



# City of Rockaway Beach

## Planning Commission Meeting Agenda

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**Date:** Thursday, January 16, 2025  
**Time:** 5:00 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 on Zoom:**

<https://us06web.zoom.us/j/81744224240?pwd=ESvNrit0fAg9RafQbR6nrHNm7f5Rur.1>

Meeting ID: 817 4422 4240

Passcode: 857600

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**
4. **APPROVAL OF MINUTES**
  - a. December 19, 2024 Meeting Minutes
5. **PRESENTATIONS, GUESTS & ANNOUNCEMENTS**
  - a. **Accessible Short-Term Rentals** – Lorraine Woodward, Becoming RentABLE
  - b. **Accessible Accommodations in Our Community** – Dan Haag, Tillamook Coast Visitors Association
6. **STAFF REPORTS**
7. **PUBLIC HEARING** – None Scheduled
8. **CITIZEN INPUT ON NON-AGENDA ITEMS**
9. **OLD BUSINESS**
  - a. **Deliberation & Decision on VAR 24-3: Consideration of an Application for Variance at 282 South Anchor Street to Decrease the Number of Required Parking Spaces to Construct a New Mixed-Use Building**
10. **NEW BUSINESS**
  - a. **Consideration to Move June 19<sup>th</sup> meeting to June 26, 2025**

## **11. PLANNING COMMISSION COMMENTS & CONCERNS**

## **12. ADJOURNMENT**



# City of Rockaway Beach

## Planning Commission Meeting Minutes

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**Date:** Thursday, December 19, 2024  
**Location:** Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

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### 1. CALL TO ORDER

Planning Commission President Hassell called the meeting to order at 5:00 p.m.

### 2. PLEDGE OF ALLEGIANCE

### 3. ROLL CALL

**President:** Bill Hassell

**Commissioners:** Sandra Johnson, Nancy Lanyon, Pat Olson, Zandra Umholtz (arrived at 5:06 p.m.), and Stephanie Winchester

**Council Members:** Charles McNeilly, Mayor; and Mary McGinnis, Planning Commission Liaison

**Staff Present:** Luke Shepard, City Manager; Mary Johnson, City Planner; and Melissa Thompson, City Recorder

### 4. APPROVAL OF MINUTES

Start time: [05:02:21 PM \(00:01:10\)](#)

#### a. November 21, 2024 Meeting Minutes

Johnson made a **motion**, seconded by Olson, to approve the November 21, 2024 Meeting Minutes as presented.

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

Aye: 5 (Johnson, Lanyon, Olson, Winchester, Hassell)

Nay: 0

### 5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS – None Scheduled

### 6. STAFF REPORTS

Start time: [05:03:33 PM \(00:02:22\)](#)

City Planner Johnson provided the following updates:

- Approvals in 2024 included 37 new dwelling units, 3 accessory dwelling units (ADUs) and 10 conversions; the Planning Commission held 7 public hearings.
- City is moving forward with grants for Lake Lytle restrooms and work with the Marine Board.
- In early 2025, the City will have a community workshop for the Senate Bill 406 work that is being done with Cascadia Partners, followed by ordinance adoption, subdivision updates and a Comprehensive Plan amendment.
- City Council has assigned the Commission to look at how STRs can provide ADA accessibility.

## 7. PUBLIC HEARING

### a. #VAR 24-3: Consideration of an Application for Variance at 282 South Anchor Street to Decrease the Number of Required Parking Spaces to Construct a New Mixed-Use Building

Start time: [05:04:55 PM \(00:03:44\)](#)

Hassell announced that the Planning Commission shall now consider an Application for Variance by conducting a public hearing. He provided sign up instructions for those who wished to provide public testimony.

At 5:07 p.m., Hassell opened the public hearing.

McNeilly and McGinnis excused themselves from the meeting.

Umholtz joined the meeting at 5:06 p.m.

#### **Opening Statements/Testifying Instructions:**

Hassell read opening statements, public hearing disclosure statements and procedures in accordance with state law, and testifying instructions. He explained that the Applicant is Jeffrey Wong, and is seeking approval for a variance at 282 South Anchor Street in Rockaway Beach (Tillamook County Assessor's Map # 2N1032CC Lot #14700). The Applicant is seeking a variance to decrease the number of required parking spaces to construct a new mixed-use building. The Applicant plans to construct a new building consisting of a commercial space on the ground floor, four residential units on the second floor. The Applicant is requesting a decrease in the number of required off-street parking spaces from 10 to 2.

Hassell invited Commissioners to make declarations of bias or conflict of interest. No declarations were made. Hassell asked if any member of the audience wished to challenge a Commissioner on the basis of bias. A member of the audience stated that Umholtz was a member of the Lions Club and that she should recuse herself. Umholtz confirmed that she was a member of the Lions Club, and stated that there was no conflict of interest, as the decision would have no potential or actual financial affect on her or her family.

Hassell invited Commissioners to declare any ex-parte contacts. Lanyon declared that she drives by the property. Olson stated he was familiar with the property and had seen it recently. Johnson, Hassell and Umholtz declared that they frequently drive by and are familiar with the property.

**Staff Report:**

City Planner Johnson summarized her written staff report and shared a slide presentation. (A copy of the staff report and presentation is included in the record for the hearing.) Staff analysis of the application included a recommendation of approval with conditions to ensure emergency response will not be impeded and compliance with the City's road approach standards.

**Applicant Presentation:**

Wong provided personal background information. He explained the best use of the property for his fishery business and the community would be a community commercial kitchen that other operators and businesses could also utilize. Wong shared a slide presentation. (A copy of the presentation is included in the record for the hearing.) He explained his intent to was to prioritize workforce housing for his employees, as well as for first responders, traveling medical staff, educators and food production. Wong noted that he applied with Tillamook County Housing Commission for a grant, and they supported the project. Wong explained that he made a proposal to work with the Lions Club to redo their building and they declined. Wong stated that there were 86 transient parking spots available within a 3-block radius of the property. Wong proposed that he could make improvements as a goodwill gesture to some parking areas in the public right of way. Wong noted that the project aligned with several items in the City's Strategic Plan.

Lanyon inquired about ensuring the residents will be the workers he has prioritized. Wong responded that he would have to confer with legal counsel, but could vet applicants.

Umholtz inquired if he could carry a contract with hospitals to provide housing. Wong responded that he thought he could, and could set aside a unit for traveling nurses. Umholtz noted that she was part of the County houseless action committee. Umholtz inquired about timing of truck deliveries when the commercial kitchen was being rented. Wong responded that he could schedule his deliveries to accommodate kitchen tenant's parking needs. Umholtz inquired if Wong proposed that 8 spaces be provided through public spaces. Wong confirmed that he did. He suggested that he could attempt to lease spaces, but was concerned that it would affect rent prices. Umholtz noted that decisions must be made based on the current Zoning Ordinance.

Commissioner Johnson appreciated the efforts toward affordable housing. Johnson expressed concern about the commercial space. Wong acknowledged that he would like to allow community members to come to the property to pick up fish fillets. Wong explained use of the commercial kitchen. Wong clarified for Johnson the areas that were referenced in an email from Public Works Superintendent Dan Emerson. Johnson asked if the commercial area could be converted into a restaurant if the building were sold. Wong responded that he hadn't thought about selling, and it wasn't the intention, but it might be possible. It was noted that due to the zoning, the lower space would remain commercial.

**Public Testimony in Favor:**

Parker Sammons, Tillamook County Housing Coordinator, board member of Habitat for Humanity and member of the Houseless Action Network, testified in support, stating that the project

represented the type of workforce housing that is sorely needed in the County. Sammons noted that the project received financial support from the Housing Commission.

Todd Spencer testified that he wanted to hear both sides. Spencer shared that he had regular tenants and observed that most residents and employees in town had limited parking needs. Spencer stated that we need small cheaper units in this town, and the positives outweigh the negatives.

### **Testimony in Opposition:**

Jerry Stanfill, resident and member of Lions Club, testified in opposition. He expressed concerns about enforcing parking regulations in the area. Stanfill expressed additional concerns that the variance would cause a loss of parking for the Lion's Club, City employees, and the bus stop. Stanfill expressed concern that elderly Lions Club members and those with disabilities would have to park too far from their building.

Gloria Tarnasky resident and member of Lions Club, testified in opposition. Tarnasky stated that it would cause drastic parking issues for the Lion's Club activities, including day meetings, bingo nights, Hope Chest board meetings, blood drives, and weekly functions. Tarnasky expressed concerns that it would impact those with handicaps who need to park in front of the building, and would exacerbate an existing parking problem.

Terry Bowman, resident, testified that it was a pretty good plan, but he still had concerns about the parking spots in front of the Lion's Club that they needed for food distribution and community services.

Ron Hemberry, resident, expressed concern that future developments may exacerbate parking issues and lead to safety hazards.

Dave Farr, resident, agreed with the need for affordable housing, but didn't believe the plan would work due to the off-street parking. He expressed concerns that it would turn into short-term rentals. Farr requested that the record be held open for an additional 10 days for written testimony.

Sue Wilson, Lions Club member, stated the plan was unrealistic and that essential parking for Lions Club members, many of whom are elderly, would be compromised.

### **Staff Response:**

City Planner Johnson shared a slide and reiterated the variance criteria the Commission must take into consideration for their deliberations and decision.

### **Applicant Rebuttal:**

Wong stated that he heard the concerns and that he wanted to be a good neighbor. He shared that he had removed a tree in response to concerns. He expressed a desire for his building to be a starting point for the revitalization of downtown. Wong noted that tenants would be working during

the day so would have less impact on parking in the daytime, and were likely to spend time away from home in the evening. Wong reiterated that the plan met a need for affordable housing and the work embodied the Strategic Plan.

### **Commissioner Questions/Close of Hearing:**

Lanyon asked staff how comments received from the Fire Department and Public Works could be addressed. City Planner Johnson responded that if the Commission were to consider approving the application, she would recommend conditioning the approval that a parking plan be approved by both the Fire Department and our Public Works to ensure that safety is provided and the emergency access lanes are still available and that the right-of-way for the city standards is still being met. Commissioner Johnson shared the same concerns about those issues. Shepard commented on the challenges of staff approving a parking plan that involved the public right-of-way, noting that residents can park wherever they want.

Commissioner Johnson commented on potential safety issues due to the proximity of the Fire Department. Shepard noted that there were also informal temporary commercial loading zones on Anchor Street that would need to be considered.

Olson suggested that there was a need for further analysis of the situation.

Wong inquired about timing related to new requirements being imposed by FEMA. City Planner Johnson explained the process would take several months and property owners would receive notice. Wong said he had concerns about doing so, but had the ability to rent parking spaces it was imposed as a condition. Wong expressed concerns about the ambiguity of creating a parking plan.

There being no further testimony for the Commission, Hassell closed the public hearing for Variance No. 24-3 at 6:36 p.m.

Hassell stated that unless waived by the Applicant, the City shall allow the Applicant at least seven days to submit final written arguments, but no new evidence, facts, documents, dates, or testimony to support their application. Wong waived the right to submit additional written arguments.

Hassell called for a 10-minutes recess of the meeting at 6:38 p.m. Hassell called the meeting back to order at 6:45 p.m.

### **Commission Motion**

Johnson made a motion, seconded by Lanyon, to set December 30, 2024 as the date to submit written testimony and upon which the record will be closed for this Variance request. Johnson further moved to set deliberations on this Variance to 5 p.m., January 16, 2025 at Rockaway Beach City Hall.

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

Aye: 6 (Johnson, Lanyon, Olson, Umholtz, Winchester, Hassell)

Nay: 0

## 8. CITIZEN INPUT ON NON-AGENDA ITEMS

No audience member wished to comment.

## 9. OLD BUSINESS – None Scheduled

## 10. NEW BUSINESS – None Scheduled

## 11. PLANNING COMMISSION COMMENTS & CONCERNS

Start time: [06:48:09 PM \(01:38:08\)](#)

Lanyon commented that she was glad the city was considering projects like this.

Olson commented that it was a challenging issue. He wished all Merry Christmas.

Umholtz thanked everyone and said it had been a pleasure being part of the Planning Commission. Umholtz stated that she loved our city and expressed appreciation for the Commission and staff.

Johnson thanked Umholtz for her service on the Commission and that she would be missed. Johnson stated she wanted to bring attention to concerns raised about making exceptions for ADA-compliant short-term rental properties and hoped that the Commission could make recommendations to the City Council in the near future.

Winchester thanked Umholtz for her service, noting that she would be missed. Winchester stated that she appreciated the project that was before the Commission and looked forward to receiving additional information.

Hassell commended Umholtz for her work in housing and on the Planning Commission. Hassell acknowledged the Commission's great work and progress in the past year. He wished all a Merry Christmas.

## 12. ADJOURNMENT

Umholtz made a **motion**, seconded by Olson, to adjourn the meeting at 6:52 p.m.

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



Aye: 6 (Johnson, Lanyon, Olson, Umholtz, Winchester, Hassell)  
Nay: 0

MINUTES APPROVED THE  
16<sup>TH</sup> DAY OF JANUARY 2025

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William Hassell, President

ATTEST

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Melissa Thompson, City Recorder

DRAFT



**CITY OF ROCKAWAY BEACH  
PLANNING COMMISSION ACTION**

**STAFF REPORT**

Case File #VAR-24-3  
Hearing Date: December 19, 2024

**APPLICANT:** Jeffrey Wong

**REQUEST:** The Applicant is seeking approval for a variance at 282 South Anchor Street in Rockaway Beach (Tillamook County Assessor's Map # 2N1032CC Lot #14700). The Applicant is seeking a variance to decrease the number of required parking spaces to construct a new mixed-use building. The Applicant plans to construct a new building consisting of a commercial space on the ground floor, four residential units on the second floor. The Applicant is requesting a decrease in the number of required off-street parking spaces from 10 to 2.

**A. REPORT OF FACTS:**

1. Property Location: The property is 282 South Anchor Street, Rockaway Beach and is further identified on Tillamook County Assessor's Map #2N1032CC Lot #14700.
2. Lot Size: approximately 2,500 square feet.
3. Zoning Designation: C1 (Commercial Zoning).
4. Surrounding Land Use: The subject property is surrounded by the Rockaway Beach Fire Department to the North, Lions Club to the South, Rockaway Beach City Hall to the West and a residential property to the East.
- 5.
6. Existing Structures: None.
7. 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.
8. Development Constraints: None.



## B. EVALUATION OF THE REQUEST

1. General Description of the Proposal: seeking a variance to decrease the number of required parking spaces to construct a new mixed-use building. The Applicant plans to construct a new building consisting of a commercial space on the ground floor, four residential units on the second floor. The Applicant is requesting a decrease in the number of required off-street parking spaces from 10 to 2.
2. Background: Mixed-use buildings are allowed outright in the commercial zone, provided 50% of the ground floor is used for commercial purposes. Off-street parking required for the commercial space is determined by the square footage of the commercial space. Two off-street parking spaces are required for each of the residential dwelling units.
3. Agency Comments:
  - a. Tillamook County Housing Commission – *letter included in meeting packet.*
4. Ordinance Standards: The following ordinance standards apply to this request:

### **Rockaway Beach Zoning Ordinance:**

#### **Section 4.060. Off-Street Parking and Off-Street Loading Requirements.**

At the time a new structure is erected, or the use of an existing structure is enlarged, off-street parking spaces, loading spaces, and access thereto shall be provided as set forth in this section, unless greater requirements are otherwise established.

If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this ordinance except as exempted in Subsection (12).

1. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.
2. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately, except where the Planning Commission determines that the various uses are to be used at different times of the day, such that the same parking spaces may be reduced by the number of spaces required by the smaller use.



3. Owners of two or more uses, structures, or parcels of land may agree to utilize the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Commission in the form of deeds, leases, or contracts to establish the joint use.
4. Required parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not further than 200 feet from the building or use they are required to serve.
5. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use. Spaces required for employees shall be applicable to each shift.
6. Areas used for standing and maneuvering of vehicles shall have durable surfaces maintained adequately for all weather use and be drained to prevent the ponding of water or the collection of water in a public right-of-way, or the flowing of water across public sidewalks.
7. Except for parking to serve residential uses, parking and loading areas adjacent to or within residential zones or uses, or adjacent to city parks or natural areas, shall be designed to minimize disturbances of residents by the erection between the uses of a sight-obscuring fence of at least four feet and not more than six feet in height, or a buffer of natural vegetation such as trees or shrubs, except that clear vision areas shall be preserved.
8. Parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least four inches high.
9. Artificial lighting which may be provided shall not create or reflect substantial glare in a residential zone or on any adjacent dwelling, community park, or designated natural area.
10. Uses located on US Highway 101 shall have parking facilities designed so that vehicles do not back into the right-of-way.



11. Passenger loading. A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading children shall be located on the site of any school having a capacity greater than 25 students.
12. Loading of merchandise, materials, or supplies. Buildings or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this ordinance may be used for loading and unloading operations during periods of the day when not required to take care of the parking needs. Parking spaces designated 'loading zone only' or 'trucks and delivery only' shall be provided in addition to the required number of spaces.
13. Retail and service connected businesses excluding residences, hotels, motels, and other transient lodging located in the C-1 Zone within the area between North Third Avenue and South Second Avenue shall be exempt from off-street parking requirements. Residences, hotels, motels, and other transient lodging shall provide the required off-street parking.
14. Parking spaces shall be of the following dimensions:
  - a. Spaces for normal-sized vehicles: 18 feet by 9 feet.
  - b. Spaces for compact vehicles (designated as such) shall be 16 feet by 8 feet.
15. Spaces for compact vehicles shall be allowed in parking lots with four or more spaces. Up to 50% of the total spaces may be designated for compact cars.
16. In any parking lot with four or more parking spaces not less than 10% of the gross site area of the lot(s) or parcel(s) devoted to the project site, shall be maintained in natural vegetation landscaping areas contained within concrete curbs installed and maintained at entrances, at the ends of bays, and adjacent to property lines. Native vegetation is encouraged.
17. Vehicular access points shall be consolidated to the minimum number necessary to serve the use.



18. Off-Street Parking Space Requirements.

- a. Dwelling..... Two spaces per dwelling unit.
- b. Retail store, eating or drinking establishment..... One space for each 400 sq. ft. of floor area, plus one space for each employee.\*  
*\*Employees per shift or on duty.*

**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 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.



**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.

### C. STAFF FINDINGS:

1. 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.

*Finding: Current traffic volume on Anchor Street is minimum. Anticipated traffic from the proposed development would minimally increase traffic, however the use of on-street parking would increase. As exemplified in the Applicant's presentation materials, current use of on-street parking in the area is minimal. Due to current and future traffic volumes in the vicinity, strict or literal interpretation and enforcement of the off-street parking and loading requirements is not required.*

2. 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.

*Finding: As detailed in the application materials, this criteria has been met. The Applicant has provided details regarding deliveries for the commercial space to be received onsite and unloaded onsite, not requiring the use of larger commercial vehicles or interfering with the free-flow of traffic. Additionally, on-street parking is available on Anchor Street, which is rarely fully utilized, as detailed in the Applicant's presentation materials*

3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this chapter.

*Finding: In general, staff concur with the Applicant's argument that the granting of the variance would not create a safety hazard. Due to the proposed development's location adjacent to the Fire Department, improvements to the surrounding on-street parking may benefit the safety of the area to ensure fire lanes are maintained and kept clear.*



#### **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 request. If they do not find that sufficient evidence exists to grant the variance, they should direct staff to write findings for denial of the variance request.

#### **E. STAFF RECOMMENDATION**

Approval of the Applicant's variance request for reduction in parking to construct a mixed-use building.

In the event of an approval, Staff offer the following suggested motion for the Planning Commissioner's consideration:

*I move that based on the facts and evaluations presented in the City Staff Report, and evidence presented, the Planning Commission approve Variance #24-3 to reduce the required parking for the proposed mixed-use building to 2 off-street parking spaces. I direct staff to prepare findings and conclusions, and authorize the Chair to sign an order to that effect.*





CITY OF ROCKAWAY BEACH, OREGON

276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752  
[www.corb.us](http://www.corb.us)

VARIANCE APPLICATION  
PARKING AND LOADING

# \_\_\_\_ - \_\_\_\_

*A non-refundable fee of \$880 is due at the time of application submission.*

**Property Owner(s) Information:**

Name(s): JEFF WONG

Full Mailing Address: 1020 S. BREAKER AVE

Email: JMORLEYINC@gmail.com Phone: 503 522 0942

**Location Information:**

Situs Address: 282 S. ANCHOR Map and Tax Lot: 2N10320014700

Zoning: \_\_\_\_\_

**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, Article 8, Section 8.020, Criteria. 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:

1. 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.

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2. 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.

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3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this chapter.

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*Use extra sheets or provide additional documentation, if necessary, for answering the above questions.*

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: 9/10/2024

Description of request –

Due to a limited lot size that is not conducive to off-street parking options, we are requesting a parking/loading variance so that workforce residential tenants will be able to utilize public street parking during non-peak hours.

Justification -

1. 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.

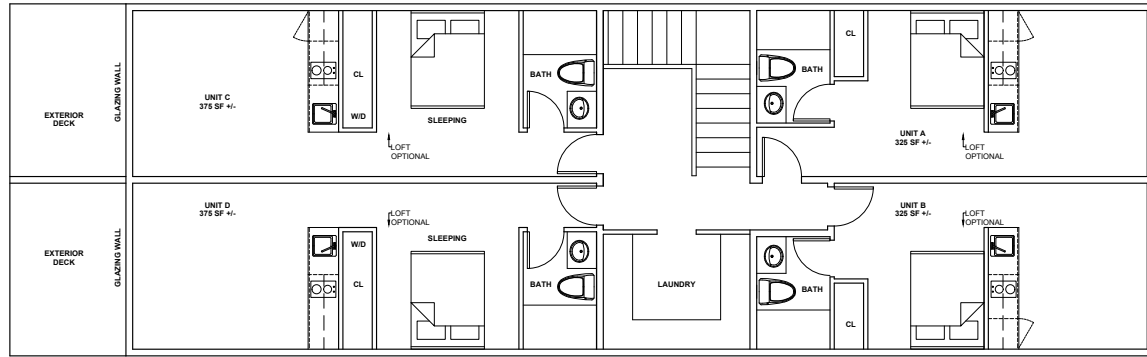
We represent that the anticipated traffic volumes generated by the use of the site will not require any further interpretation or enforcement of City requirements. The proposed use of the site supports the policies and objectives of the City Comprehensive Plan. Planned site use and parking variance does not represent any detriment to public health, safety or welfare in the near vicinity. The site location has ample on-street parking available for residents and the commercial space and is located in a quiet area of town with little traffic. In addition, there is the new parking area located near the site which has added additional capacity. Our neighbor to the south, the Rockaway Lions Club has meetings twice per month, plus other limited activities which in total has limited impact on overall off street parking inventory.

2. 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.

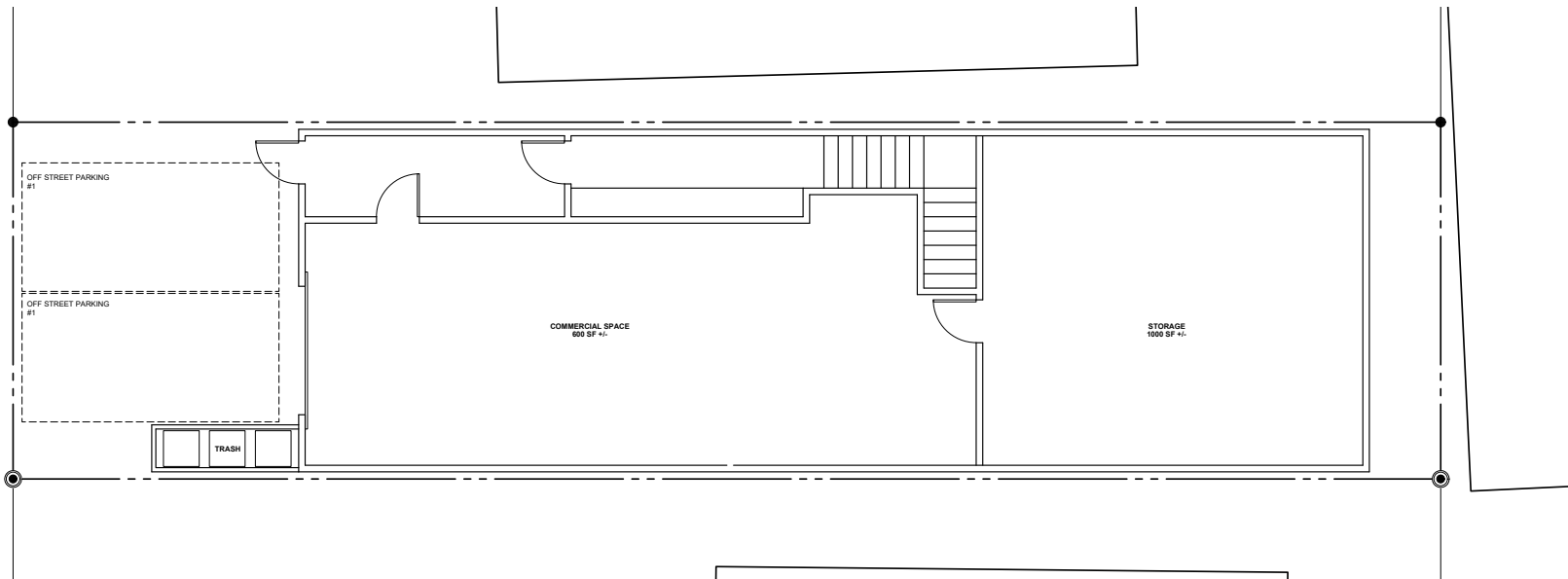
There will be deliveries of fish/food and kitchen supplies to the bottom floor commercial area that will not require use of commercial vehicles or any loading/parking requirements that would interfere with traffic flow in the immediate area. Ample on-street parking is available at the site for the this as well.

3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this chapter.

After proper due diligence, we expect the granting of this variance would not create any safety hazard to the community and is consistent with the City requirements and Comprehensive Plan.



**2** UPPER FLOOR  
A1.02 1/4" = 1'-0"



**1** LOWER FLOOR / SITE PLAN  
A1.02 1/4" = 1'-0"

**BASIS OF BEARING**

THE LINE BETWEEN FOUND MONUMENTS (201) AND (202) BEARS NORTH 0°03'00" EAST AND SOUTH 89°57'00" EAST, THE RECORD VALUES FROM THE PLAT OF ROCKAWAY BEACH.

**NARRATIVE**

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DESCRIBED IN INSTRUMENT #2023-02265, TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO DETERMINE AND MONUMENT THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY. THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS LAID OUT AT RECORD DEED AND PLAT VALUES FROM MONUMENT (201).

**LEGEND**

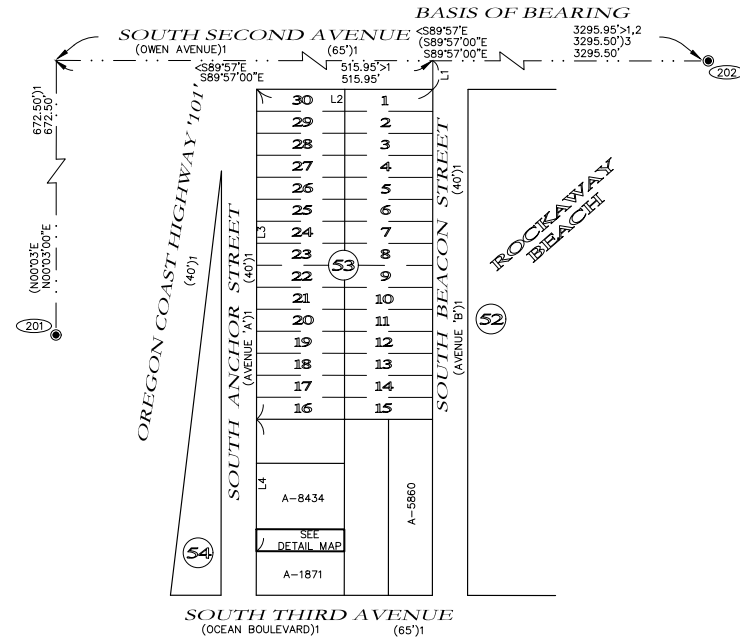
- INDICATES SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP STAMPED "ONION PEAK DESIGN"
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- ( )1 INDICATES RECORD VALUE FROM THE PLAT OF ROCKAWAY BEACH ADDITIONAL PLATTING (MAP C-38), TILLAMOOK COUNTY PLAT RECORDS.
- ( )2 INDICATES RECORD VALUE FROM THE PLAT OF ROCKAWAY BEACH (MAP C-226), TILLAMOOK COUNTY PLAT RECORDS.
- ( )3 INDICATES RECORD VALUE FROM INSTRUMENT #2023-02265, TILLAMOOK COUNTY DEED RECORDS.
- ( )4 INDICATES RECORD VALUE FROM MAP A-1871, TILLAMOOK COUNTY SURVEY RECORDS.
- ( )5 INDICATES RECORD VALUE FROM MAP A-8434, TILLAMOOK COUNTY SURVEY RECORDS.
- < > INDICATES CALCULATED VALUE.
- NO ( ) OR < > INDICATES MEASURED VALUE.

**MONUMENT NOTES**

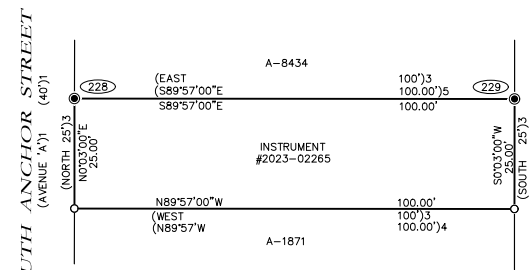
- (201) FOUND TILLAMOOK COUNTY SURVEYOR'S BRASS CAP IN MONUMENT WELL AT THE INTERSECTION OF SOUTH THIRD AVENUE AND SOUTH PACIFIC STREET STAMPED "INITIAL POINT TO ROCKAWAY BEACH ADD. PLAT 1991". SEE REWITNESS BOOK 7, PAGE 88, TILLAMOOK COUNTY SURVEY RECORDS.
- (202) FOUND 5/8" REBAR 0.3' BELOW ASPHALT AT THE INTERSECTION OF SOUTH SECOND AVENUE AND SOUTH QUADRANT STREET, HELD FOR CENTERLINE OF SOUTH SECOND AVENUE, CITY CENTERLINE MONUMENT, HELD FOR BASIS OF BEARING. ORIGIN IS UNKNOWN, SEE MAP B-3356, TILLAMOOK COUNTY SURVEY RECORDS.
- (228) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" FLUSH IN GROUND. SEE MAP A-8434, TILLAMOOK COUNTY SURVEY RECORDS.
- (229) FOUND 5/8" REBAR WITH PLASTIC CAP (UNREADABLE) 0.2' ABOVE GROUND. SEE MAP A-8434, TILLAMOOK COUNTY SURVEY RECORDS.

PRELIMINARY

LINE TABLE		
LINE	BEARING	LENGTH
(L1)1	S0°03'W	32.5'
L1	S0°03'00"W	32.50'
(L2)1	N89°57'W	200'
L2	N89°57'00"W	200.00'
(L3)1	S0°03'W	375'
L3	S0°03'00"W	375.00'
(L4)3	SOUTH	150'
L4	S0°03'00"W	150.00'



**VICINITY MAP**  
1" = 100'



**DETAIL MAP**  
1" = 20'

PRELIMINARY



**ONION PEAK DESIGN**

11460 EVERGREEN WAY  
NEHALEM, OR 97131  
(503) 440-4403

"RBEACH" #A2024  
WONG2409-BS.DWG

BOUNDARY SURVEY FOR:  
**JEFFREY MORLEY WONG**  
**KATIE ANN CROSSMAN**

A TRACT OF LAND AS DESCRIBED IN  
INSTRUMENT #2023-02265,  
TILLAMOOK COUNTY DEED RECORDS.  
SW 1/4 OF THE SW 1/4, SECTION 32, T2N, R10W, W.M.  
TILLAMOOK COUNTY  
SEPTEMBER 3, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Erick M White*  
OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2026

THIS MAP IS TEMPORARY AND IS A TILLAMOOK COUNTY SURVEYOR REVIEW COPY ONLY.

**BASIS OF BEARING**

THE LINE BETWEEN FOUND MONUMENTS (231) AND (230) BEARS NORTH 89°57'00" WEST. THE RECORD VALUE FROM THE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2024.

**NOTES**

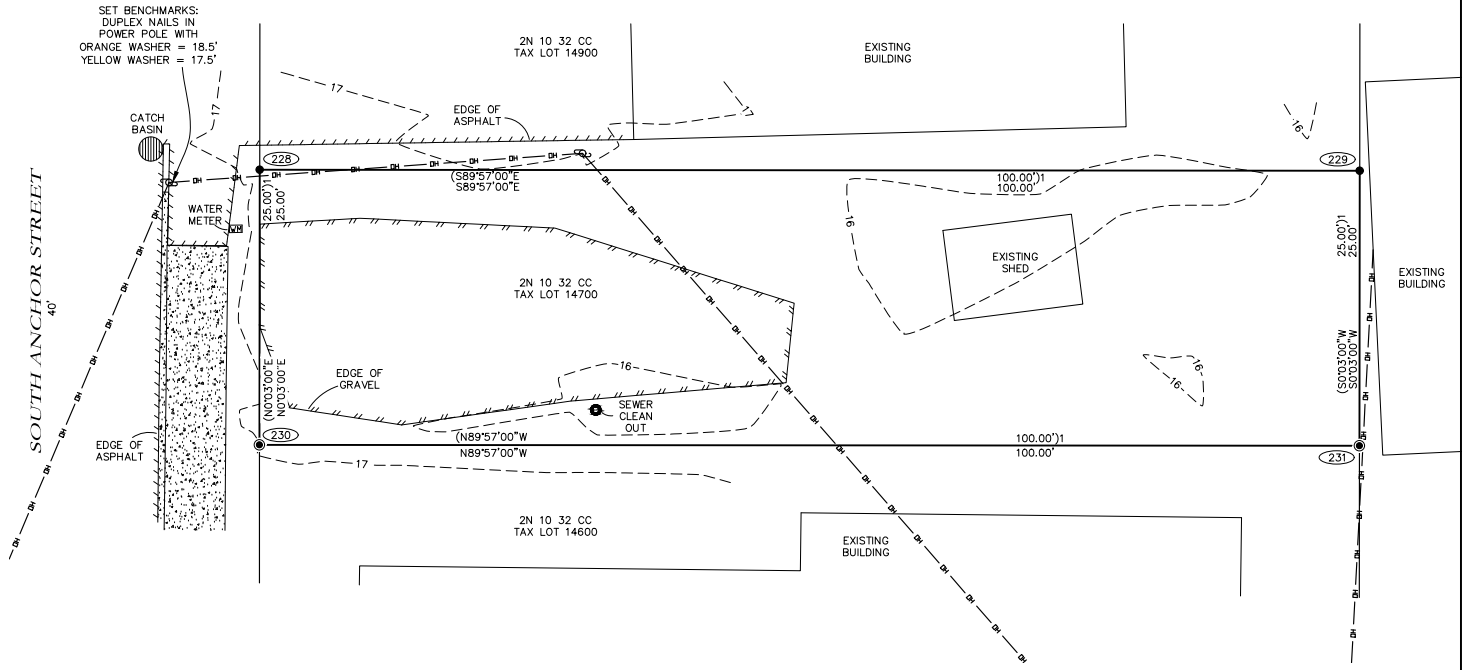
THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE EXTERIOR BOUNDARY WAS LAID OUT IN ACCORDANCE WITH THE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2024 FROM MONUMENT (230). THE PURPOSE OF THIS MAP IS TO SHOW TOPOGRAPHIC FEATURES ON THE SUBJECT PROPERTY. FIELD WORK FOR THIS SURVEY WAS COMPLETED ON SEPTEMBER 03, 2024. ELEVATIONS ON THIS MAP ARE BASED ON NAVD 1988. PER FEMA MAP NUMBER 41057C0377F DATED SEPTEMBER 28, 2018, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF (100 YEAR FLOOD) OF 17.5', NAVD 1988.

**LEGEND**

- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- DH— INDICATES OVERHEAD POWER.
- ⊙ INDICATES POWER POLE.
- ( )1 INDICATES RECORD VALUE FROM BOUNDARY SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2024.
- NO ( ) INDICATES MEASURED VALUE.

**MONUMENT NOTES**

- (228) FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" FLUSH IN GROUND, 0.04' SOUTH AND 0.13' WEST OF CALCULATED POSITION. SEE MAP A-8434, TILLAMOOK COUNTY SURVEY RECORDS. ELEVATION ON CAP = 16.96'.
- (229) FOUND 5/8" REBAR WITH PLASTIC CAP (UNREADABLE) 0.2' ABOVE GROUND, 0.11' SOUTH AND 0.11' WEST OF CALCULATED POSITION. SEE MAP A-8434, TILLAMOOK COUNTY SURVEY RECORDS. ELEVATION ON CAP = 16.67'.
- (230) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" FLUSH IN GROUND, HELD FOR POSITION. SEE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2024. ELEVATION ON CAP = 17.06'.
- (231) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "ONION PEAK DESIGN" FLUSH IN GROUND, HELD FOR POSITION. SEE BOUNDARY SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2024. ELEVATION ON CAP = 16.60'.



**ONION PEAK  
DESIGN**

11460 EVERGREEN WAY  
NEHALEM, OR 97131  
(503) 440-4403

"WONG" #A2024  
WONG2409-I.DWG

TOPOGRAPHIC SURVEY FOR:  
**JEFFREY MORLEY WONG  
KATIE ANN CROSSMAN**

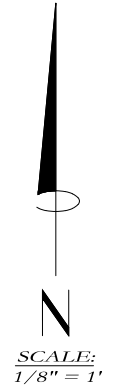
2N 10 32 CC  
TAX LOT  
14700

SW 1/4 OF THE SW 1/4, SECTION 32, T2N, R10W, W.M.  
TILLAMOOK COUNTY  
SEPTEMBER 27, 2024

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

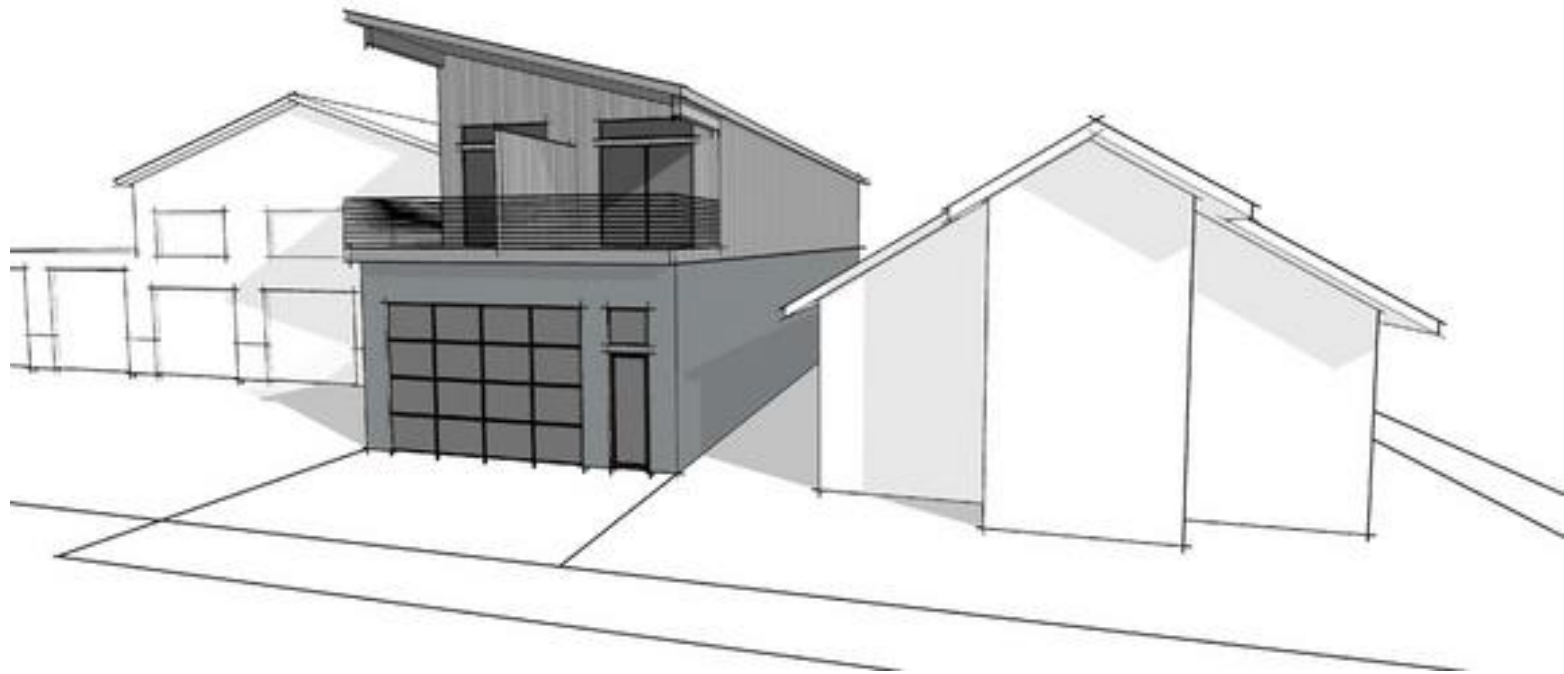
*Erick M. White*

OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 8/30/2028

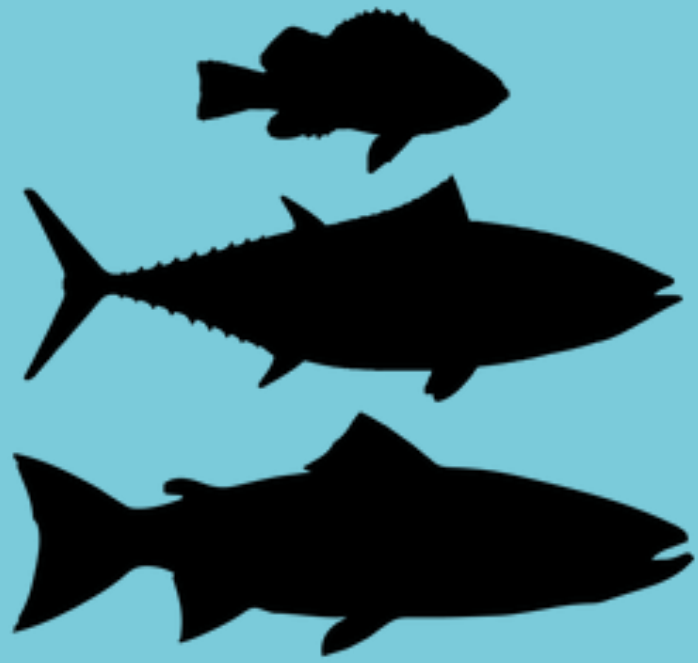


# 282 S. Anchor









**CS FISHERY**  
GARIBALDI, OREGON

- Affordable workforce housing units
- Fish processing for retail  
/wholesale/foodbank - Zero Waste
- Commissary kitchen to support area businesses

# Area Median Income (AMI)

How are income levels defined?

HUD defines different levels of AMI based on household size:

- Low-income: Less than 80% of the AMI
- Very low-income: Less than 50% of the AMI
- Extremely low-income: Less than 30% of the AMI

# Tillamook County 2024 AMI

Income								
	1 Person	2 Person	3 Person	4 Person	5 person	6 Person	7 Person	8 Person
80%	\$45,350	\$51,800	\$58,250	\$64,750	\$69,900	\$75,100	\$80,300	\$85,450
90%	\$51,000	\$58,250	\$65,550	\$72,850	\$78,650	\$84,500	\$90,300	\$96,150
100	\$56,650	\$64,750	\$72,850	\$80,900	\$87,400	\$93,850	\$100,350	\$106,80
%	\$62,300	\$71,200	\$80,100	\$89,000	\$96,150	\$103,250	\$110,350	0
110	\$68,000	\$77,700	\$87,400	\$97,100	\$104,850	\$112,650	\$120,400	\$117,50
%								0
120								\$128,15
%								0
Rent Limits								
	1 Person	2 Person	3 Person	4 Person	5 person	6 Person	7 Person	8 Person
80%	\$1,134	\$1,295	\$1,456	\$1,619	\$1,748	\$1,878	\$2,008	\$2,136
90%	\$1,275	\$1,456	\$1,639	\$1,821	\$1,966	\$2,113	\$2,258	\$2,404
100	\$1,416	\$1,619	\$1,821	\$2,023	\$2,185	\$2,346	\$2,509	\$2,670
%	\$1,558	\$1,780	\$2,003	\$2,225	\$2,404	\$2,581	\$2,759	\$2,938
110	\$1,700	\$1,943	\$2,185	\$2,428	\$2,621	\$2,816	\$3,010	\$3,204
%								
120								
%								
Bedroom Rent Limits								
	0 - Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed
80%	\$1,132	\$1,294	\$1,456	\$1,618	\$1,747	\$1,87	\$2,00	\$2,13
90%	\$1,274	\$1,456	\$1,638	\$1,820	\$1,965	6	6	5
100%	\$1,415	\$1,618	\$1,820	\$2,022	\$2,184	\$2,11	\$2,25	\$2,40
110%	\$1,557	\$1,779	\$2,002	\$2,224	\$2,402	1	7	2
120%	\$1,698	\$1,941	\$2,184	\$2,427	\$2,621	\$2,34	\$2,50	\$2,66
						6	7	9
						\$2,58	\$2,75	\$2,93
						0	8	6
						\$2,81	\$3,00	\$3,20
						5	9	3

\*Tillamook County AMI is calculated using HUD's methodology which is available for review at: [https://www.huduser.gov/portal/datasets/il.html#faqmethodchange\\_2024](https://www.huduser.gov/portal/datasets/il.html#faqmethodchange_2024)

Tillamook County AMI and rent limits will be updated as HUD releases new AMI data.

# Prioritized Tenant Mix

- RBFD / CS Fishery
- First Responders / Medical
- Educators / Food Production

# Anchor St. Project Proposal



### Allocation Recommendation:

**81.25%**     **\$65K**

16.25% of Total

### Project Highlights:

- Highly efficient use of small lot
- Significant community benefit
- Supports critical agriculture industry workers

Qualitative Score	Quantitative Score
70.3%	77.2%



## 2023 Multi-Family Rental Housing Fund Allocation Recommendation

<u>Project</u>	<u>Award</u>	<u>Of Total</u>	<u>Of Ask</u>	<u>Ask</u>	<u>Pre-development</u>	<u>Construction</u>	<u>Contingency</u>
Seagulls Rest	\$100,000	25.00%	50.00%	\$200,000		✓	
Bay City Tiny Homes	-	-	-	\$55,464	✓		
T-mobile on 1st	\$70,000	17.50%	87.50%	\$80,000		✓	
Manzanita Maker	\$50,000	12.50%	12.50%	\$400,000	✓		
Hobsonville	\$40,000	10.00%	16.00%	\$250,000	✓		For construction costs only
Lighthouse	-	-	-	\$20,000		✓	
Anchor St.	\$65,000	16.25%	81.25%	\$80,000	✓		\$8500 for pre-development. The remainder to be awarded at construction
Manzanita Pines	\$75,000	18.75%	19.23%	\$390,000	✓		



# PARKING INVENTORY

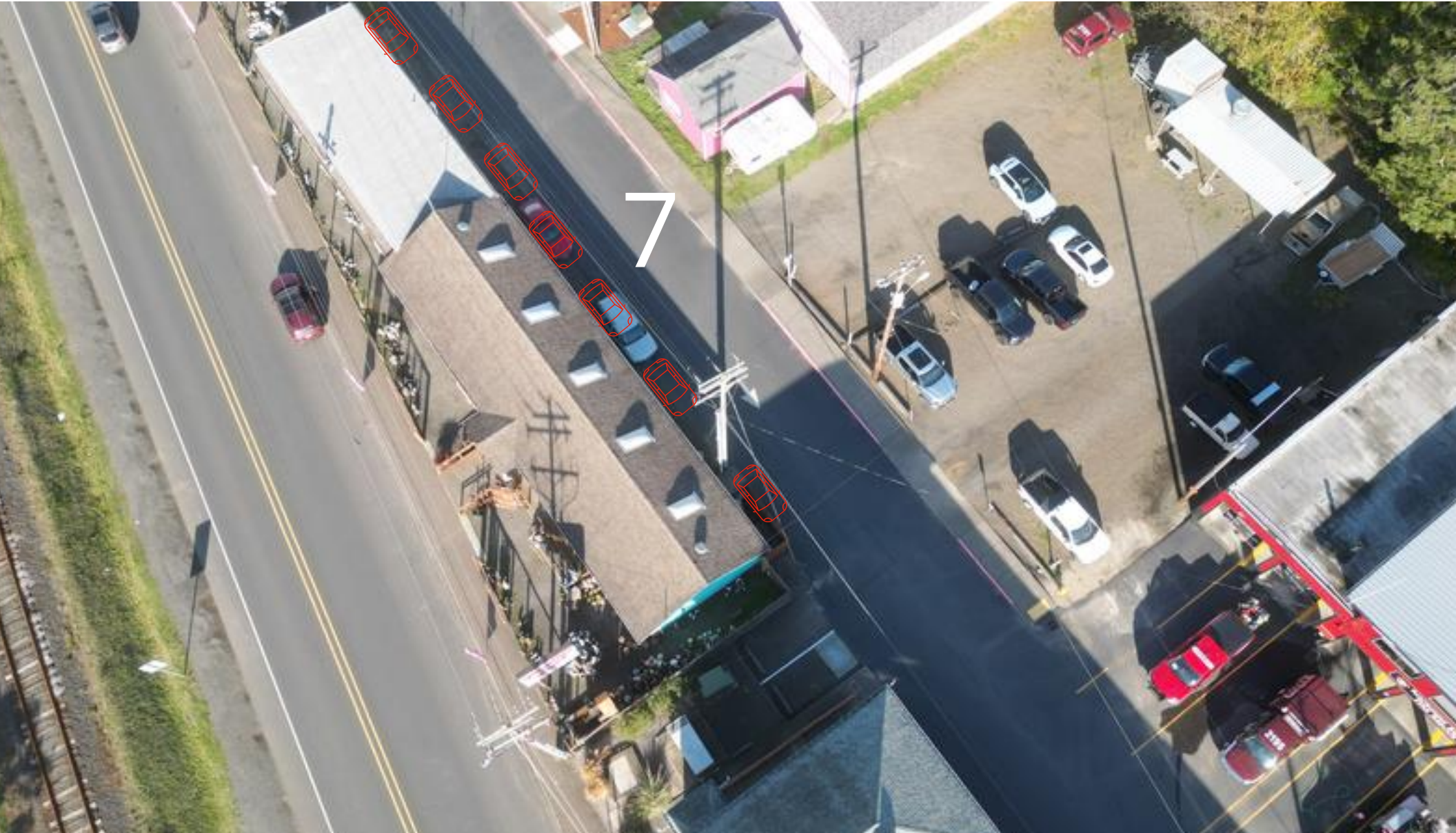
2

Thursday 11-7-2024









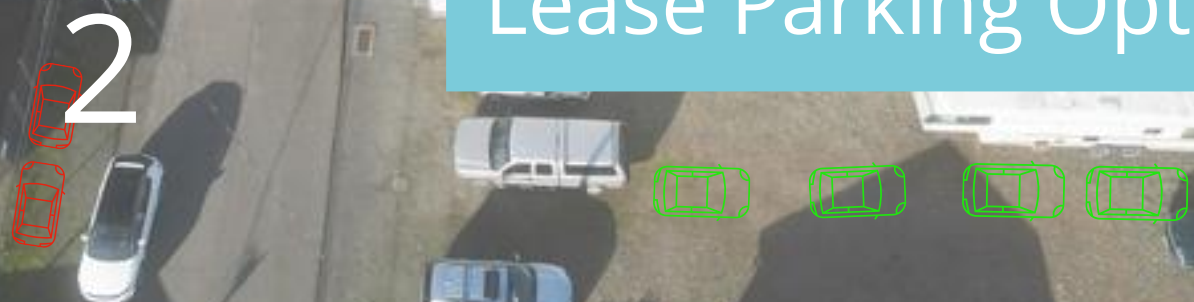




Public Transit/  
Bus Stop



Lease Parking Option



S. 3rd

21

4

1

0

4

3





10

- On street public parking **43**
- Anchor Park **43**
- Total parking spots within 3 blocks of project on East side of Hwy 101 **86**





Potential Parking Improvement Area 1





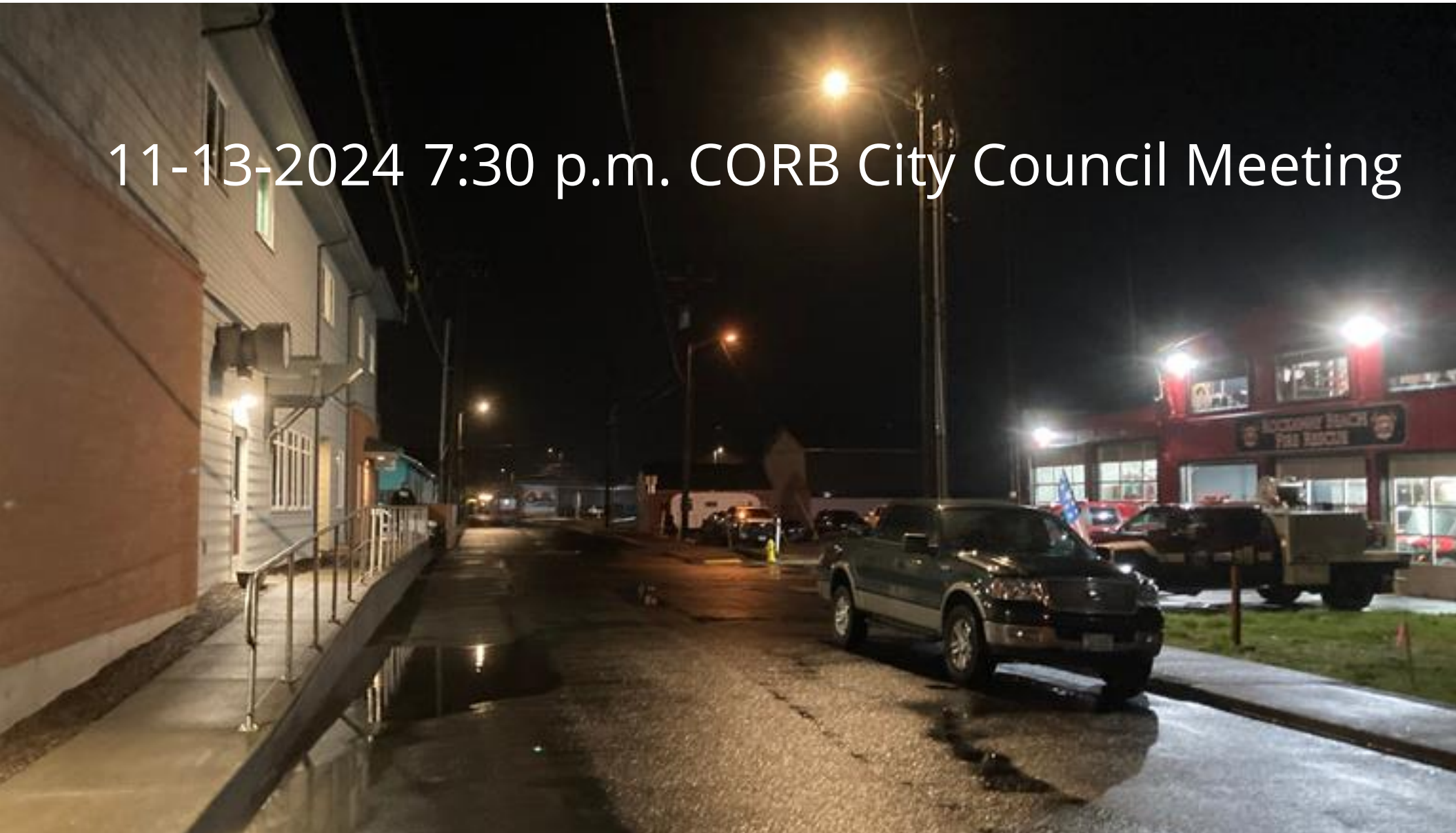
Potential Parking  
Improvement  
Area 2 & 3







# 11-13-2024 7:30 p.m. CORB City Council Meeting



- Off Hours Parking
- Support of: RBFB, Deputy Grogan, Public Works
- Public Transportation - Bus stop
- HB 2001 SB406 Soon to be revised parking

## **CORB**

- Increase diversity of housing options

• Attract new and retain existing businesses



# CORB Strategic Plan

2.13 Explore partnerships with Tillamook County for affordable housing

2.3 Explore financial options to improve downtown

2.4 Enhance partnerships with Tillamook Coast Visitor's Association (TCVA) for tourism workforce training + education programs

**WRITTEN TESTIMONY  
SUBMITTED FOR  
DECEMBER 19, 2024  
PLANNING COMMISSION  
HEARING**

Variance Request (#VAR 24-3)

**From:** K Bowers <[REDACTED]>  
**Sent:** Wednesday, November 20, 2024 1:05 PM  
**To:** City Hall <[cityhall@corb.us](mailto:cityhall@corb.us)>; City Planner <[cityplanner@corb.us](mailto:cityplanner@corb.us)>  
**Cc:** Jeff Wong <[REDACTED]>  
**Subject:** Parking Variance for 282 S Anchor Rockaway Beach

Good afternoon,

I am writing on behalf of Jeff Wong who is seeking a parking variance for 282 S Anchor in Rockaway Beach, OR.

I am advocating for the approval of the variance that Mr Wong is seeking. Initially, I was concerned about fire department volunteers coming on short notice and needing access to quick parking. However, upon closer inspection, I see that they have their own lot to the north of the station.

Rockaway Beach desperately needs more affordable housing! Typically, we do not eat out in the summer because of slow service and I know from talking to business owners that they all struggle to find staff. Rockaway Beach has too many vacation rentals, taking a large percentage of affordable housing off the market, which historically would have provided housing for local workers.

The proposed units are small so likely they will have single tenants. We own rentals in close-in NE Portland and have found that many of our tenants do not own cars especially in areas that are densely populated (as cars are expensive to own, insure, maintain etc). Ideally these units will provide housing for people who are working in Rockaway. People living in this location would not necessarily need cars, as amenities are close and it's easy to take the bus to Tillamook. So there might not be as much tenant parking requirements as you think and if Mr Wong does any retail business out of the main floor there is a gorgeous new lot just down the street next to the grocery store, which I would think is the purpose of that lot (to support local businesses).

I imagine the Lions and Lionesses are concerned about parking. I wonder if they could park perpendicular to their building along 3rd Avenue. I understand it might make that corner tight, but they are not always using their building, so a little tight for a couple of hours is not that big of a deal. I think it would be beneficial as it would provide multiple additional parking spots available to them at all times.

Thank you for your time and consideration of my letter.

**Kate Bowers**

[REDACTED]  
[REDACTED] - Cell



TILLAMOOK COUNTY HOUSING COMMISSION



**HOUSING**

— BUILDS COMMUNITY —

**Tillamook County Housing Commission**

1510-B Third Street

Tillamook, OR 97141

503-842-3408 ext. 3419

[www.co.tillamook.or.us/bc-hc](http://www.co.tillamook.or.us/bc-hc)

[Housing@gmail.com](mailto:Housing@gmail.com)

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To the City of Rockaway Beach Planning Commission,

We, the Tillamook County Housing Commission, are writing to express our support for Mr. Wong's project on Anchor St. In addition to adding 4 units of housing on an extremely small lot, this project has many valuable qualities, including supporting food, hospitality and businesses in Rockaway Beach.

There are many challenges to increasing housing production in Tillamook County and in this case one of the impediments is parking. It is our understanding that Mr. Wong has taken and will continue to take appropriate steps to mitigate the parking impact of the Achor St. project. The Housing Commission urges the Rockaway Beach Planning Commission to grant this project a variance on the standard parking requirements.

The



---

Kari Fleisher

Chair of the Tillamook County Housing Commission

## Our experience working in Garibaldi

My name is Justin, and my wife Raquel and I recently started working in the commercial fishing industry based out of the Port of Garibaldi. I am writing this letter to share our experiences and express the advantages that having more workplace housing and affordable living opportunities in Garibaldi and other coastal towns would have. The coastal community as a whole would benefit with more reliable workers having comfortable living accommodations to help grow an industry ripe for expansion. We live in Beaverton, Oregon and the 1hr 30 minute commute over the often dangerous highway 6 has made us nervous more times than we can count and has put strain on our fuel budget and vehicle maintenance. A practical solution to this problem would be to have greater access to workforce housing in or near Garibaldi. Oregon's commercial fishing industry is one brimming with opportunity for those looking to start an exciting career with large growth potential. Having recently graduated college, we were drawn to the industry because of the need for enthusiastic workers and innovators. The industry is ripe for growth and needs fresh minds and spirits to keep it moving forward in a sustainable direction. Unfortunately, coastal towns such as Garibaldi lack the infrastructure such as workforce housing or affordable housing that can be a draw for those early in their careers seeking a place to establish themselves. Commutes from nearby cities are costly, dangerous and unreliable especially during crab season in the winter months which is the single most important time for the commercial fishing community. Commuting full time hasn't been sustainable for us, so for the time being we have had to cut back our time working on the coast. Working in commercial fisheries has been very fulfilling for us, and we are excited to see what the future holds.

- Justin White

**From:** Chris Zelenka <[REDACTED]>  
**Sent:** Tuesday, November 19, 2024 12:40 PM  
**To:** City Hall <[cityhall@corb.us](mailto:cityhall@corb.us)>; City Planner <[cityplanner@corb.us](mailto:cityplanner@corb.us)>  
**Cc:** Jeff W <[REDACTED]>  
**Subject:** Rockaway Beach Parking Variance Support

To Whom It Concerns,

I am sending a letter in support of Jeff Wong's request for a parking variance for his proposed development plans in Rockaway Beach.

As someone who has lived in Rockaway Beach and spends significant time at our family home in Rockaway Beach each year, I believe his desired use for his lot is excellent and needed. This is a wonderful addition to this part of our downtown with the recent development of the playground which my kid loves. Having an additional retail space utilizing this long-standing empty lot adjacent to the Lions Club would be a welcome site.

As we all know housing for our local workforce is increasingly more important than ever and his plans for including units so close to the Tillamook County bus stop should be highly desirable.

Thank you for listening to my support of his request for a parking variance for this development project.

Best,

Chris Zelenka  
[REDACTED] First Ave.  
Rockaway Beach, OR 97136  
[REDACTED]

**Rockaway Beach Fire Rescue**

276 Hwy 101 S

PO Box 5

Rockaway Beach OR 97136

503-374-1752



December 19, 2024

To whom it may concern:

This is a letter for the building project on anchor street adjacent to the Fire Station. The Fire Departments greatest concern is access to the Fire Station and response from the station for emergency calls for service. These times call for immediate action without delay. I have visited Mr. Wong about this issue and have shared with him my concerns. I feel confident that an acceptable solution can be developed to move the project forward and maintain access. This project also has a potential benefit to provide affordable housing to volunteer emergency responders, which would be a huge benefit. The Fire Department has no opposition to the project moving forward if there is a plan for parking that does not impede emergency response. Let me know if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be "TH" or similar initials.

Todd Hesse

Fire Chief

Rockaway Beach Fire Rescue

Station (503)374-1752

email:thesse@corb.us



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**From:** Public Works <publicworks@corb.us>  
**Sent:** Monday, December 16, 2024 11:32 AM  
**To:** Jeff W <jmorleyinc@gmail.com>  
**Cc:** City Planner <cityplanner@corb.us>; City Manager <citymanager@corb.us>  
**Subject:** RE: Concerns Regarding Permanent Residential Parking

Jeff,

After some reviewing of the highlighted areas in the PowerPoint proposal, I have identified several issues that would need further discussion to determine compliance with the city's road approach standards. Below are some additional observations for the highlighted area:

**Highlighted Area 1:**

- This area would take parking spaces from an existing business and could block the entrance and exit of the parking lot.
- Additionally, the highlighted strip covers the garbage and water meter access points.
- Upon further inspection, there does not appear to be sufficient extra space in this location to allow for permanent residential parking.

**Highlighted Areas 2 & 3:**

- These areas would block access to the drainage canal and are located very close to the intersection.
- **Area 2:** This area could potentially serve as residential access for the remaining undeveloped lot, meaning permanent parking in this location would not be appropriate.
- **Area 3:** Parking in this area would block access to a utility vault and potentially block access to storage units. Road Approach Standards would need to be strictly followed.

It appears that the proposal is requesting permanent parking within the city's right of way, outside of the property line. While temporary parking within the right of way may be permitted, permanent parking in these areas could create unnecessary conflicts when coordinating road approaches with other private facilities that are essential for parcel development.

I recommend exploring alternative parking solutions that adhere to the city's Road Approach Standards to avoid these potential issues. Please let me know if further clarification is needed or if you would like to discuss these observations in more detail.

Thanks,



**Dan Emerson**

*Superintendent*

**City of Rockaway Beach**

p: 503-374-0586

c: 503-457-6094

a: 276 S Hwy 101 | PO Box 5 | Rockaway Beach, OR 97136

w: [www.corb.us](http://www.corb.us) | e: [publicworks@corb.us](mailto:publicworks@corb.us)

**ADDITIONAL  
WRITTEN TESTIMONY  
SUBMITTED FOR RECORD  
VARIANCE REQUEST  
(#VAR 24-3)**



DEC30 '24 12:54PM

**TO THE ROCKAWAY BEACH PLANNING COMMISSION:**

***Below are the things that will gratefully affect people and kids if variance 24-8 is passed or any store or apartments are built on the lot next to the Lions Club House.***

- 1. Kids Backpack program – We provide 13 kids every Thursday morning where we pack up and load to our car out the front door. Our ladies that pack up and load are in their 80's and use the front entrance.***
- 2. The Red Cross Blood Drive every August and February must unload beds and supplies through the front door. They are there all day.***
- 3. Every Thanksgiving and Christmas during the week we have people working at the club house on our Baskets and on the last day we have people driving up at the front door to pick up these baskets.***
- 4. Every Saturday night (and hopefully eventually Friday night) people use the front door entry for bingo. Some of the people use walkers and sometimes wheelchairs and need the front to park and unload. We also have other organizations that use our club such as the Tillamook Pioneers, and the Hope Chest for their meetings. Other functions also are held at the club house. Since Covid we have been able to have more functions here. Thus, activity is increasing at our club.***

***We are, therefore, asking that you please VOTE NO on this variance.***

***Thank You,***

***Jerry Stanfill***

***1<sup>st</sup> Vice President, Rockaway Lions Club***

---

**From:** Perry Loveridge <[REDACTED]>  
**Sent:** Tuesday, December 24, 2024 7:30 AM  
**To:** City Planner  
**Subject:** Vote in favor of 282 Anchor street project

As a 25 year resident in Rockaway ([REDACTED]), I would like to publicly support this business endeavor. Rockaway needs more solid year round businesses to stay on the map. The additional housing also helps us with lodging for employees to support many businesses, which is scarce in Rockaway. Please consider supporting this proposal.

Perry Loveridge [REDACTED]  
Sent from my iPad