Burke Basics

560-0066	FS APPROACH CLIMBER, 3 POD	1	3	3	60	60
560-0068	FS APPROACH CLIMBER, 5 POD	1	5	5	84	84

Freestanding

Burke Basics

560-0051	INCLUSIVE ORBIT	1	6	6	667	667
560-2625	MOVMT INCLUSIVE, FREESTANDING	1	2	2	328	328
580-0172	6' PVC TRADITIONAL BENCH W/BA...	2	0	0	119	238
580-0176	6' PVC TRADITIONAL PICNIC TA...	4	0	0	261	1044
580-0190	6' PVC TRADITIONAL BENCH W/BA...	2	0	0	115	230
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2

PlayEnsemble

Nucleus

072-0500-108C	5" OD X 108" CAPPED POST	1	0	0	57	57
072-0500-128C	5" OD X 128" CAPPED POST	1	0	0	67	67
072-0500-72C	5" OD X 72" CAPPED POST	2	0	0	38	76
570-0410	PLAYENSEMBLE TITAN CHIMES	1	2	2	121	121
570-0411	PLAYENSEMBLE SUPINE CHIMES HUE	1	2	2	93	93
570-0412	PLAYENSEMBLE TERRA METALLOPHONE	1	2	2	93	93
570-2732	PLAYENSEMBLE BABEL DRUM	1	1	1	14	14

PlayEnsemble

Burke Basics

560-0055	PLAYENSEMBLE CIRQUE DRUM V	1	2	2	48	48
560-0056	PLAYENSEMBLE CIRQUE DRUM IV	1	1	1	32	32
560-0057	PLAYENSEMBLE CIRQUE DRUM III	1	1	1	25	25
560-0058	PLAYENSEMBLE CIRQUE DRUM II	1	1	1	19	19
560-0059	PLAYENSEMBLE CIRQUE DRUM I	1	1	1	17	17

2-5 Structure

Nucleus

072-0500-160C	5" OD X 160" CAPPED POST	4	0	0	84	336
072-0500-176C	5" OD X 176" CAPPED POST	2	0	0	92	184
270-0009	8" CLOSURE PLATE, ELLIPSE	2	0	0	8	16
270-0120	EVOLUTION UNITARY ENCLOSURE	2	0	0	34	68
270-0136	SPLIT SQUARE PLATFORM	1	4	4	103	103
270-0301	SPLIT SQUARE PLATFORMCLOSURE ...	1	4	4	108	108
370-0089	LEAF CLIMBER 40" - 48"	1	4	4	41	41
370-0231	FORMIS LADDER 48	1	3	3	71	71

470-0075	CRESCENT PLATFORM	1	1	1	52	52
470-0755	LUGE SLIDE, 48"-56"	1	4	4	198	198
470-0802	MONACO SLIDE, 32"-40"	1	2	2	70.6	70.6
470-0804	SLIDE HOOD, LOW SIDE WALL	1	0	0	32	32
470-0808	EVOLUTION ROOF BOTTOM EDGE	2	0	0	13	26
470-0810	SQUARE ROOF TOP EDGE, TWO SIDES	1	0	0	14	14
470-0867	EVOLUTION SQUARE ROOF	2	0	0	76	152
570-2664	BEE PANEL	1	2	2	45	45

2-5 Structure

Intensity						
570-2703	COLLISION RING PANEL	1	1	1	48	48

2-5 Structure

Burke Basics						
580-1364	LIL NOVO BEAN STEP	1	1	1	28	28

ShadePlay Max

ShadePlay Max						
560-2644	20' X 25' X 8' SHADEPLAY MAX ...	1	0	0	757	757

COLOR SELECTION LIST | Default Color Option

GROUP 1 (Freestanding)

Post: Green
Panel: Tan-Green-Tan
Plastic: Blue
Acc: Aqua
PSteel: Brown

GROUP 2 (5-12 Structure)

Deck: Brown
Post: Green
Flat: Tan
Acc: Aqua
Panel: Tan-Green-Tan
Plastic: Blue

GROUP 3 (PlayEnsemble)

Flat: Tan
Acc: Aqua
Post: Green
Panel: Tan-Green-Tan

GROUP 4 (2-5 Structure)

Deck: Brown
Post: Green
Flat: Tan
Acc: Aqua
Plastic: Blue
Panel: Tan-Green-Tan

GROUP 5 (ShadePlay Max)

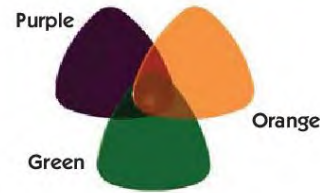
Post: Green
Canopy: Blue

COLORS THAT MOVE YOU

POWDER COAT PAINT



SOLIS HUE TOPPERS



ROCKIT CLIMBERS



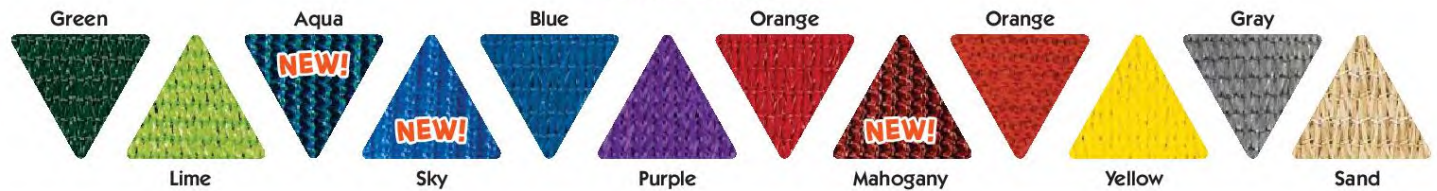
PLATFORMS



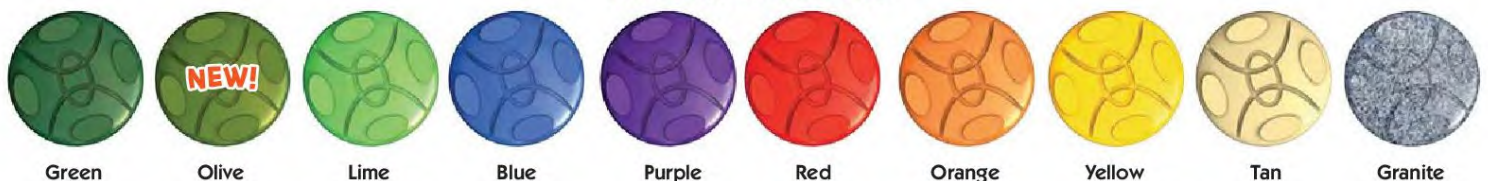
HDPE PLASTIC PANELS



SHADE CANOPIES



ROTOMOLD PLASTIC



VISIT BCIBURKE.COM/COLOR TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products. In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKonnecT® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.

Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070.

01/2021

Buell Recreation LLC
 7327 SW Barnes Rd #601
 Portland, OR 97225
 +1 5039221650
 admin@buellrecreation.com



Quote

ADDRESS
Rockaway Beach City 276 S Hwy 101 Rockaway Beach, OR 97136

SHIP TO
Rockaway Beach Park 220 S Anchor Street Rockaway Beach, OR 97136

QUOTE #	DATE	EXPIRATION DATE
R23-0161D	09/14/2023	10/14/2023

SALES REP
 Kati

PROJECT
 Option C- Revised

ACTIVITY	QTY	RATE	AMOUNT
Play Structure BCI Burke Structure per proposal #907-172351-2	1	180,209.00	180,209.00
Sourcewell Discount Sourcewell Contract Discount per Contract #010521-BUR	1	-18,020.90	-18,020.90
Freight Shipping -does not include off loading Forklift generally required for offloading	1	9,275.00	9,275.00
Complete Installation Complete Installation to include: 1. All labor necessary to unload the structure on-site at the time of installation. 2. All labor and concrete necessary for the installation of play equipment 907-172351-2 3. 2-5 Structure 4. 5-12 Structure 5. Inclusive Orbit 6. 4 Benches (In-Ground) 7. Movement (Surface Mounted) 8. 4 Picnic Tables (Portable) 9. Shade Structure (In-ground through Concrete) 10. Clean up and Safety Check 11. Prevailing Wages 12. All necessary travel expenses Project to be scheduled in 2024 Exclusions: -Permit for shade Structure if needed -Site Prep/Demo -Surfacing/Sub-base -Extra Trip Charges -Digging thru safety surfacing, drain rock or underground formalities -Disposal of soil from footing holes (figured to be disposed of on site)	1	101,350.00	101,350.00

ACTIVITY	QTY	RATE	AMOUNT
-Security fencing -Portable restrooms -Permits and Engineered Drawings if required. Any changes, additions, or delays to this proposal will affect pricing. Changes to the proposed scope not agreed to here within or separately in writing may result in additional charges (change order). Work cannot commence until change order(s) are fully executed.			
Buell Billing Please make payment to Buell Recreation and email to rachel@buellrecreation.com	1	0.00	0.00
Sourcewell Contract Sourcewell Publicly Solicited Contract #: 010521-BUR Rockaway Beach ID# 129063 https://www.sourcewell-mn.gov/	1	0.00	0.00
Lead Time Lead Time is approx. 11-12 weeks from receipt of your completed order and payment (if required). Lead times can fluctuate so please inquire upon time of ordering. We are making every effort to increase our capacity and improve our lead times.	1	0.00	0.00

PLACING AN ORDER: Upon ordering please review and return this signed quote with a copy of your purchase order and tax exempt certificate, if applicable. Please mark any changes on the quote such as billing/shipping address, drivers contact and color selection. IF INSTALLATION IS INCLUDED: This quote does not include Prevailing Wages, Davis Bacon Wages or Performance Bonds unless noted. Owner is responsible for site preparation unless otherwise noted.

TOTAL

\$272,813.10

Accepted By

Accepted Date

PUBLIC COMMENT
SUBMITTED ON
ANCHOR STREET
PLAYGROUND OPTIONS

City Planner

From: Angie Yost <[REDACTED]>
Sent: Tuesday, August 29, 2023 6:15 PM
To: City Planner
Subject: Anchor Playground

We just purchased a home in Rockaway, and we have a 4 year old. I appreciate the idea of a playground. Those were all great designs. I do have a suggestion. We use to live in Lincoln county and I know even in Lincoln city/Newport I wish there was a covered play area. With so much rain the winter months it would be nice to see if there was an option for outdoor play that was at least partially covered. Maybe a covered ball hoop or something?

Thanks
Angie Yost

Sent from my iPhone

City Planner

From: Daniel Howlett <[REDACTED]>
Sent: Wednesday, August 30, 2023 2:43 PM
To: City Planner
Cc: Charles McNeilly; Mary McGinnis; Kristine Hayes
Subject: Anchor Street park

Hi Mary,

I saw on the city website the 3 options of playgrounds, and I'm not that excited about any of them. With 3 existing playgrounds in town, at the Wayside, Phyllis Baker Park, and a small one at the district office, I don't know why the city has settled on an option that is a duplication of what we already have. There has to be another creative option that will add more value to the town. What about a small skate park? Or a covered space with tables and chairs? Or a covered climbing wall?

I'm also really confused why the city is not planning to incorporate the 1 acre city owned parcel directly behind Anchor Street. This seems like a great opportunity to create a dog park, birding space, botanical garden, or something like that. I understand that this is a wetland area and has to be passive use. Current plans, or no plan at all, seem a bit half baked to me. There has been no public outreach on this project so far. Maybe an online survey with more options could be helpful. Thanks for all of your work on this,

Cheers,

Daniel Howlett

City Planner

From: Debbie and Randy <[REDACTED]>
Sent: Tuesday, August 29, 2023 10:37 AM
To: City Planner
Subject: Mary Johnson re: Anchor Street Playground

I am wondering why Rockaway is even considering another playground? Why not improve the two we already have? While I do agree that we need something for the younger folks in this town, I don't believe ANOTHER playground is the answer.

I think the city needs the overflow parking. On busy holidays and weekends, people have to park along all the side streets.

My two cents.

Debbie Tompkins