



# City of Rockaway Beach

## Planning Commission Meeting Agenda

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**Date:** Thursday, March 20, 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/88599386885?pwd=Sb0swF13jegfjmRX7l0aNKehLE6NQE.1>

Meeting ID: 885 9938 6885  
Passcode: 405911  
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. February 20, 2025 Meeting Minutes
5. **PRESENTATIONS, GUESTS & ANNOUNCEMENTS** – None Scheduled
6. **STAFF REPORTS**
7. **PUBLIC HEARING** – None Scheduled
8. **CITIZEN INPUT ON NON-AGENDA ITEMS**
9. **OLD BUSINESS**
10. **NEW BUSINESS**
  - a. Presentation and Review of Draft Code Amendments for Middle Housing – Cascadia Partners
  - b. Review of Small Community Grant Applications
  - c. Review of Draft Code Amendments providing Exception to STR Cap for Accessible Short-Term Rentals
11. **PLANNING COMMISSION COMMENTS & CONCERNS**
12. **ADJOURNMENT**

# City of Rockaway Beach

## Planning Commission Meeting Minutes



**Date:** Thursday, February 20, 2025  
**Location:** Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

### 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

**Commissioners Present:** Bill Hassell, Sandra Johnson, Nancy Lanyon, Pat Olson, Lydia Hess, and Jason Maxfield

**Commissioners Absent:** Stephanie Winchester

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

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

### 4. APPROVAL OF MINUTES

Start time: 05:01:40 PM (00:01:33)

#### a. January 16, 2025 Meeting Minutes

Johnson made a **motion**, seconded by Olson, to approve the January 16, 2025 Meeting Minutes as presented.

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

Aye: 6 (Johnson, Lanyon, Olson, Hess, Maxfield, Hassell)

Nay: 0

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

### 6. STAFF REPORTS

Start time: 05:02:30 PM (00:02:23)

City Manager Shepard provided the following updates:

- Salmonberry Trail open houses were held on February 19<sup>th</sup> to help determine the preferred alignment for the east or west side of tracks in the southern section from South 3<sup>rd</sup> Street to Washington. There was consensus preferring the west side.
- Middle Housing Code Update Town Hall will be held on February 26, 2025. Cascadia Partners will then bring recommendations to the Planning Commission.
- It has been reported that Federal FEMA Grant funding for affordable housing projects in Tillamook County has been rescinded.
- Public Works has been working with the School District to have lights installed near the high school for safety. Maxfield was acknowledged for submitting a letter of support for a Tillamook People’s Utility District (TPUD) Community Grant program toward that effort.

**7. PUBLIC HEARING – None Scheduled**

**8. CITIZEN INPUT ON NON-AGENDA ITEMS**

Start time: [05:07:19 PM \(00:07:12\)](#)

Robbie McClaran spoke regarding vulnerable wetlands and flood mitigation. McClaran urged the Planning Commission to use any tools available to protect wetlands.

**9. OLD BUSINESS**

**a. Discussion on Exemptions to Short-Term Rental (STR) Cap for Accessible Short-Term Rentals**

Start time: [05:12:53 PM \(00:12:46\)](#)

Hassell invited public comment.

Leslie Vipond thanked the Commission for considering the issue and spoke in favor of creating availability of accessible short-term rentals.

Denzil Calloway commented that his home was certified by BecomingRentABLE and shared the Certificate of Accessibility with the Commission. Calloway shared his experiences with a rental company that prevented him from obtaining a short-term rental license, and requested an exemption for his property.

Hassell explained that at the City Council Workshop on November 13th, the City Council directed the Planning Commission to review and make a recommendation on the concept of a short-term rental cap exemption for new STRs that are compliant with the American with Disabilities Act (ADA). Shepard added that the City Planner researched what other cities have done to address the issue and did not find any examples.

Commission discussion and comments included:

- Establishing a cap exemption based on hotel ADA requirements (estimated to be four)

- Educating, providing incentives, and establishing goals for existing STR owners to improve accessibility and awareness
- Concerns regarding legal issues and fairness
- Working with BecomingRentABLE to create custom certification program
- Desire for a high bar for accessibility certification

Following discussion, Maxfield made a **motion**, seconded by Lanyon, that the Planning Commission recommend that the City Council amend the Short-Term Rental code to add a license cap exception for new accessible short-term rentals based on a high bar of accessibility that will be determined in the future. Maxfield further moved that the Planning Commission seek permission from the City Council to explore incentivizing accessibility for current short-term rental license holders, and direct staff to prepare these recommendations and suggestions in writing for consideration by the City Council at their monthly meeting in a report, as required by the Planning Commission Code.

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

Aye: 6 (Johnson, Lanyon, Olson, Hess, Maxfield, Hassell)

Nay: 0

## 10. NEW BUSINESS

### a. Election of Planning Commission Vice-President

Start time: 05:55:43 PM (00:55:36)

Johnson made a **motion**, seconded by Olson, to elect Maxfield as Planning Commission Vice-President.

Johnson commented that she worked with Maxfield on the Sourcewater Protection Plan Development Advisory Committee and that he was engaged, understood processes, and was involved in the community in other areas including accessibility.

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

Aye: 6 (Johnson, Lanyon, Olson, Hess, Maxfield, Hassell)

Nay: 0

## 11. PLANNING COMMISSION COMMENTS & CONCERNS

Start time: 05:58:21 PM (00:58:14)

Johnson commented she attended the Salmonberry Trail meeting and liked how the consultants took serious consideration of public input. Johnson shared she was happy to live in Oregon where we protect our coast and preserve beach access. Johnson appreciated McClaran's comments

regarding protection of wetlands. Johnson shared that Senator Merkley and Representative Bonamici were holding a town hall at Neah-Kah-Nie High School on February 22<sup>nd</sup>.

Lanyon made the following suggestions: update park signs to reflect ADA accessibility; make QR codes be made audible to enhance accessibility; invite a speaker from the Northwest ADA Center; and buy accessibility mats for STR owners in bulk.

Olson commented that he had served on the Planning Commission for 10 years, and announced he was resigning, effective after the March meeting. Olson shared that it was exciting to be a part of the city as it was growing with the times.

Hess reported she attended the Salmonberry Trail meeting, and it was interesting and well attended. Hess shared that it was an exciting time to be part of the City as it progressed.

Maxfield thanked Commissioners for his election to Vice President. Maxfield shared public concerns regarding defective lighting at the Dollar General store. Maxfield suggested that Zoom automatic background noise suppression be disabled for meeting recordings.

McNeilly commented on the desire to enhance the code to protect existing wetlands.

McGinnis thanked Olson for his years of service. McGinnis encouraged attendance at the Middle Housing Code Update Town Hall on February 26, 2025. McGinnis commented on the work that would be involved in wetland changes.

There was brief discussion regarding Housing Commission grant-funded projects in Tillamook County that were affected by rescinded federal funding.

Hassell commented on the City reader board sign and made suggestions for improving visibility.

Shepard encouraged the Commissioners to email him at any time to share issues or concerns.

## 12. ADJOURNMENT

Olson made a **motion**, seconded by Johnson, to adjourn the meeting at 6:15 p.m.

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

Aye: 6 (Johnson, Lanyon, Olson, Hess, Maxfield, Hassell)

Nay: 0

MINUTES APPROVED THE  
20<sup>TH</sup> DAY OF MARCH 2025

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William Hassell, President

ATTEST

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Melissa Thompson, City Recorder

DRAFT

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**From:** Kristin Koptiuch <[REDACTED]>  
**Sent:** Saturday, March 8, 2025 8:49 AM  
**To:** City Planner  
**Subject:** The Giant White House and imperatives for planning in residential neighborhoods



**Hi Mary, I yesterday I read this article about the appearance of what the author calls the GWH, or Giant White House, in residential neighborhoods in Virginia. I found it pretty fascinating and you may too.**

**Then I reviewed the mayor's report on Rockaway. I looked at the presentation about SB 406 and the middle housing forms now permitted everywhere, and various options the cities can elect to limit things like building height, etc.**

**In light of the Giant White House article, I do hope the city is considering issuing certain guidelines on the building of not only middle housing, but virtually any new housing construction in our residential neighborhoods. As you know, we've got a lot of old houses around and we're in a high priced beach area with high land costs. I'm betting that Rockaway is not far off from being at risk of experiencing the same kind of tear-downs of older houses and replacing them with as big a house as builders can get away with.**

**I hope that the city's planning commission may want to consider this cautionary issue. Clearly, as a member of the Tillamook County Housing Commission, I certainly wouldn't want to put in so many rules that they deter adding to the supply of new housing units that we desperately need. But in our city there's a high likelihood of infill and tear-downs (many of which are probably quite justifiable because some of the housing stock is pretty dilapidated). It would be well worth the city's while to have some guidance for rebuilds.**

**Plus I thought you just might find this article quite interesting.**

**I hope you could please share this article with the members of the city planning commission.**

**Thank you,  
Kristin Koptiuch  
Rockaway Beach**

Please blame any errors on the iPhone



# SLATE

DENSE WITH B VITAMINS, OMEGA 3S, IRON, ZINC, AND CALCIUM

METROPOLIS

## How Giant White Houses Took Over America

They're huge. They're unsightly. They're everywhere. When one went up next door, I went on a quest for answers.

BY DAN KOIS

MARCH 06, 2025 • 5:40 AM



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Recent builds in Georgia, Texas, Colorado, North Carolina, Virginia, Idaho, Tennessee, Arkansas, and South Carolina. Photo illust

0:49 / 1:00

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**F**or years, the house next door to ours was condemned. The retired federal employee who owned it lived elsewhere and seemed mostly to use the property to store a whole bunch of his junk. I would sometimes see him puttering around the library in our part of Arlington, Virginia. Though I would have preferred a neighbor who was friendly and present, I was grateful that for some unfathomable reason he never sold the place—because the moment he did, I knew exactly what would happen to that ranch house, built, like ours, in 1955.

Last winter, we started seeing men pulling up in very nice SUVs and walking around the lot's cluttered backyard, taking pictures with their phones. Because this was a change from the house's usual foot traffic—teens daring other teens, late at night, to sneak inside—we suspected the property had finally gone on the market. In February, arborists arrived to cut down half a dozen trees. Then, one day in March, a guy driving an excavator knocked the house down, leaving a pile of rubble. It was a windy afternoon, and our yard was soon littered with old Penthouses and business correspondence from the 1980s. A construction crew spent the spring and summer building a new house, which, like all new houses in our suburban neighborhood, dwarfed our own. Indeed, the house is quite similar to nearly every other new house built in our neighborhood over the past few years, built in a style I think of as the Giant White House.

Giant White Houses are white, with jet-black accents: the shutters, the gutters, the rooves. They are giant—Hulk houses—swollen to the very limits of the legally allowed property setback, and unnaturally tall. They feature a mishmash of architectural features, combining, say, the peaked roof of a farmhouse with squared-off sections reminiscent of city townhomes. They mix horizontal siding, vertical paneling, and painted brick willy-nilly.

Like the giant White House just down the road from us in Washington, D.C., the Giant White House may be occupied by a Republican or a Democrat, but whoever they are, they are rich. Once the house next door was finished, it went on the market for \$2.5 million. The house has five bedrooms and six baths and is 5,600 square feet. According to the listing, it has top-end appliances and European Oak Select Grade hardwood and heated floors in bath and a wet bar in the basement.

As I've visited other cities in recent years, I've noticed that Arlington is far from style is becoming the dominant mode in well-off neighborhoods everywhere, f to [Nashville](#) to [Austin](#) to [Boulder](#). If you drive through the Arlington of whereve you'll surely see Giant White Houses sprouting on every cleared lot. As one we



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door, I wondered: Why are the houses so giant? Why are the houses so white? Why are the houses like this now?

After speaking to realtors, architects, critics, and the guy who built the house next door, I've learned that the answer is more complicated than I'd imagined. It has to do with Chip and Joanna Gaines, Zillow, the housing crunch, the slim margins of the spec-home industry, and the evolution of minimalism. It has to do, most of all, with what a certain class of homebuyer even believes a house to be—whether they realize it or not.

## 1. Giant

American houses haven't actually gotten much bigger over the past 25 years or so. The average new single-family home built in America in 2024 was 2,366 square feet, just slightly up from 2,223 square feet in 1999.

But of course the Giant White House is not average. Built in an affluent suburb and meant for the wealthy, the GWH is far bigger. Houses over 4,000 square feet, like the one next door to us, make up 14 percent of the homes now built in the Northeast, up from 5 percent in 1999.

James McMullin owns MRE Homes, a Northern Virginia developer that builds six or seven new homes a year. "It's a pet peeve with many people," he told me. "'Why do builders build large? Why do they keep building McMansions?'"

It's simply economics, he said. "Rightly or wrongly, the market rewards square footage."

What are those economics? Let's follow the money at the GWH next door. Last year, a real estate agent named Jon DeHart, who runs a company called Homes From DeHart, approached the owner's children. "They lived elsewhere, and they didn't really know what to do," he told me. "They were grateful to have someone take the lead." DeHart collected bids from several builders, and the owner accepted an offer of \$880,000 from MRE Homes. That's a decent price, if a little lower than typical for the neighborhood. (We live on a busy street; teardowns on cul-de-sacs typically sell for more.)

The lot, just over 10,000 square feet, was an attractive canvas for a big house. Arlington zoning allows setbacks of as little as 8 feet from the property line, and the design created by McMullin's contract architect goes right up to the edge. The house's footprint doesn't take up the absolute *maximum* space—there's still a decent-sized backyard—and that's by design, DeHart said. "They were able to use a large portion of the lot and then still afford to offer enough green space for future outdoor improvements."

To construct a house like this in Arlington these days, McMullin said, you've got to spend over \$1 million. Once realtors take their commissions, county fees get paid, and all the other ancillary costs are factored in, the developer's profit was more modest than I expected. "All in, just on a cash basis, these projects are making anywhere from 8 to 15 percent," he said. "Heck, you could take that money and just buy a bond. Land costs are so high, construction costs, the administrative burden—that all just increases every year." The result: If a developer doesn't absolutely maximize the square footage of the house he builds in this market, he might not make any money at all.

The Giant White House, though, is not only giant in its floorplan—it's giant vertically. It's a trend that comes not from the suburbs but from the city. In recent decades, the ~~loft—the~~ converted warehouse, with its open spaces and high industrial ceilings—became American cities, said Paul Preissner, an architect and professor at the University of Chicago. "Those kinds of preferences trickled out to homeowners, and now even a cathedral-like ceiling."

Twenty-first-century builds are framed in the same way that houses have been for 100-plus years, Preissner said. But just as the popularization of the nail gun—~~patented by a~~



couple of World War II vets who adapted machine-gun technology for construction use—made building those wood frames easier, modern technological developments like glulam lumber and stronger steel make it cheap and easy to build everything just a little bit bigger. “Drywall comes in 8-foot-by-4-foot sheets,” Preissner said, an explanation for the typical 8-foot ceiling in a midcentury house like ours. “But now they just cut drywall to custom size.” The GWH next to us features 10-foot ceilings on the first floor, and 9-foot ceilings upstairs and in the basement.

The result? The house next door towers over ours. Through my dining room windows, I’m staring at the GWH’s above-grade basement. Through the windows of the GWH’s dining room, our roof serves as a kind of horizon line. From the second floor, you’re looking down on the neighborhood through the upper branches of the lot’s few remaining trees.

Preissner told me that this kind of total disconnection from one’s neighbors is not a bug but a feature of this kind of house. “People want their second floor much higher up, to be removed from the street, for more privacy,” he said. He compared this “escalating preference” to cars getting bigger and bigger, because it makes drivers feel insecure to be at the wheel of a sedan when everyone else has SUVs. People buying GWHs, Preissner said, “want to be higher up so they’re not looked down upon.”

The metastatic growth of the upper-middle-class house has led to a familiar term of art: the McMansion. Is the GWH a McMansion? I’d never really thought of it that way. I’m a frequent reader of McMansion Hell, the critic Kate Wagner’s caustic architecture blog, and while GWHs are McMansion-sized, they don’t sport a lot of the fripperies—the cornices, the colonnades—that the ’90s monstrosities on Wagner’s site do.

When I called Wagner to ask about this, she urged me to think of the McMansion not as a style of house but as a type of house, encompassing many possible styles. “What is communicated architecturally changes from era to era,” she said, but all McMansions share a very specific logic: “the house as consumer product, subject to a continuous series of upgrades,” growing bigger and bigger the more money you throw into it.

“It’s best understood as a house that is designed from the inside out, in order to achieve specific social functions,” she said. Enormous entertainment suites for movie-watching, “great rooms” for gathering the family, and restaurant-scaled kitchens all serve the same purpose, Wagner said: “They interiorize amenities that you would once have had in social settings.” As the height of the McMansion offers a barrier against the community around you, the McMansion’s sprawling layout renders the community unnecessary. Even its windows are not designed for cross-breezes—no one expects you’ll ever open them. (“Seriously, they’re like these weird coolers,” Preissner said. “They’re meant to be sealed.”) Even if it doesn’t feature turrets, a man’s Giant White House is his castle.

## 2. White

You’d be forgiven, driving through my part of Arlington, if you thought you had stumbled into a monochromatic alternate reality—Pleasantville, before the color arrives. The houses really are all black and white. The facades are blinding, like the freshly capped teeth of a Hollywood star. The accents are depthless, burnished black: black railings enclosing white porches, black drainpipes crawling down white walls, black trim delineating white window frames. The windows themselves are so reflective they, too, read as black in the blank white face of the house. The house numbers: black, and sans serif.

“Everybody paints everything white now,” sighed Paul Preissner when I sent him the Giant White House next door. “As if we’re too sensitive, we’re gonna lose our there’s red or orange or something.”

“We’ve tested different color schemes and whatnot, and it seems like white has been our favorite,” said Jon DeHart. “We’re delivering a property that’s gonna appeal to



people.” Given that the vast majority of houses in America are built on spec by developers, Kate Wagner told me, home design naturally trends toward “a commonly agreed-upon design ideology that is the least offensive possible.” Or, as Preissner put it, “You never would make a house yellow, because you’d lose the three buyers who don’t like yellow.”

Many of the design choices on GWHs—the white color scheme, the vertical board-and-batten siding, the tin roof—can be traced to the modern farmhouse trend and, basically, to Chip and Joanna Gaines, whose *Fixer Upper* TV show popularized the style among wealthy homeowners a decade ago. “HGTV, the Gaineses down in Texas—all these people heavily influence the market that we’re dealing with,” said James McMullin, the Northern Virginia contractor. “Maybe a different market is influenced by the New Yorker or something.”

But the current GWH has moved just slightly *beyond* a pure modern farmhouse—its style is more complicated, and ever-evolving. The whiteness of the home doesn’t only speak to the traditional white-painted rural farmhouse; it speaks to minimalism, a style that has crept from the elite into the vernacular over recent years. “The real social language of this color is *cleanliness*,” Preissner pointed out, and the house’s lines—the sharp distinctions between white and black—give off an air of crisp, purposeful clarity. Wagner said, “It started out as a kind of farmhouse look, and now it’s a weird hodgepodge of minimalist things that are borrowed from farmhouse style, but pared down.”

That these structures—which are, when you think about it, about as maximalist as houses can be—should cop aspects of minimalist design is aesthetically confusing, but it’s not culturally confusing. “Minimalism is a signifier of class,” Wagner said. “In the 2010s, minimalism was CEOs, and people who had architect-designed houses, and Apple. It implies sophistication.” These days, Wagner sees a lot of what she calls “normie minimalism” in home design.

Are we stuck forever with the white house? Eli Tucker, a D.C.-area real estate agent, said that he’s seeing interiors—which once featured nothing but shiplap and hardwood—get a touch more homey and retro: “You might hang wallpaper in, say, the powder room,” he mused.

For exteriors, though, “White is the formula, until the market says it’s not.”

McMullin agreed. “Our whites are not as bright anymore,” he said. “You may not detect that.” (I do not.) “We have tried to bring in more earth tones, on a marginal basis. We’re seeing a return of brick and stone accents. But all that said, every time we vary too far from that formula of white and black ...” He’d seen other developers take big aesthetic risks—an Eichler-style midcentury modern in a neighborhood full of bigger houses, for example—and watched as those properties sat on the market for months.

“Everybody’s scared to make a mistake,” said Tucker. When each new build is a seven-figure risk, “Nobody wants to be the idiot who built the wrong thing and nobody likes it.”

### 3. Houses

Eli Tucker thinks a lot about what real estate would look like if no one knew anything: “If a buyer showed up to a house, had no idea what the house next door sold for. If I didn’t know that either. If it was just a negotiation in a vacuum, about how much you’re willing to pay, and how much you’re willing to accept.”

Of course, that’s not how real estate works. Sellers and brokers and builders are <sup>data-hungry</sup> have access to reams of data, and that data influences every step of the completion of transactions that result in a new house. That new house, itself, is also data. I wonder sometimes if the house next door is even a house at all.

In part that’s because something about a Giant White House’s design suggests: agglomeration of houselike details without actually adding up to an identifiable



used to be able to identify houses with some kind of language—Tudor, four-square, bungalow, whatever,” Paul Preissner said. When I showed him a photo of the house next door, he said, “This just takes parts of all of it.”

The left side of this GWH has a pitched roof and vertical siding; the middle is an entryway and porch set atop red brick stairs; the right side is a squared-off box, calling to mind the [cheap, rectilinear 5-over-2 apartment construction](#) filling city blocks. “When I was a kid,” Preissner said, “we used to have these flipbooks split into three parts. You could put Boba Fett’s head on C3PO’s waist, with R2-D2’s legs, and then flip them around. For a builder doing architecture for residential clients, that’s just what happens.”

Jon DeHart, who sold the house, said the same thing, though he was far more upbeat. “The trend right now is a blend,” he said. “Farmhouse is still in, and there’s a strong contingent of people who love modern, and love contemporary. So by building a house that at least has the appearance of all those, it speaks to all those interests.” When he saw the house’s design, he said, he found it “very sellable.”

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HENRY GRABAR

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Kate Wagner of McMansion Hell argued that this architectural incoherence stems, in fact, from the modern homebuyer’s saturation in Zillow and Redfin. “Design magazines, HGTV, even Instagram—those are really media empires of the past,” she said. “Overwhelmingly, by sheer monthly users, the way people interact with architecture now is through real estate listings. We’re always Zillow browsing.”

And what do you see on Zillow? If you’re one of the lucky Americans who can afford to buy your first home, and you want to live in a neighborhood like our part of Arlington, you may find that the “starter house,” as you once knew it, is awfully hard to find. Because land is worth so much and old houses, comparatively, are worth so little, when families sell small houses here, they sell them to developers, not to other families. And those developers, driven by fear and money, knock the small houses down to build GWHs. The more GWHs they build, the more the neighborhood is made up of GWHs. The more you scan Zillow, the more it starts to make sense: Like [nearly a million Americans a year](#), you’re better off just buying a brand-new house, too.

After all, in an era when a home purchase is likely the most secure, lucrative investment you will ever make, a house really no longer *is* a house. It is no longer simply the place where you live. It is your future in building form. It is the way you’ll pay for college, the way you might afford retirement. “I don’t think we think of the dream home anymore,” Wagner said. “We now see houses primarily as vehicles for investment. The best way to do that is if everything looks the same.”

In the autumn, a sign appeared on the tiny front lawn of the place next door, advertising an open house. That Sunday morning, I walked over and knocked on the door. Though the Ring doorbell registered my presence, no one answered; the open house hadn’t yet begun. I let myself in and slipped blue cotton booties over my shoes.

The house’s interior, I had to admit, was beautiful. As my footsteps echoed in its rooms, I felt as though I was starring in an advertisement for the good life. The staged house with attractive furniture in taupes and grays. The walk-in pantry with a sink and a second dishwasher. Upstairs, the bedrooms looked ready for a photo shoot. From the GWH’s third-nicest bedroom, I looked down upon my own dollhouse-sized from here:

×

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Dan Kois

It's not like our house is so great, I thought, staring down at it. It too was a product of the consumer trends of its time. Developers opened up this part of Arlington in the 1950s, building ranches and colonials, working from the same three or four floor plans across a dozen square miles. When we bought it, 16 years ago, most of those original homes still stood, dotted here and there with just a few McMansion-y new builds. Our house didn't connote individuality any more than a GHW does; if anything, it connoted that we fit in—that we lived in the same kind of house as lots of our neighbors.

Or at least, that's what it used to mean. These days our ranch has come to look like a stubborn outlier, expressing in some small way an individualism it never did when we bought it. As the housing crisis grows, as money floods into Arlington, with the "missing middle" zoning plan meant to ease the county's housing crunch defeated in court, every remaining little house in our part of Arlington is now a Giant White House waiting to happen.

Neighborhoods grow and change, of course. They should. But what do they change into? Across America, in neighborhoods just like ours, the ubiquity of the Giant White House signifies a neighborhood evolving from one for the middle class to one for the sort of rich to one for the very rich. We'll do our part: Someday relatively soon we'll sell our little house. I hope some young family will want to buy it and live in it just as it is; more likely, the offers will come from developers. (Every week we get mail from them.) This perfectly good house, where we raised two children and built a life, will be gone in a day. The wind will scatter whatever it is that's crammed into our basement—obsolete phone-charging cables, probably—across our neighbors' minuscule yards. And another Giant White House will rise. ▮

## RECOMMENDED FOR YOU



**Four Years Later, Jan. 6 Has Taken On a Whole New Meaning. It's Hard to Fathom.**



**It's the Self-Help Hit of the Decade. Does It Work?**

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0:49 / 1:00

# ROCKAWAY BEACH ZONING ORDINANCE

[...]

**Article 4. Supplementary Provisions.**

[...]

Section 4.043. Multi-Unit Siting Criteria .....X

Section 4.044. Townhouse Projects .....X

Section 4.045. Triplex and Quadplex Dwellings .....X

Section 4.046. Cottage Clusters .....X

[...]



**Section 1.030. Definitions.** As used in this ordinance the following words and phrases shall mean:

[...]

(6) **Building.** A structure, including modular housing and manufactured homes, built for the support, shelter, or enclosure of persons, animals, or property of any kind, and having a fixed base on, or fixed base to the ground. [Amended by Ordinance #94- 308, February 9, 1994]

[...]

(16) **Dwelling Unit.** One or more rooms in a building that are designed for occupancy by one family and which contain one or more of the following features: 1) refrigeration and cooking capabilities, 2) a sink intended for meal preparation, not including a 'wet bar', 3) a dishwashing machine, 4) a separate and distinct entrance door, and/or 5) a separate utility meter. A single unit providing complete independent living facilities for 1 or more persons, including provisions for living, sleeping, cooking and sanitation. Provisions for cooking shall mean an area used, or designated to be used, for the preparation of food.

(17) **Dwelling, Single-Family or One Family Unit.** A detached building containing one dwelling unit and designed for occupancy by one family only dwelling unit built and intended for occupancy by one household, built on a single lot or parcel, constructed on site or elsewhere. For purposes of this ordinance, detached modular homes (aka prefabricated buildings) consisting of multiple modules constructed off site, are considered single detached dwellings. Dwelling units on individual lots that are part of a cottage cluster are not single detached dwellings for the purposes of this ordinance.

(18) **Dwelling, Duplex or Two-Family.** Two dwelling units in any configuration. Both units of a duplex must be built on a single lot or parcel, or located on two child lots created through a middle housing land division.

(19) **Dwelling, Townhouse.** A dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual Lot or Parcel and shares at least one common wall with an adjacent dwelling unit.

(20) **Dwelling, Triplex.** Three dwelling units in any configuration. All three units must be built on a single lot or parcel, or located on three child lots created through a middle housing land division.

(21) **Dwelling, Quadplex.** Four dwelling units in any configuration. All four units must be built on a single lot or parcel, or located on four child lots created through a middle housing land division.

(22) Dwelling, Multifamily Multi-unit. A building or portion thereof, designed for occupancy by three or more families living independently of each other. A residential structure containing five or more dwelling units sharing common walls or floors and ceilings, built on a single lot or parcel.

(23) Dwelling, Cottage Cluster. A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each, located on a single lot or parcel that includes a common courtyard or located on child lots created through a middle housing land division.

[...Renumber remaining sections]

(XX) Lot A parcel or tract of land. or Parcel. Any legally created unit of land.

(XX) Lot, Parent / Lot, Child. Parent lot refers to a lot of record or a lot in a subdivision, partition, or middle housing land division which is developed, or proposed to be developed, with 2 or more townhouses or other type of middle housing, and which may therefore be further divided to allow individual ownership of each dwelling unit. Child lot refers to the unit(s) of land created from a parent lot. A child lot created through a middle housing land division is also referred to as a middle housing lot. Only one dwelling unit is permitted on each resulting middle housing lot.

(XX) Middle Housing. A category of housing types that includes duplexes, triplexes, quadplexes, cottage clusters, and townhouses

(XX) Middle Housing Land Division. The partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197.758 (2). A middle housing land division is an action distinct from other types of land divisions per this Oregon law. Further division of lots or parcels resulting from a middle housing land division are prohibited.

(XX) Townhouse Project. One or more townhouse structures constructed, or proposed to be constructed, together with the development site where the land has been divided, or is proposed to be divided, to reflect the Townhouse property lines and the any commonly owned property.

(XX) Sufficient Infrastructure. The following level of public services to serve new Triplexes, Quadplexes, Townhouses, or Cottage Cluster development:

- (1) Connection to a public sewer system capable of meeting established service levels.
- (2) Connection to a public water system capable of meeting established service levels.
- (3) Access via public or private streets meeting adopted emergency vehicle access standards to a city's public street system.
- (4) Storm drainage facilities capable of meeting established service levels for storm drainage.

[...]

**Section 2.020. Classification of Zones.** For the purposes of this ordinance the following zones are hereby established:

Zone .....	Abbreviated Designation
Single Family Residential .....	R-1
<b>Residential</b> .....	<b>R-1</b> , R-2
Lower Density Residential .....	R-3
Resort Residential.....	R-R
Special Residential Resort.....	SRR
Commercial.....	C-1
Waterfront Development.....	WD
Special Area Wetland.....	SA
Residential Manufactured Dwellings.....	RMD

Some areas within the City are also hereby included in one or more of the following overlay districts, each of which has special provisions that, along with the provisions of the basic zoning district, govern the use of property.

Overlay Zone.....	Abbreviated Designation
Flood Hazard Overlay.....	FHO
Hazard Overlay.....	HO
Wetland Notification.....	WO

[Amended by Ordinance #277, August 28, 1990]

[...]

**Section 3.010. Single Family Residential (R-1) Zone** In an R-1 zone the following regulations shall apply:

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

(a) Single-family **unit** dwellings, including modular housing and manufactured homes. Manufactured homes shall be subject to the standards of Section 4.091.

[Amended by Ordinance #94-308, February 9, 1994]

(b) Middle housing

[...Re-letter remaining sections]

(2) Conditional Uses Permitted. In an R-1 zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.

(a) — Duplexes.

[...Re-letter remaining sections]

(xx) Churches and community meeting buildings.

(xx) Golf course, tennis courts, swimming pools and other private recreation areas.

(xx) Parks and publicly owned recreation areas.

(xx) Public utility structure such as a substation.

(xx) Government or municipal structures.

(xx) Public owned parking lot.

(xx) Non-profit conference ground or center operated for educational, charitable, or religious purposes, meeting the standards of Section 6.050.

(xx) Bed and breakfast.

[Amended by Ordinance #277, August 28, 1990; Title only amended Ordinance #93-299, March 24, 1990]

(3) **Standards.** In an R-1 zone the following standards shall apply:

(a) For single unit dwellings and duplexes, 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 lot size of 5,000 square feet.

(b) The average lot size for townhouses in a townhouse project shall be a minimum of 1,500 square feet.

(c) The minimum lot size for triplexes, quadplexes, and cottage clusters shall be 5,000 square feet.

[Amended by Ordinance #235, June 25, 1985]

[...Re-letter remaining sections]

~~(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.

[Amended by Ordinance #235, June 25, 1985]

~~(xx)~~ 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. For townhouses, the minimum lot width shall be 20 feet.

~~(xx)~~ 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.

[Amended by Ordinance #93-299, March 24, 1990]

~~(xx)~~ The minimum front yard shall be 15 feet, unless subsection 3.010(3)(h) applies.

[Amended by Ordinance #235, June 25, 1985]

~~(xx)~~ The minimum side yard shall be 5 feet, except that on the street side of a corner lot it shall be 15 feet. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

[Amended by Ordinance #235, June 25, 1985]

~~(xx)~~ The minimum rear yard shall be 20 feet, except that on a corner lot it may be a minimum of 5 feet unless subsection 3.010(3)(h) applies. Oceanfront structures shall conform to Section 5.060(1)(b).

[Amended by Ordinance #94-312, June 8, 1994]

~~(xx)~~ For lots of less than 5,000 square feet in size, but more than 3,500 square feet, the minimum front yard shall be 15 feet and the minimum rear yard shall be 10 feet, except that on a corner lot the rear yard may be a minimum of 5 feet. For lots of 3,500 square feet in size or less, the minimum front yard and rear yard shall be ten feet, except that on a corner lot the rear yard may be a minimum of 5 feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060(1)(b).

[Amended by Ordinance #94-312, June 8, 1994]

~~(xx)~~ The maximum building height for single unit dwellings shall be 20 feet on the oceanfront, 24 25 feet elsewhere, except east of Highway 101 it shall be 29 feet. The maximum building height for middle housing shall be 25 feet, except east of Highway 101 it shall be 29 feet.

[Amended by Ordinance #01-371, September 12, 2001]

~~(xx)~~ A minimum of 30% of the lot will be maintained in natural vegetation or landscaping.

[Section (j) added by Ordinance #93-299, March 24, 1990]

**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 unit dwellings, including modular housing and manufactured homes. Manufactured homes shall be subject to the standards of Section 4.091.

[Amended by Ordinance #94-308, February 9, 1994]

(b) Middle housing

[...Re-letter remaining sections]

[...]

(3) **Standards and Criteria.** In an R-2 zone the following standards and criteria shall apply:

(a) For single unit dwellings and duplexes, 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.

[Amended by Ordinance #235, June 25, 1985]

(b) The average lot size for townhouses in a townhouse project shall be a minimum of 1,500 square feet.

(c) The minimum lot size for triplexes, quadplexes, and cottage clusters shall be 5,000 square feet.

[...Re-letter remaining sections]

~~(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.~~

~~[Amended by Ordinance #235, June 25, 1985]~~

~~(xx) The density of multifamily multi-unit 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.~~

~~[Amended by Ordinance #235, June 25, 1985]~~

~~(xx) 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. For townhouses, the minimum lot width shall be 20 feet.~~

[Amended by Ordinance #93-299, March 24, 1993]

(xx) 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.

[Amended by Ordinance #93-299, March 24, 1993]

(xx) 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).

[Amended by Ordinance #239, February 11, 1986]

(xx) The minimum side yard shall be 5 feet, except that on the street side of a corner lot it shall be 15 feet. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

[Amended by Ordinance #235, June 25, 1985]

(xx) The minimum rear yard shall be five feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060(1)(b).

(xx) The maximum building height for single unit dwellings shall be 20 feet on the oceanfront, 24 25 feet elsewhere, except east of Highway 101 it shall be 29 feet. The maximum building height for middle housing shall be 25 feet, except east of Highway 101 it shall be 29 feet.

[Amended by Ordinance #01-371, September 12, 2001]

[...]

**Section 3.030. Residential/Resort Zone (R-R).** In an R-R zone the following regulations shall apply:

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

(a) Single family unit dwellings, including modular housing and manufactured homes. Manufactured homes shall be subject to the standards of Section 4.091.

[Amended by Ordinance #94-308, February 9, 1994]

(b) Duplexes Middle housing and multifamily multi-unit dwellings.

- (c) Home occupations (See Section 4.090).
- (d) Churches and community meeting buildings.
- (e) Signs subject to the provisions of Section 4.050.

[...]

(3) **Standards.** In the R-R, the following standards shall apply:

(a) For single unit dwellings and duplexes, 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 lot size of 5,000 square feet.

(b) The average lot size for townhouses in a townhouse project shall be a minimum of 1,500 square feet.

(c) The minimum lot size for triplexes, quadplexes, and cottage clusters shall be 5,000 square feet.

[Amended by Ordinance #235, June 25, 1985]

~~(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.~~

~~[Amended by Ordinance #235, June 25, 1985]~~

The density of multifamily multi-unit dwellings and condominiums shall be 1,750 square feet of lot area per unit. The minimum lot size for a multifamily dwelling shall be 5,250 square feet.

[Amended by Ordinance #235, June 25, 1985]

The maximum density of motels, hotels, and timeshare condominiums shall be one unit per 1,000 square feet of site area.

[...Re-letter remaining sections]

[Amended by Ordinance #235, June 25, 1985]

(xx) 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. For townhouses, the minimum lot width shall be 20 feet.



[Amended by Ordinance #93-299, March 24, 1990]

(xx) 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.

[Amended by Ordinance #93-299, March 24, 1990]

(xx) The minimum front yard shall be 15 feet unless subsection 3.030(3)(h) applies.  
[Amended by Ordinance #235, June 25, 1985]

(xx) The minimum side yard shall be 5 feet, except that on the street side of a corner lot it shall be 15 feet. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

[Amended by Ordinance #235, June 25, 1985]

(xx) The minimum rear yard shall be 20 feet, except that on a corner lot it may be a minimum of 5 feet, unless subsection 3.030(3)(h) applies. Oceanfront structures shall conform to Section 5.060 (1)(b).

[Amended by Ordinance #235, June 25, 1985]

(xx) For lots of less than 5,000 square feet in size, but more than 3,500 square feet, the minimum front yard shall be 15 feet and the minimum rear yard shall be 10 feet, except that on a corner lot the rear yard may be a minimum of 5 feet. For lots of 3,500 square feet in size or less, the minimum front yard and rear yard shall be 10 feet, except that on a corner lot the rear yard may be a minimum of 5 feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060 (l)(b).

[Amended by Ordinance #239, February 11, 1986]

(xx) The maximum building height for single unit dwellings shall be 20 feet on the oceanfront, 24 25 feet elsewhere, except east of Highway 101 it shall be 29 feet. The maximum building height for middle housing shall be 25 feet, except east of Highway 101 it shall be 29 feet.

[Amended by Ordinance #01-371, September 12, 2001]

[...]

**Section 3.040. Special Residential/Resort Zone (S/R/R).** In a SR-R zone the following regulations shall apply:

(1) **Uses Permitted Outright.** In an S/R/R zone, the following uses and their accessory uses are permitted outright:

(a) Single family unit dwellings, including modular housing and manufactured homes. Manufactured homes shall be subject to the standards of Section 4.091.

[Amended by Ordinance #94-308, February 9, 1994]

- (b) Duplexes Middle housing and multifamily multi-unit dwellings.
- (c) Home Occupation (See Section 4.090).
- (d) Government or municipal structure.
- (e) Signs subject to the provisions of Section 4.050.
- (f) Family day care center.
- (g) Residential home and residential facility.

[...]

**Section 3.050. Commercial Zone (C-1).**

[...]

(2) **Conditional Uses Permitted.** In a C-1 zone, the following conditional uses and accessory uses are permitted:

(f) Single family unit dwellings including modular housing and manufactured homes, duplexes and multiple family multi-unit dwellings. Manufactured homes shall be subject to the standards of Section 4.091.

[...]

**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 unit dwellings, including modular housing and manufactured homes, duplexes middle housing and multifamily multi-unit homes. Manufactured homes shall be subject to the standards of Section 4.091.

[Amended by Ordinance #94-308, February 9, 1994]

[...]

(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 except for townhouses, where average lot size for townhouses in a townhouse project shall be a minimum of 1,500 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.

[Amended by Ordinance #163, May 14, 1979]

(b) Density limits for townhouses in this area shall be 25 dwellings per acre. Density limits for all other housing types in this area shall be 9 dwellings per acre, except for triplex, quadplex, and cottage cluster developments which are exempt from maximum density, and except as provided in (h) below.

[Amended by Ordinance #163, May 14, 1979]

(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. For townhouses, the minimum lot width shall be 20 feet.

[Amended by Ordinance #93-299, March 24, 1993]

(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.

[Amended by Ordinance #93-299, March 24, 1993]

(e) Minimum front yard setback shall be 10 feet from the street right-of-way.

[Amended by Ordinance #163, May 14, 1979]

(f) Minimum setback on all other sides shall be 5 feet from the lot line. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

[Amended by Ordinance #163, May 14, 1979]

(g) The maximum building height for single unit dwellings shall be 20 feet on the oceanfront, 24 25 feet elsewhere, except east of Highway 101 it shall be 29 feet. The maximum building height for middle housing shall be 25 feet, except east of Highway 101 it shall be 29 feet.

[Amended by Ordinance #18-432, January 8, 2020]

(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. Planned developments over 20 acres or new planned developments added to the Urban Growth Boundary (UGB) after January 1, 2021, maximum density shall be 15 dwelling units per acre. For sites under 20 acres, middle housing is not subject to density maximums except for townhouses, for which maximum density shall be 25 dwelling units per acre. 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.

[Section (j) added by Ordinance #93-299, March 24, 1990]

**Section 3.091. Residential Manufactured Dwelling Zone - RMD Zone.** In an RMD Zone, the following regulations apply:

(1) **Uses Permitted Outright.** In an RMD Zone, the following uses and their accessory uses are permitted outright:

- (a) Single-family unit dwellings, including modular and Manufactured homes. Manufactured homes shall be subject to the standards of Section 4.091.

[Amended by Ordinance #94-308, February 9, 1994]

- (b) Duplex. Middle housing.
- (c) Manufactured dwelling subject to Section 4.095.
- (d) Signs subject to Section 4.050.

[...]

(3) **Standards.** In an RMD Zone, the following standards shall apply:  
(Title amended by Ordinance #277, August 28, 1990)

- (a) For single unit dwellings and duplexes, the minimum lot size shall be 3,500 square feet lots existing at the time of adoption of Ordinance 235. Lots platted after the adoption of Ordinance 235 shall have a minimum size of 5,000 square feet.

(b) The average lot size for townhouses in a townhouse project shall be a minimum of 1,500 square feet.

(c) The minimum lot size for triplexes, quadplexes, and cottage clusters shall be 5,000 square feet.

[Amended by Ordinance #235, June 25, 1985]

~~(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.~~

~~[Amended by Ordinance #235, June 25, 1985]~~

[...Re-letter remaining sections]

(xx) 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. For townhouses, the minimum lot width shall be 20 feet.

[Amended by Ordinance #93-299, March 24, 1990]

(xx) 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.

[Amended by Ordinance #93-299, March 24, 1990]

(xx) 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).

[Amended by Ordinance #257, May 24, 1988]

(xx) Minimum side yard shall be 5 feet except that on the street side of a corner lot it shall be 15 feet. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

[Amended by Ordinance #235, June 25, 1985]

(xx) The minimum rear yard shall be 5 feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060(1)(b).

[Amended by Ordinance #257, May 24, 1988]

(xx) The maximum building height for single unit dwellings shall be 20 feet on the oceanfront, 24 25 feet elsewhere, except east of Highway 101 it shall be 29 feet. The maximum building height for middle housing shall be 25 feet, except east of Highway 101 it shall be 29 feet.

[Amended by Ordinance #18-432, January 8, 2020]

[Amended by Ordinance #239, February 11, 1986]

(xx) A minimum of 30% of the lot will be maintained in natural vegetation or landscaping.

[Amended by Ordinance #93-299, March 24, 1990]

[...]

### **Section 3.142 Tsunami Hazard Overlay Zone**

[...]

(6) **Evacuation Route Improvement Requirements.** Except existing single family unit dwellings on

existing lots and parcels, all new development, substantial improvements and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Tsunami Evacuation Facilities Improvement Plan. Such measures may include:

[...]

**Section 4.043. Multifamily Multi-Unit Siting Criteria.** In any zone where a multifamily multi-unit dwelling is proposed, the Planning Commission shall review the plans under the following criteria:

[...]

**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.

[...]

(18) Off-Street Parking Space Requirements.

(a) Dwelling.....Two spaces per dwelling unit.

(a) Single unit dwelling.....Two spaces per dwelling unit.

(b) Duplex, townhouse or cottage cluster.....One space per dwelling unit.

(c) Triplex.....One space for lots less than 3,000 square feet; Two spaces for lots greater than or equal to 3,000 and less than 5,000 square feet; Three spaces for lots greater than or equal to 5,000 square feet.

(d) Quadplex.....One space for lots less than 3,000 square feet; Two spaces for lots greater than or equal to 3,000 and less than 5,000 square feet; Three spaces for lots greater than or equal to 5,000 square feet and less than 7,000 square feet; Four spaces for lots greater than or equal to 7,000 square feet.

[...Renumber remaining sections]

**Section 5.050. General Exception to Lot Size Requirements.**

(1) No parcel of land less than 1,750 square feet shall support a residential use, except townhouses where the average lot size for townhouses in a townhouse project shall be a minimum of 1,500 square feet.

(2) If a lot does not meet the minimum lot size requirements of the zone in which the property is located, residential use shall be limited to a single family unit dwelling or duplex or to the number of dwelling units consistent with the density limitations of the zone.

(3) A single unit dwelling may be converted to middle housing per OAR 660-046-0230.

[...]

**Section 5.060. General Exceptions to Yard Requirements.**

[...]

(2) The required width of a side yard may be reduced to 10 percent of the width of the lot, but not less than 3 feet, except for the street side of a corner lot which must maintain an adequate clear vision area. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

[...]

**Article 7. Nonconforming Uses.**

**Section 7.030. Change of Nonconforming Use.**

[...]

(3) Non-conforming single-unit dwellings may be converted to middle housing through additions or conversions of internal space, provided that the addition or conversion does not increase nonconformance with applicable standards of this ordinance.

**Article 10. Planned Unit Development (PUD)**

[...]

**Section 10.030. Permitted Buildings and Uses.** The following buildings and uses may be permitted as hereinafter provided. Buildings and uses may be permitted either singly or in combination provided the overall density of the Planned Unit Development does not exceed the density of the parent zone as provided in this ordinance.

(1) ~~Single-family dwellings including detached, attached, or semi-detached units, row houses, atrium or patio houses, provided each has its own separate plot.~~ Single unit dwellings, middle housing, and multi-unit dwellings.

**Section 10.040. Development Standards.**

[...]

(3) **Density.** ~~The density of a planned development shall not exceed the density of the parent zone, except as more restrictive regulations may be prescribed as a condition of the PUD permit.~~ The maximum density of a planned development over 20 acres shall be 15 dwelling units per acre. A planned development less than 20 acres shall have no density maximum. When calculating density, the gross area

is used (total area including street dedications). Areas of public uses may be included in calculating allowable density.

[...]

#### **Section 4.04X Townhouse Projects**

(1) **Sufficient Infrastructure.** Applicants must demonstrate that Sufficient Infrastructure is provided, or will be provided, upon submittal of a townhouse development application.

(2) **Design Standards for Townhouses.**

(a) Entry Orientation. The main entrance of each townhouse must:

(i) Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and

(ii) Either:

(A) Face the street (see Figure 1);

(B) Be at an angle of up to 45 degrees from the street (see Figure 2);

(C) Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or

(D) Open onto a porch (see Figure 3). The porch must:

- Be at least 25 square feet in area; and

- Have at least one entrance facing the street or have a roof

(b) Unit definition. Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 4):

(i) A roof dormer a minimum of 4 feet in width, or

(ii) A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room, or

(iii) A bay window that extends from the facade a minimum of 2 feet, or

(iv) An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or

(v) An entryway that is recessed a minimum of 3 feet, or

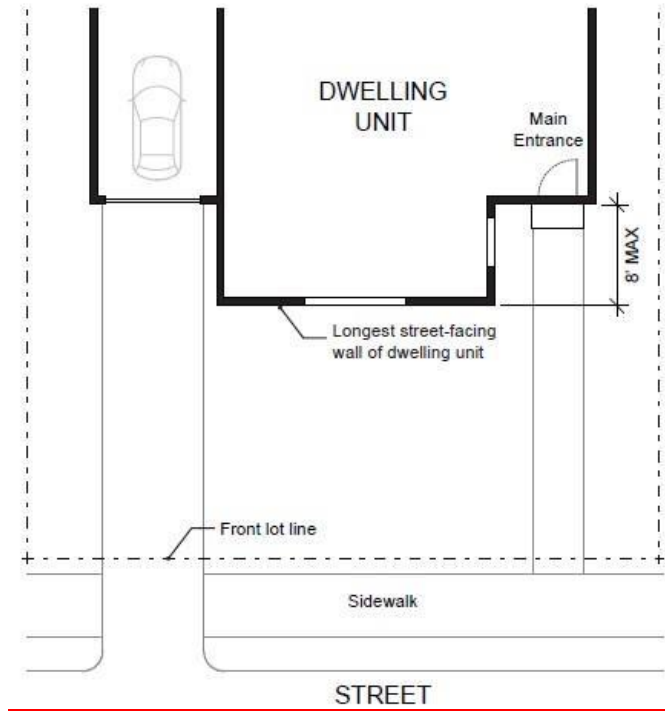
(vi) A covered entryway with a minimum depth of 4 feet, or

(vii) A porch meeting the standards of subsection (2)(a)(D) of this section (4.04X.02).

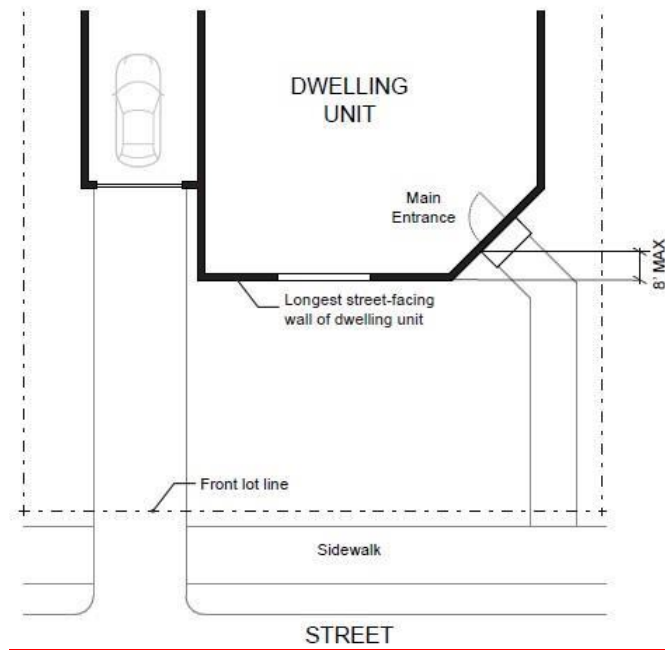
Balconies and bay windows may encroach into a required setback area.



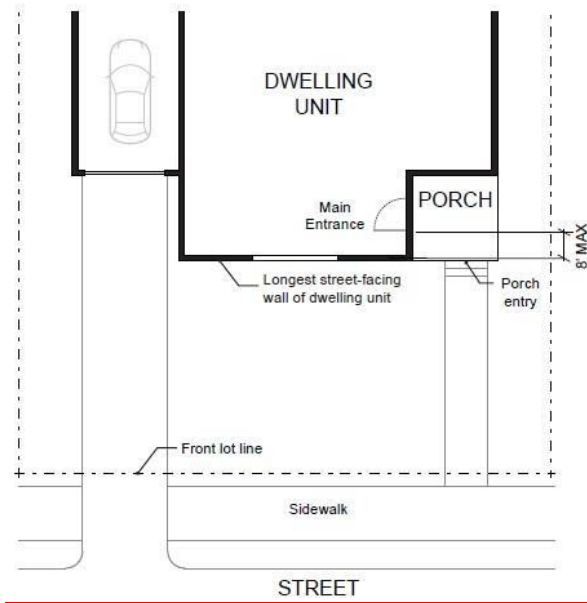
*Figure 1. Main Entrance Facing the Street*



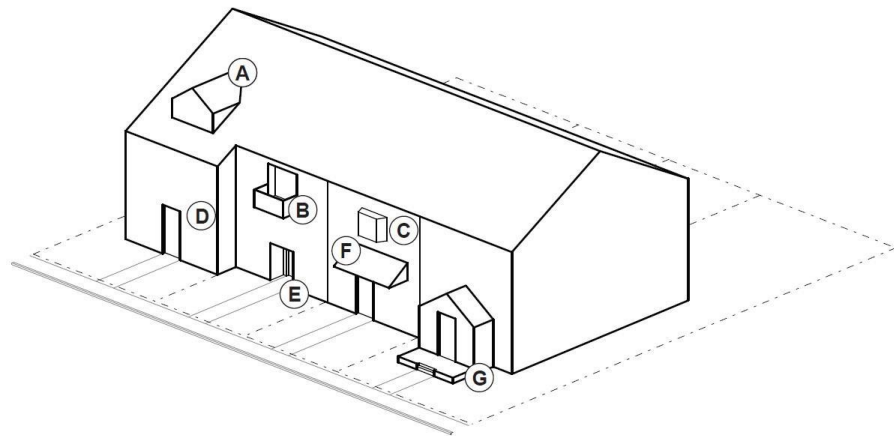
*Figure 2. Main Entrance at 45° Angle from the Street*



*Figure 3. Main Entrance Opening onto a Porch*



*Figure 4. Townhouse Unit Definition*



- (A) Roof dormer, minimum of 4 feet wide
  - (B) Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
  - (C) Bay window extending minimum of 2 feet from facade
  - (D) Facade offset, minimum of 2 feet deep
  - (E) Recessed entryway, minimum 3 feet deep
  - (F) Covered entryway, minimum of 4 feet deep
  - (G) Porch, meets standards of subsection (1)(b)(iv) of section (C)
- 

(c) Windows. A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard (see Figure 5).

*Figure 5. Window Coverage*

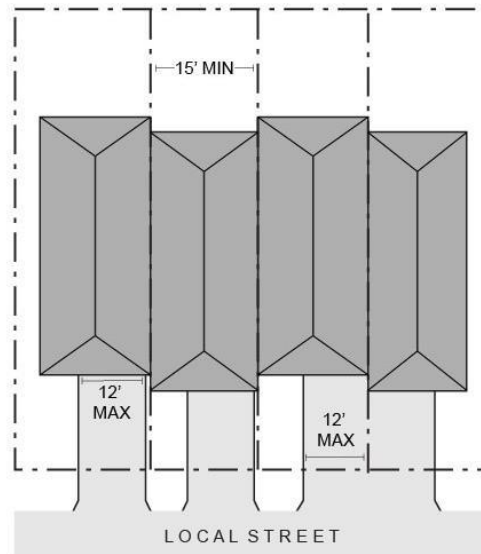


(d) Driveway Access and Parking. Townhouses with frontage on a public street shall meet the following standards:

(i) Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 6).

- (A) Each townhouse lot has a street frontage of at least 15 feet on a local street.
- (B) A maximum of one (1) driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
- (C) Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
- (D) The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

*Figure 6. Townhouses with Parking in Front Yard*



(ii) The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (i).

(A) Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.

(B) A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 7.

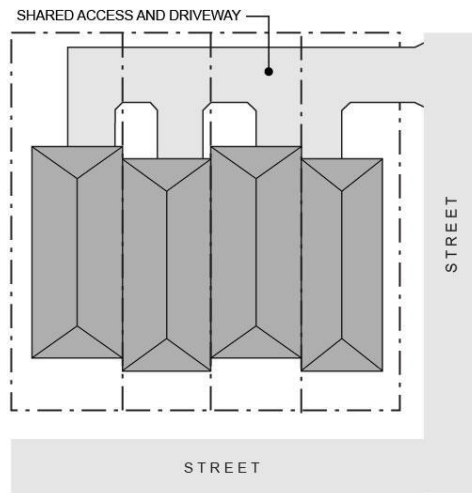
(C) Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 8.

(D) A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.

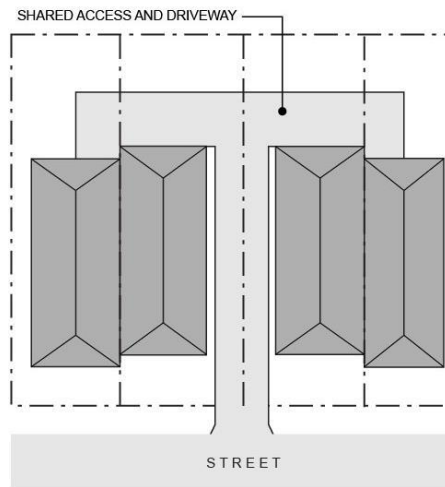
(iii) Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (ii).

(3) **Process.** Townhouse structures are reviewed for compliance with these standards as part of the building permit application.

*Figure 7. Townhouses on Corner Lot with Shared Access*



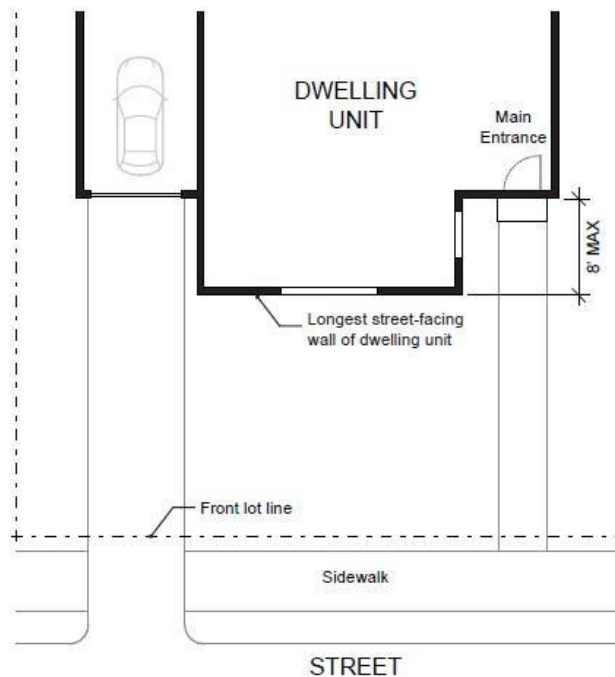
*Figure 8. Townhouses with Consolidated Access*



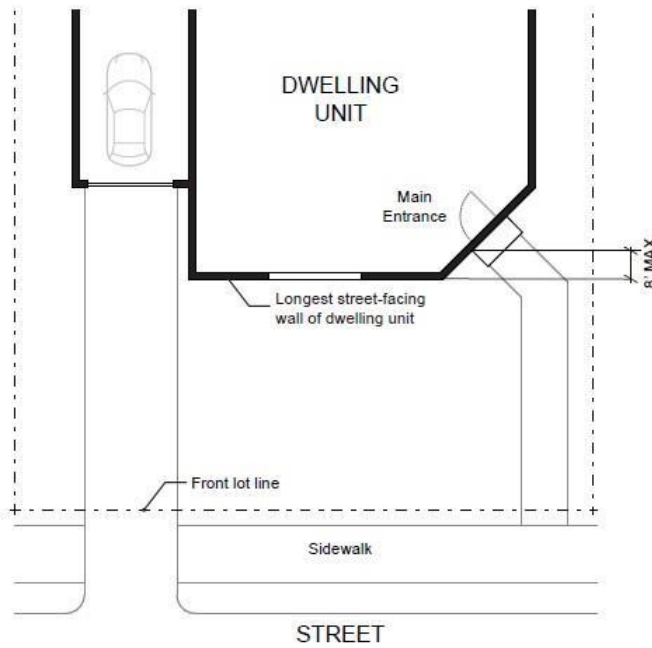
## **Section 4.04X. Triplex and Quadplex Dwellings**

- (1) Sufficient Infrastructure.** Applicants must demonstrate that Sufficient Infrastructure is provided, or will be provided, upon submittal of a townhouse development application.
- (2) Design Standards for Triplex and Quadplex Dwellings.**
  - (a) Entry Orientation.** At least one main entrance for each triplex or quadplex structure must meet the standards in subsections (i) and (ii) below. Any detached structure for which more than 50 percent of its street-facing facade is separated from the street property line by a dwelling is exempt from meeting these standards.
    - (i) The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and**
    - (ii) The entrance must either:**
      - (A) Face the street (see Figure 9);**
      - (B) Be at an angle of up to 45 degrees from the street (see Figure 10);**
      - (C) Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides (see Figure 11); or**
      - (D) Open onto a porch (see Figure 12). The porch must:**
        - Be at least 25 square feet in area; and
        - Have at least one entrance facing the street or have a roof.

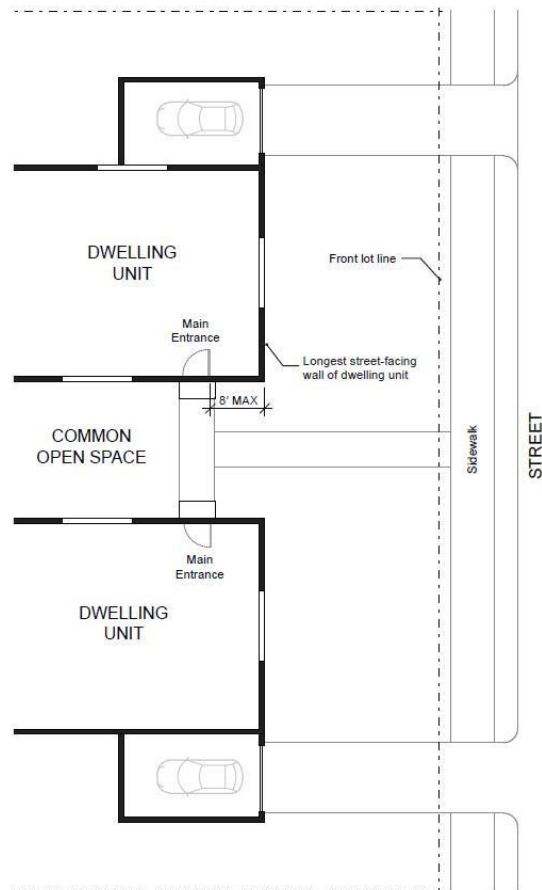
*Figure 9. Main Entrance Facing the Street*



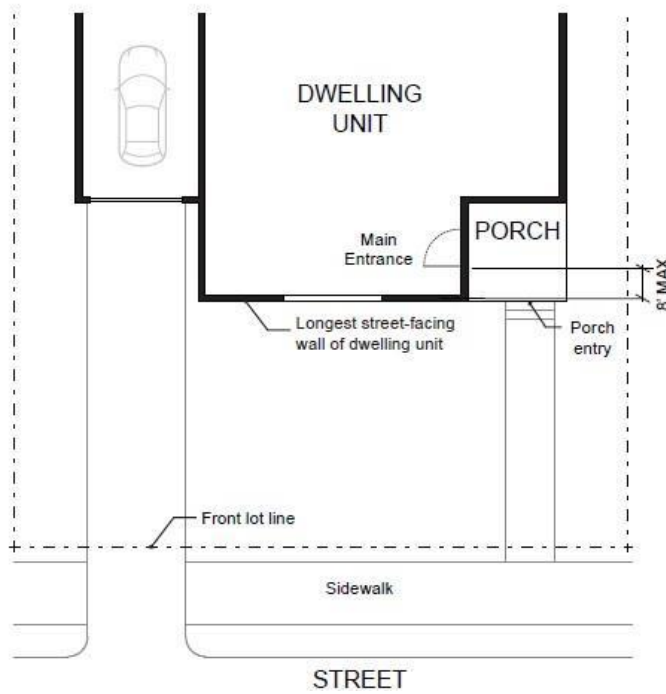
*Figure 10. Main Entrance at 45° Angle from the Street*



*Figure 11. Main Entrance Facing Common Open Space*



*Figure 12. Main Entrance Opening onto a Porch*



(b) Windows. A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 13.

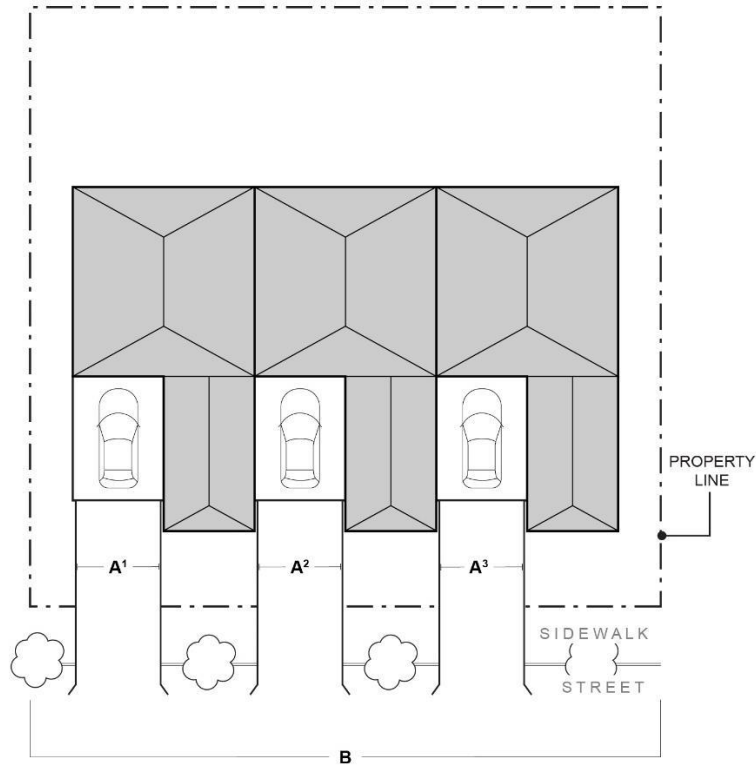
*Figure 13. Window Coverage*





- (c) Garages and Off-Street Parking Areas. Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (i) and (ii) of this subsection (2)(c).
- (i) The garage or off-street parking area is separated from the street property line by a dwelling; or
  - (ii) The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage (see Figure 14).

*Figure 14. Width of Garages and Parking Areas*



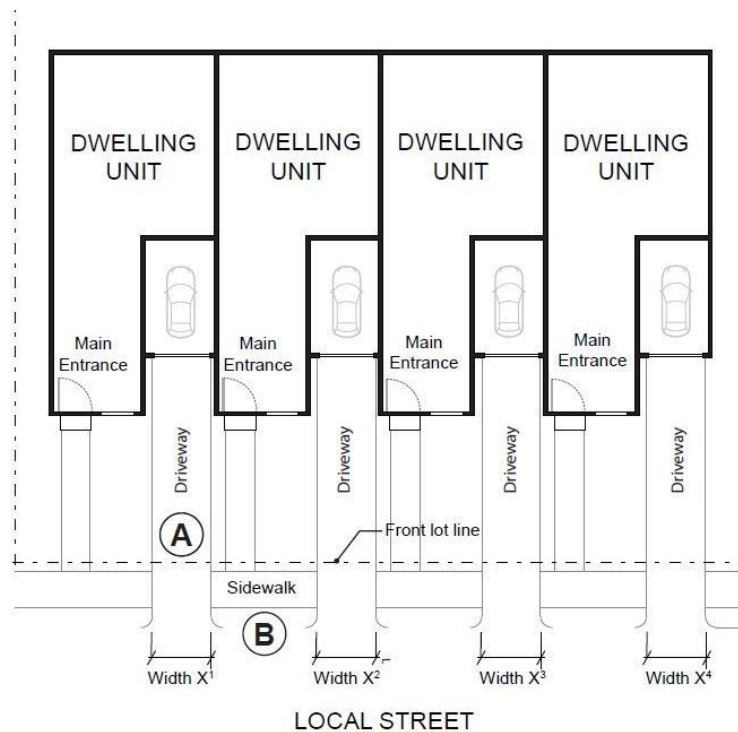
- (A) Garage and on-site parking and maneuvering areas
- (B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

- (d) Driveway Approach. Driveway approaches must comply with the following:
- (i) The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 15). For lots or parcels with more than one frontage, see (d)(iii) of this subsection (Section 4.04X(2)).

- (ii) Driveway approaches may be separated when located on a local street (see Figure 15). If approaches are separated, they must meet driveway spacing standards applicable to local streets.
  - (iii) In addition, lots or parcels with more than one frontage must comply with the following:
    - (A) Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an improved alley (defined as an alley that meets the jurisdiction's standards for width and pavement), access must be taken from the alley (see Figure 16).
    - (B) Lots or parcels with frontages only on collectors and/or arterial streets must meet local access standards applicable to collectors and/or arterials.
    - (C) Triplexes and quadplexes on lots or parcels with frontages only on local streets may have either:
      - Two driveway approaches not exceeding 32 feet in total width on one frontage; or
      - One maximum 16-foot-wide driveway approach per frontage (see Figure 17).
- (3) **Process.** Triplexes and quadplexes are reviewed for compliance with these standards as part of the building permit application.

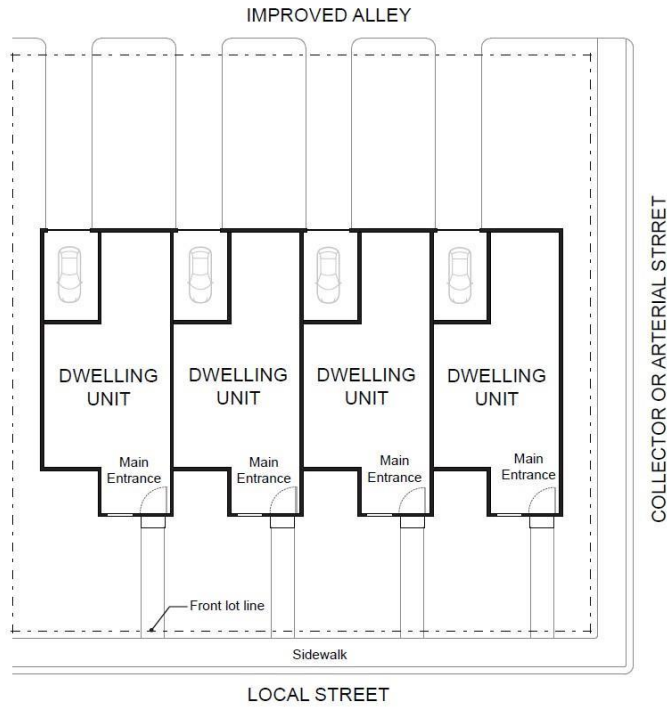
*Figure 15. Driveway Approach Width and Separation on Local Street*



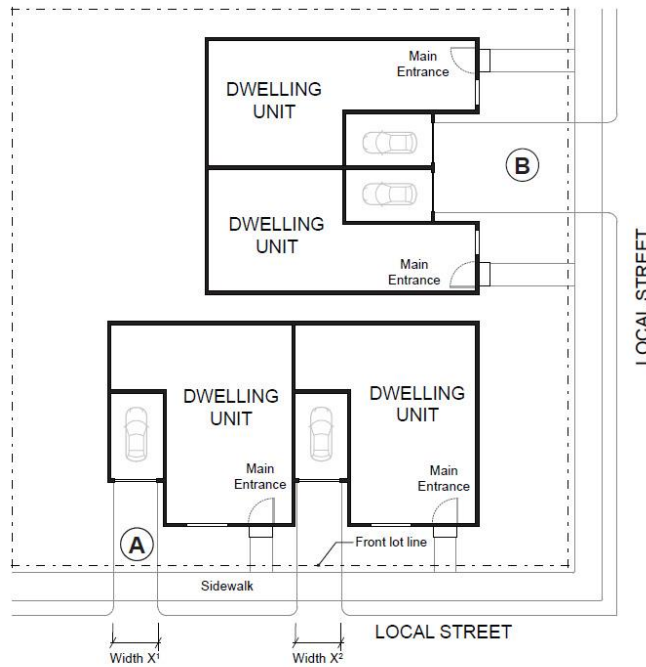
**A**  $X^1 + X^2 + X^3 + X^4$  must not exceed 32 feet per frontage,

**B** Driveway approaches may be separated when located on a local street

**Figure 16. Alley Access**



**Figure 17. Driveway Approach Options for Multiple Local Street Frontages**



Options for site with more than one frontage on local streets:

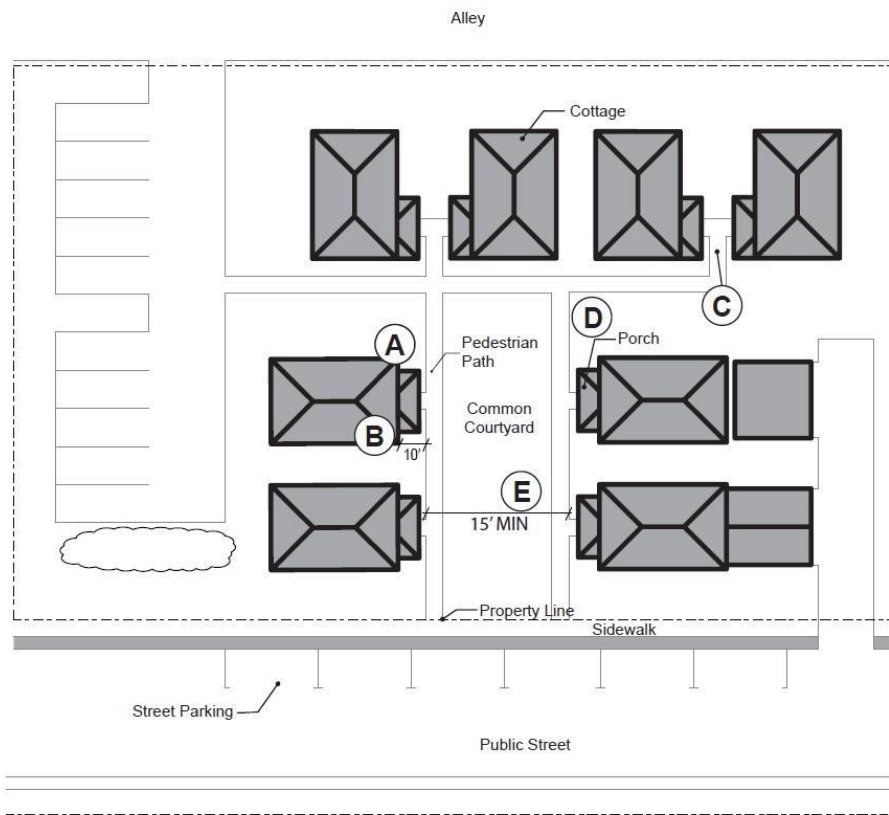
- (A) Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured  $X1 + X2$ ); or
- (B) One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

#### **Section 4.04X. Cottage Clusters.**

- (1) **Sufficient Infrastructure.** Applicants must demonstrate that Sufficient Infrastructure is provided, or will be provided, upon submittal of a townhouse development application.
- (2) **Development Standards for Cottage Clusters.**
  - (a) **Setbacks and Building Separation**
    - (i) **Setbacks.** The following standards are maximum setbacks for cottage clusters in all zones:
      - (A) Front setbacks: 10 feet
      - (B) Side setbacks: 5 feet
      - (C) Rear setbacks: 10 feet
    - (ii) **Building Separation.** Cottages shall be separated by a minimum distance of six (6) feet. The minimum distance between all other structures, including accessory structures, shall be in accordance with building code requirements
  - (b) **Average Unit Size.** The maximum average floor area for a cottage cluster is 1,400 square feet per dwelling unit. Community buildings shall be included in the average floor area calculation for a cottage cluster.
- (3) **Design Standards.** Cottage clusters shall meet the design standards in subsections (a) through (h) of this section (3). No other design standards shall apply to cottage clusters unless noted in this section.
  - (a) **Cottage Orientation.** Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 18):
    - (i) Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
    - (ii) A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
      - (A) Have a main entrance facing the common courtyard;
      - (B) Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
      - (C) Be connected to the common courtyard by a pedestrian path.
    - (iii) Cottages within 20 feet of a street property line may have their entrances facing the street.
    - (iv) Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.

Figure 18. Cottage Cluster Orientation and Common Courtyard Standards



- (A)** A minimum of 50% of cottages must be oriented to the common courtyard.
- (B)** Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
- (C)** Cottages must be connected to the common courtyard by a pedestrian path.
- (D)** Cottages must abut the courtyard on at least two sides of the courtyard.
- (E)** The common courtyard must be at least 15 feet wide at its narrowest width.

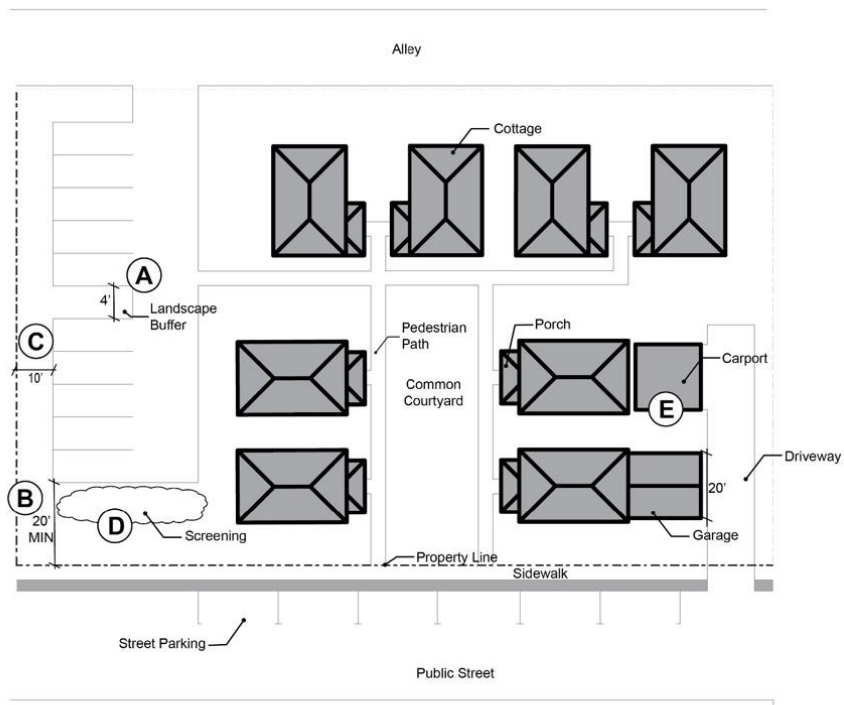
**(b) Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 19):**

- (i) The common courtyard must be a single, contiguous piece.**
- (ii) Cottages must abut the common courtyard on at least two sides of the courtyard.**
- (iii) The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster (as defined in subsection (a) of this section (3)).**
- (iv) The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.**
- (v) The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational**

amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

- (vi) Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard's minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

*Figure 19. Cottage Cluster Parking Design Standards*



- (A) Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- (B) No parking or vehicle area within 20 feet from street property line (except alley).
- (C) No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- (D) Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- (E) Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

(c) Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:

- (i) Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to subsection (2)(b).
- (ii) A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal

dwelling unit and will not be used as a primary dwelling.

(d) Pedestrian Access.

(i) An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:

(A) The common courtyard;

(B) Shared parking areas;

(C) Community buildings; and

(D) Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.

(ii) The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.

(e) Windows. Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single family dwellings in the same zone.

(f) Parking Design (see Figure 20).

(i) Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:

(A) Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces.

(B) Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.

(C) Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.

(D) Clustered parking areas may be covered.

(ii) Parking location and access.

(A) Off-street parking spaces and vehicle maneuvering areas shall not be located:

- within of 20 feet from any street property line, except alley property lines;
- between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.

(B) Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.

(iii) Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.

(iv) Garages and carports.

(A) Garages and carports (whether shared or individual) must not abut common

courtyards.

- (B) Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
- (C) Individual detached garages must not exceed 400 square feet in floor area.
- (D) Garage doors for attached and detached individual garages must not exceed 20 feet in width.

(g) Accessory Structures. Accessory structures must not exceed 400 square feet in floor area.

(h) Existing Structures. On a lot or parcel to be used for a cottage cluster project, an existing detached single unit dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:

- (i) The existing dwelling may be nonconforming with respect to the requirements of this code.
- (ii) The existing dwelling may be expanded up to the maximum height allowed by the zone district or the maximum building footprint of 900 square feet; however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.
- (iii) The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
- (iv) The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (a)(1) of this section (3).

(4) **Process.** Cottage clusters are reviewed for compliance with these standards as part of the building permit application.



## ARTICLE 13

### SUBDIVISION AND LAND PARTITION

#### GENERAL PROVISIONS

[...]

#### MINOR LAND PARTITION

[...]

#### Section 42. Proposed Name of Subdivision.

No tentative subdivision plat or subdivision plan or subdivision shall be approved which bears a name approved by the County Surveyor or County Assessor, which is the same as similar to or pronounced the same as the name of any other subdivision in Tillamook County unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name, or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name. All subdivision plats must continue the lot numbers and if used, the block numbers of the subdivision plat of the same name last filed.

#### MIDDLE HOUSING LAND DIVISIONS

#### Section 43. Applicability

If land developed or proposed to be developed for middle housing is proposed to be partitioned or subdivided so that each dwelling unit will be located on its own separate lot, the partition or subdivision shall be processed as a middle housing land division pursuant to this section, in-lieu of the standards and procedures otherwise applicable to partitions and subdivisions included under this Article. A middle housing land division applies to duplexes, triplexes, quadplexes, townhouses, or cottage cluster dwellings and projects.

#### Section 44. Process

- 1) Unless an applicant requests that the application be reviewed under the procedures set forth in this Article, a middle housing land division shall be processed as provided under ORS 197.360 through ORS 197.380, in-lieu of the procedures set forth in this Article. If an applicant requests review of a middle housing land division under the procedures set forth in this Article, the application shall be processed as a Type II procedure under Section 11.030 of the Zoning Ordinance.
- 2) A middle housing land division application may be submitted when:
  - (a) The site is developed with middle housing;
  - (b) The site has an active building permit to construct middle housing; or
  - (c) The application is being reviewed concurrently with a building permit application for construction of middle housing.

#### Section 45. Submittal Requirements

(1) The following submittal requirements shall apply to a middle housing land division application:

(a) General Information:

- (i) Vicinity map showing all streets, property lines, streams, and other pertinent data to locate the proposal.
- (ii) North arrow and scale of drawing.
- (iii) Tax map and tax lot number or tax account of the subject property.
- (iv) Dimensions and size in square feet or acres of the subject property and of all proposed parcels.

(b) Existing Conditions

- (i) Location of all existing easements within the property.
- (ii) Location of City utilities (water, sewer, and storm drainage) within or adjacent to the property proposed for use to serve the development.
- (iii) The location and direction of water courses or drainage swales on the subject property.
- (iv) Existing use of the property, including location of existing structures with dimensions of the structures and distances from property lines. It shall be noted whether the existing structures are to remain or be removed from the property.
- (v) The location, width, and names of all existing streets, flag lot accessways, and public accessways abutting the perimeter of the lot;
- (vi) Driveway locations, bike paths, transit stops, sidewalks, and other bike and pedestrian pathways, curbs, and easements;

(c) Proposed Site Plan for Detached Middle Housing. Middle housing land division applications being reviewed with a site plan for proposed detached middle housing under subsection 157.504.02(B)(4) of this section must include the following to identify the buildable area for each resulting lot or parcel:

- (i) Existing and proposed easements.
- (ii) Percent of lot coverage allocated for each child lot or parcels.
- (iii) Setback dimensions for all existing and proposed buildings.

Section 46. Decision Criteria

(1) The tentative plan of a middle housing land division shall be approved if all of the following criteria are met:

- (a) The middle housing land division is for an existing or proposed middle housing development.
- (b) The existing or proposed middle housing development will comply with the applicable provisions of the Building Code and the Oregon residential specialty code, as those standards apply to the buildings and accessory structures on the proposed lots subsequent to division.

- (c) The tentative plan results in exactly one dwelling unit on each proposed lot, except for lots or tracts used as common areas.
- (d) Separate utilities are provided for each dwelling unit.
- (e) All access and utility easements necessary to serve each dwelling unit are provided on the tentative plan for:
  - i) Locating, accessing, servicing, and replacing all utilities
  - ii) Pedestrian access from the primary entrance of each dwelling unit to a public or private street;
  - iii) Any driveways or off-street parking;
  - iv) Any common use areas or shared building elements; and
  - v) Any common area.
- (f) The type of middle housing on the existing lot is not altered by the proposed middle housing land division.

#### Section 47. Conditions of Approval.

- (1) Conditions may not be placed on the approval of a middle housing land division except to:
  - (a) Prohibit further division of the resulting lots;
  - (b) Prohibit the construction of an accessory dwelling unit on any of the resulting lots;
  - (c) Require dedication of right-of-way when an existing street abutting the property does not conform to the requirements of city standards;
  - (d) Require boundary street improvements when an existing street abutting the property does not conform to the requirements of city standards; and
  - (e) Require a notation on the final plat indicating that the approval of the land division was given under ORS 92.031.

#### Section 47. Process for Final Plat Approval

- (1) A final plat shall be submitted to the City Manager. After the final plat has been submitted, the City Staff shall review and compare it with the approved tentative plat to ascertain whether the final plat conforms substantially to the approved tentative plat and with such conditions of approval as may have been imposed.
- (2) No final plat shall be approved unless:
  - (a) The plat is in substantial conformance with this Ordinance and the provisions of the tentative plat as approved, including any conditions imposed in connection therewith;
  - (b) The plat contains land free and clear of all liens and encumbrances. All dedications to the public of all public improvements, including but not limited to streets, roads, sewage disposal and water supply systems, the donation of which is required by this Ordinance or was made a condition of the approval of the tentative plat;
  - (c) Any common areas or improvements to be held jointly by the future owners of the lots or by a Homeowners Association are indicated on the plat with the appropriate references to the structure of ownership. Any bylaws or agreements subject to approval by the City will be approved before the

City Manager signs the plat.

- (d) The City received adequate assurances that the applicant has agreed to make all public improvements which are required as conditions of approval of the tentative plan, including but not limited to streets, alleys, pedestrian ways, storm drainage, sewer, and water systems. The provisions for providing adequate assurance are subject to the Public Works Department and City Engineer requirements.
- (e) A notice in the form of a restrictive covenant must be recorded with the County which states:
  - i) The middle housing lot or parcel cannot be further divided.
  - ii) No more than one dwelling unit of middle housing can be developed on each middle housing lot.
  - iii) Accessory dwelling units are not permitted.
  - iv) The dwelling developed on the middle housing lot or parcel is a unit of middle housing and is not an attached or detached dwelling unit or any other housing type.
- (f) If the middle housing land division application is being reviewed with a site plan for proposed detached middle housing, the covenant described in subsection (2)(e) of this section must limit the buildable area for each resulting lot or parcel in compliance with the site plan submitted.
- (3) If the City Manager finds that conditions specified in subsection (2) of this section have not been met, the applicant shall be advised of the changes that must be made and afforded the opportunity to comply. Rejection of a final plat shall not affect the tentative plan approval.
- (4) When the City Manager finds that the final plat is in substantial conformity to the approved tentative plan and is otherwise in lawful form, and is approved by the City Engineer, the City Manager shall sign and date the final plat.
- (5) Following endorsement of the plat by the City Manager and the City Engineer, the applicant shall submit the plats to the Tillamook County Surveyor for final review and compliance with applicable state and county regulations.
- (6) Effective Date for Final Plat Approval. The approval process for a development shall become final upon the recording of the approved final plat with the County, together with any required documents. A copy of the recorded plat and documents shall be submitted to the City. Approved final plats shall become void one year after final City approval if they are not recorded.

**CITY OF ROCKAWAY**

**BEACH**

**COMPREHENSIVE PLAN**

**ORDINANCE 194 AMENDED BY ORDINANCE 08-01**

[...]

### **Beaches and Dunes Policies**

The following policies shall apply to the City's beaches:

[...]

14. Rockaway Beach shall protect the groundwater in dune areas from drawdown, which could lead to loss of stabilizing vegetation, loss of water quality, or intrusion of salt water into water supplies, by reviewing all proposed wells to ensure that findings are made to address the above factors. Building permits for single ~~family~~ unit dwellings and middle housing are exempt from this requirement if appropriate findings are provided at the time of subdivision approval. [Policy 14, added by Ord. 243, May 13, 1986.]

[...]

### **Land Use Categories**

Land use categories are intended to establish certain uses for certain areas based on neighborhood characteristics, physical limitations, the availability of public services such as streets, sewer and water, the desires to build a strong economy and maintain a clean environment, and other factors.

The plan establishes rather high-density limits (~~generally up to 24 units per acre~~) in the developed areas. The basic philosophy is that there is little land available in the City that does not pose limitations to development, and those areas where development can occur should be more intensively used than sensitive lands such as the wetlands around the lakes, and steep slopes.

[...]

### **The Manhattan Residential/Resort Area**

This area extends from the northern City limits of Rockaway Beach south to NW 18<sup>th</sup> Ave. on the west side of US Highway 101, and south to NW 10<sup>th</sup> Ave. on the east side of the highway. [Manhattan Residential/Resort Area, amended by Ord. 277, Aug. 29, 1990.]

This is a mixed-use area combining commercial activity on the east side of the highway, with motels, weekend cabins and permanent residences throughout the area. Essentially it is a thin strip of land bounded by the Pacific Ocean on the west and Crescent Lake and Lake Lytle on the east, separated by the federal highway and the railroad tracks.

The area is also characterized by poor traffic circulation in the northern part west of the railroad tracks. There are no north-south streets throughout most of this area, and the streets that exist

are not capable of handling large amounts of traffic.

1. Expansion of existing motels or other tourist facilities should be planned to provide sufficient parking and circulation space.
2. Density in the area is designated to be high, ~~with a maximum of 24 dwelling units per acre.~~ (Specific lot size requirements and density limits to be established by the zoning ordinance.)
3. Development adjacent to the wetlands associated with Crescent Lake shall be undertaken in a manner that protects those wetlands. [Policy 3, amended by Ord. 277, Aug. 29, 1990.]
4. Permitted uses in this area are residences (~~single-family, duplex~~ **unit, middle housing,** and multi- ~~unit~~**family** structures), hotels and motels, and limited commercial uses along US Highway 101, which are resort oriented.
5. Previous policies concerning dunes and wetlands are applicable in this area.
6. An area between NE 17<sup>th</sup> and NE 21<sup>st</sup> on the east side of US Highway 101 shall be designated for commercial uses. [Policy 6, added by Ordinance No. 277, passed August 29, 1990.]

### **The Special Residential/Resort Area**

This area extends from NW 18<sup>th</sup> Ave. to NW 11<sup>th</sup> Ave. on the west side of US Highway 101. This area is similar in character to the area north of it, but through the citizen involvement process it has been determined that it should have a specific policy [Special Residential/Resort Area, amended by Ord. 277, Aug. 29, 1990.]:

1. No new motels shall be allowed to establish in this area, but existing motels shall be allowed to reasonably expand with planning commission review to ensure that proper parking and street access is permitted.
2. Restaurants and other retail commercial uses shall be allowed with conditions to ensure that they are compatible with the area. Additional motel units may be added to an existing motel if the owner can satisfy the planning commission with regard to parking and traffic requirements. The additions do not require a conditional use permit.
3. Density in this area is designated to be the same as the Manhattan Residential/Resort Area, ~~24 dwellings per acre.~~
4. Uses permitted in this area are residential (~~single-family, duplex and multi-family structures~~), and the expansion of existing motel uses. [Policy 4, amended by Ord. 277, Aug. 29, 1990.]

## **~~The Single-Family or Duplex Residential Area~~**

This area extends from NW 11<sup>th</sup> Ave. to N 6<sup>th</sup> Ave., west of US Highway 101. This area is in the vicinity of the “Ridge”, or high stabilized sand dune in the northern part of the City. It is a stable neighborhood composed primarily of single-family homes. There are large motels on either end of this area, and a limited amount of vacant land dispersed among existing structures. The last community questionnaire indicated a strong desire of the townspeople to keep the area a single-family neighborhood. [Single-Family or Duplex Residential Area, amended by Ord. 277, Aug. 29, 1990.] **However, SB406 was enacted by the Oregon Legislature in 2023 to improve housing availability and affordability in Tillamook County. It requires “middle housing”—including duplexes, triplexes, quadplexes, townhomes and cottage clusters—to be allowed in the city’s residential zones. The Residential area will accommodate single-unit homes and middle housing types.**

- ~~1. The area should remain one of primarily single family homes, although duplexes may be allowed on a conditional use basis.~~
- ~~2. The density of this area should not exceed 24 dwelling units per acre. [Policy 2, amended by Ord. 277, Aug. 29, 1990.]~~
3. [Policy 3, deleted by Ord. 277, Aug. 29, 1990.]
4. [Policy 4, deleted by Ord. 277, Aug. 29, 1990.]

[...]

## **The Saltair Creek Residential/Resort Area (R/R)**

This area extends from S. 3<sup>rd</sup> Avenue to Alder Street, and is entirely west of US Highway 101. [Saltair Creek Residential/Resort Area, amended by Ord. 277, Aug. 29, 1990.]

This is primarily an area of small beach cottages and homes, on small lots. The streets are very narrow (S. Pacific is 20 feet wide, S. Miller is 30 feet wide), and as such cannot accommodate large traffic volume. There are presently few commercial land uses in this area, and little vacant property.

1. Active and conditionally stable foredunes are identified in Figure 2 (after page 19). Much of the land in this area falls into this category, and therefore the beaches and dunes policy applies.
2. The Clear Lake ocean outlet in this area poses some flooding hazards that must be considered for any construction in the vicinity.
3. This area should remain primarily resort residential, ~~with a density limitation of 24 dwelling units per acre.~~ Motels should be allowed conditionally with attention paid to vehicle access on the narrow streets. Off-street parking is especially important.



[...]

### **The East Rockaway Beach Residential Area [R]**

This area comprises a large portion of the City's residential area east of US Highway 101; it extends from S. 7<sup>th</sup> Avenue to N. 6<sup>th</sup> Avenue and from NE 12<sup>th</sup> Avenue to NE 24<sup>th</sup> Avenue. The area includes fairly large tracts of undeveloped land east of Crescent Lake. Development in these areas may be limited by the existence of steep slopes and wetlands. [East Rockaway Beach Residential Area, amended by Ord. 277, Aug. 29, 1990.]

1. ~~Densities in these areas are designated from 9 dwelling units per acre in the area zoned R-3 to 24 dwelling units per acre for multi-family dwellings permitted as conditional uses in the R-2 area. [Policy 1, amended by Ord. 277, Aug. 29, 1990.]~~
2. Riparian vegetation shall be protected by city riparian corridor regulations. Rockaway Beach will consider options in the future to adopt local standards to protect riparian corridors and wetlands, inventoried on the Rockaway Beach Local Wetland Inventory (LWI), consistent with Statewide Planning Goal 5 which balance protection of these resources with community development objectives. [Policy 2, deleted by Ord. 277, Aug. 29, 1990.]
3. [Policy 3, deleted by Ord. 277, Aug. 29, 1990.]
4. [Policy 4, deleted by Ord. 277, Aug. 29, 1990.]
5. Special consideration must also be given to development on steep slope areas to ensure that landslide hazard and erosion is minimized. As part of the approval of a subdivision or planned unit development the planning commission may require that a grading and erosion control plan be prepared and implemented. [Policy 5, amended by Ord. 277, Aug. 29, 1990.]
6. [Policy 6, deleted by Ord. 277, Aug. 29, 1990.]

The City encourages the use of planned developments for the development of larger parcels in order to provide for the clustering of development as a means of minimizing the impact on sensitive areas such as steep slopes and wetland areas. [Policy 7, amended by Ord. 277, Aug. 29, 1990.]

7. [Policy 8, deleted by Ord. 277, Aug. 29, 1990.]
8. Multi-family **unit** structures built closer to the downtown area should include dwellings for the elderly, who can benefit from proximity to the shopping areas.
9. [Policy 10, deleted by Ord. 277, Aug. 29, 1990.]

[...]

## Housing Element

The state-wide goal applicable to this plan element is: *“To provide for the housing needs of citizens of the state.”*

The housing needs of Rockaway Beach differ from communities elsewhere primarily because of its coastal location, its lack of industry other than tourism, and its size.

Rockaway Beach is a resort area, with approximately 65 percent of its housing used on a weekend or vacation basis. A large percentage of its permanent residents, about 30 percent, are senior citizens, which is typical of communities in the coastal area. The major housing needs of the City are basically two-fold:

1. Housing for low-income workers employed by tourist-oriented businesses, and
2. Housing for low-income senior citizens.

The City’s housing strategy is to:

- Permit development on smaller lots, 5,000 square feet;
- To permit development of ~~duplex~~ **middle housing** and ~~multi-family-unit~~ dwellings throughout most of the City ~~on an outright or conditional use basis~~;
- To encourage higher densities, ~~generally 24 dwellings per acre~~, **for middle housing and multi-family unit** development;
- To permit manufactured dwellings on individual lots in residential zones; and
- To designate zones that provide manufactured dwelling subdivisions and manufactured dwelling parks.

The City has also encouraged the development of low cost federally subsidized land in conjunction with the school district. Up to the present time, housing development in the City has mostly been in the form of single-family dwellings.

[...]

## Policies

1. The City shall support all efforts to provide low- or moderate-income housing in and around Rockaway Beach, and shall cooperate with the Tillamook County Housing Authority, and Northwest Oregon Housing Association.
2. The Land use Element of the comprehensive plan and the zoning ordinance shall designate areas within the City where multifamily dwellings may be located, and where mobile home parks may be developed. It is assumed that low-cost multi-

family housing developed with public or private financing can be located anywhere other multi-family housing is allowed.

3. [Policy 3, deleted by Ord. 277, Aug. 29, 1990.] The City shall designate sufficient buildable land within the UGB to meet housing needs identified in the *Urbanization Report* (ECONorthwest, June 2007). Approval standards for needed housing shall be clear and objective, as required by state statute and the Goal 10 (Housing) administrative rule.
4. Manufactured dwellings shall be permitted in areas zoned for single-family dwellings, subject to clear and objective design standards. [Policy 4, amended by Ord. 277, Aug. 29, 1990.]
5. Federal and state housing programs should be used to upgrade the existing housing in Rockaway Beach and to provide new dwellings.
6. The City shall review the impacts of vacation rentals on the demand for public facilities and services, neighborhood identity and community, and the City's tax structure. [Policy 6, deleted by Ord. 277, Aug. 29, 1990.]
7. The City shall encourage the development of middle housing in its residential zones.

[...]

CITY OF ROCKAWAY BEACH

**SMALL COMMUNITY GRANT**

APPLICATION

2024/2025

MAR 25 4:48PM

APPLICANT INFORMATION

**Organization Name** Friends of the Rockaway Beach Library

**Contact Name** Jean Scholtz

**Title** Former president/board member

**Phone Number** 240-423-8600

**Email** scholtzjeanc@gmail.com

**Organization Type** non profit

**Physical Address** 120 North Coral Street

**Mailing Address** PO Box 180, Rockaway Beach, OR

PROJECT CHECKLIST

- ✓ **Complete Application**
- ✓ **Attach Plans, as needed**
- ✓ **Submit Application by 12:00 pm on March 6, 2025**

*Preferred delivery format is one combined PDF with all documents in order listed above. The City of Rockaway Beach will accept multiple PDF documents if titled in the following format; [Organization Name, Page X of X]. Paper copies will also be accepted. You will receive an email confirmation of receipt from the Grant Manager within 2 business days of submittal. It is the Applicant's responsibility to verify successful receipt of application. If confirmation is not received in the allotted time frame, contact the Grant Manager via email.*

PROJECT OVERVIEW

**Project Title** Replacement of the entrance railings and Purchase of a Square Device

**Grant Request** \$1864

**Total Project Cost** \$1864

Questions? Need assistance?  
Grant Manager, Lark Reifenstahl  
LReifenstahl@corb.us  
(503) 374-1752 ext. 104

1

## PROJECT DESCRIPTION

*Answers must fit in the space with provided formatting.*

**Provide a complete description of the project's intended function and demographic(s) that will be served by the project.** *If relevant, attach design drawings, plans, etc.*

Part 1 is to improve the railings on the stairs and ramp to improve safety. Note that we had a grant earlier to redo the ramp. This grant took care of providing a new nonslip surface for the ramp, but the railings were not replaced at that time as they were still fine. The library is entered by either going up a flight of stairs or by using the alternative ramp (for wheelchairs, strollers, and those that find it easier than using stairs). The stairs also have railings. Since all of this is wood, we have to ensure that the steps, ramp and railings and posts are solid. With the wet climate we have here in Oregon, we have to keep an eye on these entrances. We are requesting funds to work on the railings as they are in varying degrees of rot and pose a safety risk. Fixing these railings will also increase the curb appeal.

Part 2 of the grant is requesting the purchase of a square device that customers can use to charge items purchased at our yearly holiday sale (by donation), used books on sale for \$2 and \$3, or just a donation to the library. A square device is a small electronic device which allows a patron to input a charge card which it reads and charges for the items input by the customer and/or librarian. It has come to our attention that not everyone carries cash. While we have used a square system at our yearly book sale with much success, we have relied on patrons having money to pay for books during the year and for purchases at the holiday sale. We would like to be able to use a square device that librarians can provide to the user to accomplish this task.

We have spoken to the Head of the Tillamook County Library, who provides us with librarians, and he has determined that the librarians can be asked to make sure that the Square Device is kept charged and can be trained to help users make their payments with the device.

## HEALTHY COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project contributes to a healthier local community.**

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

Our patrons are already thrilled that they can obtain books here rather than having to drive to the main library in Tillamook. We need to ensure that our older and younger patrons have easy and safe access to the building.

The Friends have always had used book sales (used books sell for \$2 and \$3) along with special book prices. By providing the capability of being able to charge the purchase of these used books, we ensure that those who no longer carry cash or have selected more books than their cash can purchase are accommodated.

The same is true of the holiday sale. Perhaps a patron finds a number of items at the holiday sale and feels that they should donate more than the cash they have with them. The purchase of the square device which would be made possible by this grant will allow them to charge the purchase. We feel that the use of charge cards for the Holiday sale will increase our sales.

## INCLUSIVE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project assists the local community in promoting inclusivity.**

In an inclusive community diversity is valued, social opportunities are plentiful, community involvement thrives, and residents work together to support city initiatives and projects.

Fixing up the railings on the entrances to the library will ensure that elderly library users and users with mobility issues can easily enter and exit the library. This will help moms and dads with small children in strollers or buggies.

The use of the square device will help patrons who no longer carry cash or those with less cash than the cost of the books they wish to buy. The Holiday sale is open for a month before the holidays and patrons make a donation for anything they wish to purchase. Again, patrons currently must have cash to make those purchases. Having the ability to charge these purchases will help both the patrons and the friends.

## CHARITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project supports local charitable efforts.**

Charitable communities value giving back to others, promote volunteer opportunities, and strive to meet the needs of the local community.

Basically, both the holiday sale and the used book sales count on the donations of local patrons. Board members and patrons bring in home-made items: jewelry, stained glass ornaments, wood carved ornaments for holiday sale. Patrons also bring in their already read books for sale at our book sale. These used books are also available for purchase throughout the year.

## EQUITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project encourages equity throughout the local community.**

Equitable communities provide a helping hand to residents in need and meet the needs of underserved community members.

We believe that our efforts at the library help residents obtain books, videos and other library supplies at a small cost. Visitors can also use the computers and copying service at the library, while also getting "beach reads" at a small price. They can also use our computers to read their emails.

And as we have already said, patrons can find low-cost books and holiday gifts and decorations and present that fit within their budgets.



## PROJECT BUDGET

Income	BUDGET
City of Rockaway Beach Small Community Grant	\$ 1864.00
Other Income	
<i>Matching amounts are NOT required, but if your project exceeds the grant fund limit, use this section to add additional funding resources</i>	
	\$
	\$
	\$
<b>TOTAL INCOME</b>	
	\$

Expenses		
Description	Estimate Obtained (Y/N)	Budget
<i>If estimates from tentative vendors have been obtained, please attach those to the application.</i>		
Square Reader		\$ 299
hub to connect to the internet		\$ 39
Supply of paper for printed receipts		\$ 26
		\$
Paint and Supplies for railings		\$ 200
Wood for railings		\$ 525
Labor: 15 hours @\$50/hour		\$ 750
Charge for dump (removed wood)		\$ 25
		\$
		\$
		\$
		\$
<b>TOTAL BUDGET</b>		
		\$ 1864.00

*Total income should equal total expenses*

## AUTHORIZATIONS AND CERTIFICATIONS

Initial the following authorizations and certifications

JCS

**I am an eligible Applicant and submitted an eligible project.** Refer to above grant information for details.

JCS

**I agree to comply with federal, state, and local rules and regulations, where applicable.**

JCS

**Legal title affirmation.** I understand that legal title to the completed project must be held for at least 3 years following the project completion or that some other arrangement, satisfactory to the City of Rockaway Beach, will be put in place to protect the investment of public funds in this project for a 3-year period.

*Required for facility improvement projects only.*

JCS

**I agree to provide a W9-Request for Taxpayer Identification Number and Certification.** I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding.

JCS

**I agree to provide current, executed Articles of Incorporation or Organization for the non-profit or not for profit organization.**

*Not applicable to other community entities.*

JCS

**I give permission to the City of Rockaway Beach to use my project for public information, promotional, and educational purposes.**

JCS

**Hold harmless and Indemnification.** I agree to hold the City of Rockaway Beach harmless for any liens, claims, damages, or other liabilities related to the project, and to indemnify and defend the City of Rockaway Beach from any claims, costs, damages, or expenses of any kind, including attorney's fees and other costs and expenses of litigation, arising out of the project.

JCS

**Authorization.** I certify to the best of my knowledge that all information contained in this application, including all attachments, certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), manager(s) with appropriately delegated authority and/or in accordance with the organization's Articles of Incorporation or Organization.

Signature

Jean C. Scholtz

Date

3/3/2025

Printed Name

JENN E. SCHOLTZ

Title

Friends Board

member / Past President

7

# SMALL COMMUNITY GRANT

## APPLICATION

### APPLICANT INFORMATION

**Organization Name** International Police Museum

**Contact Name** Ed Wortman

**Title** Director

**Phone Number** 206-999-8474

**Email** Edl195@aol.com

**Organization Type** 501(c)(3) Museum

**Physical Address** 320 S. Hwy 101

**Mailing Address** P O Box 165, Rockaway Beach, Oregon 97136

### PROJECT CHECKLIST

- ✓ **Complete Application**
- ✓ **Attach Plans, as needed**
- ✓ **Submit Application by 12:00 pm on March 6, 2025**

*Preferred delivery format is one combined PDF with all documents in order listed above. The City of Rockaway Beach will accept multiple PDF documents if titled in the following format; [Organization Name, Page X of X]. Paper copies will also be accepted. You will receive an email confirmation of receipt from the Grant Manager within 2 business days of submittal. It is the Applicant's responsibility to verify successful receipt of application. If confirmation is not received in the allotted time frame, contact the Grant Manager via email.*

### PROJECT OVERVIEW

**Project Title** Furniture For Community Room, Displays, and Storage

**Grant Request** 4,931.58

**Total Project Cost** 4,931.58

Questions? Need assistance?  
Grant Manager, Lark Reifentahl  
LReifentahl@corb.us  
(503) 374-1752 ext. 104

1

## PROJECT DESCRIPTION

*Answers must fit in the space with provided formatting.*

**Provide a complete description of the project's intended function and demographic(s) that will be served by the project.** *If relevant, attach design drawings, plans, etc.*

The building which houses the International Police Museum, 320 South Highway 101, has a space on the north side, with an exterior entrance, which will be renovated into a meeting space. This space, about 17'x25' feet, may be rented out as a public space or community room.

Our goal is to create a secure, comfortable space for use by locals to hold meetings, classes, and fundraising events. Currently the museum and other small entities have limited affordable meeting space in Rockaway Beach. Such use not only provides local citizens with a available evenings and weekends as well as during the day, but will also serve as a small revenue source to sustain our mission to keep IPM a free attraction for visitors to Rockaway Beach.

Our immediate need is 12 conference chairs for attendees, 8 6' tables and 2 4' tables, which can be used for meetings, crafts, and small classes, and 20 folding chairs for overflow or during educational programs. Our intent with the overflow is to have adequate seating for a school class or other educational opportunity.

We are also seeking eight chrome wire rolling racks which can be used for storage of educational materials, museum supplies, displays, and artifacts, in addition to products and supplies reserved for use in the community room.

The demographic served by this area is expected to be Rockaway Beach and North Tillamook County.

Currently small groups, 4-10 people seeking a place for a board or organizational meeting, have very limited options. IPM, as an example, has had to push displays out of the way to make room for a meeting table and chairs, meet at the home of one of the board members, or find an open table at a local restaurant. Such an arrangement is not conducive to using flip charts or video presentations, or even in some cases, animated discussions. Equally important, having a separate meeting space means a meeting can be held without disrupting museum visitors.

## HEALTHY COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project contributes to a healthier local community.**

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

International Police Museum (hereinafter IPM) will continue to offer both educational and recreational resources, as it has for the last nine years. However, its new and now permanent home, where it will enjoy a 5-year lease, will allow us to expand both of those opportunities. IPM has been a source of education for Rockaway residents, with a focus on children. The museum offers an opportunity to share learning experiences with family, and teach children what life used to be like, how it has changed, and how those changes help us. We often hear comments such as “That is the kind of phone used when I was your age, We had to ask an operator who answered the phone to help us make a call. If we lost power, we could still talk on the phone. We didn’t have internet, you know.” We see parents and children encouraged to interact with each through the experience of talking about history and how things have changed.

Per its mission statement, it is also IPM’s goal to foster “harmony and respect between the police and they community they serve”. Any community which does not fear or distrust the local police because they know those officers are there to protect the citizens and their community is a safer community in which to live. People come to care about saving the trees, or the whales, or how to protect their beaches, because they have been given a chance to learn about those things and their importance to a better world. IPM offers exhibits and educational opportunities for people to get a glimpse of the inside world of policing, and come to know the profession as one where police are just moms and dads, brothers and sisters, aunts, uncles, and friends who have chosen a profession that protects and serves others.

IPM has been a fun indoor excursion to take family and guests when the weather is bad. We have visitors who drop in to get out of the rain, and stay because they are entranced by badge displays or radar equipment so large it had to be carried in the trunk of a police car.

## INCLUSIVE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project assists the local community in promoting inclusivity.**

In an inclusive community diversity is valued, social opportunities are plentiful, community involvement thrives, and residents work together to support city initiatives and projects.

Inclusivity is IPM's forte, and always has been. We have resisted the suggestions to charge admission, and will continue to do so as long as it is viable because an admission fee restricts those who can enter. No admission equates to ALL are invited to visit here. Large families will not have to choose between lunch or a museum visit. They can do both. A local has an indoor activity to take guests to without checking the admission fee. Locals, and tourists, small families and large, all ages, all backgrounds, all walks of life, are welcomed.

IPM will be handicap accessible, with plans to eventually add audio assistance for some exhibits. Other museums tell us that many visitors enjoy their experience more by being able to listen to information rather than reading cards. While IPM may not be able to offer the myriad of language translations such as those that sometimes come with financial statements, we hope to eventually offer some translations on exhibit placards, or perhaps as a handout sheet.

IPM is not naive. We encourage a nominal admission fee, but we neither require it nor attempt to assign guilt if a visitor cannot afford such a fee. In addition to our other fundraising efforts and donations, we do plan to use revenue from our community meeting room to help offset operating expenses.

## CHARITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project supports local charitable efforts.**

Charitable communities value giving back to others, promote volunteer opportunities, and strive to meet the needs of the local community.

As outlined above, IPM meets the needs for the community of Rockaway Beach because it welcomes people of all ages, nationalities, genders, and abilities. It provides education about both Rockaway Beach and police history in a fun and entertaining way, offering new exhibits so people have a reason to return.

Rockaway's community room will provide a convenient area that is specifically reserved not for IPM exhibits, but for use as space for meetings, demonstrations, classes, holiday sales, fundraisers, and similar events. We have been told already that many are looking forward to having a meeting without having to re-arrange their living room furniture.

IPM is currently an all volunteer run organization, and - with the possibility of one paid employee to take primary charge of day to day activities, will continue to be. Volunteer applications are available on our website.

## EQUITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project encourages equity throughout the local community.**

Equitable communities provide a helping hand to residents in need and meet the needs of underserved community members.

As an all volunteer run organization, IPM understands the trial of relying on donations and contributions for daily expenses. IPM also understands the value of volunteers. Even while an integral part of IPM, most, if not all, IPM board members volunteer at - or donate personal funds to - one or more churches or community organizations who serve "residents in need and meet the needs of under-served community members". Some of our members have also quietly contributed support those in need with bags of groceries, transportation, and/or payment of a utility.

# PROJECT BUDGET

## Income BUDGET

City of Rockaway Beach Small Community Grant \$4,931.58

### Other Income

*Matching amounts are NOT required, but if your project exceeds the grant fund limit, use this section to add additional funding resources*

\$  
\$  
\$

## TOTAL INCOME

\$

## Expenses

Description	Estimate Obtained (Y/N)	Budget
-------------	-------------------------	--------

*If estimates from tentative vendors have been obtained, please attach those to the application.*

12 conference chairs @ \$169.99 = \$2039.88		\$ 2039.88
8 6' plastic folding banquet tables @ \$189.29 = \$1,519.92		\$ 1519.92
2 4' plastic folding tables @ \$49.99 = \$99.98		\$ 99.98
20 steel, padded with folding chairs @ \$19.99 = \$399.80		\$ 399.80
8 rolling wire racks; exhibits & supply storage @ \$109 = \$872		\$ 872.00
		\$
Banquet Tables - Lowell brand or equivalent. Office Depot bid		\$
Folding Tables - Costco or equivalent		\$
Padded Folding Chairs - Costco or equivalent		\$
Wire Rolling Racks - 48" x 18" x 72", Home Depot or equivalent		\$
		\$
		\$

## TOTAL BUDGET

\$4,931.58

*Total income should equal total expenses*





## AUTHORIZATIONS AND CERTIFICATIONS

Initial the following authorizations and certifications



**I am an eligible Applicant and submitted an eligible project.** Refer to above grant information for details.



**I agree to comply with federal, state, and local rules and regulations, where applicable.**



**Legal title affirmation.** I understand that legal title to the completed project must be held for at least 3 years following the project completion or that some other arrangement, satisfactory to the City of Rockaway Beach, will be put in place to protect the investment of public funds in this project for a 3-year period.

*Required for facility improvement projects only.*



**I agree to provide a W9-Request for Taxpayer Identification Number and Certification.** I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding.



**I agree to provide current, executed Articles of Incorporation or Organization for the non-profit or not for profit organization.**

*Not applicable to other community entities.*



**I give permission to the City of Rockaway Beach to use my project for public information, promotional, and educational purposes.**



**Hold harmless and Indemnification.** I agree to hold the City of Rockaway Beach harmless for any liens, claims, damages, or other liabilities related to the project, and to indemnify and defend the City of Rockaway Beach from any claims, costs, damages, or expenses of any kind, including attorney's fees and other costs and expenses of litigation, arising out of the project.



**Authorization.** I certify to the best of my knowledge that all information contained in this application, including all attachments, certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), manager(s) with appropriately delegated authority and/or in accordance with the organization's Articles of Incorporation or Organization.

Signature



Date 02-25-25

Printed Name Edward L Wortman

Title Executive Director

7

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **OCT 26 2015**

INTERNATIONAL POLICE MUSEUM  
212 N HIGHWAY 101 PO BOX 165  
ROCKAWAY BEACH, OR 97136-0165

Employer Identification Number:  
47-5022259  
DLN:  
26053695001365  
Contact Person:  
CUSTOMER SERVICE ID# 31954  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
September 10, 2015  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

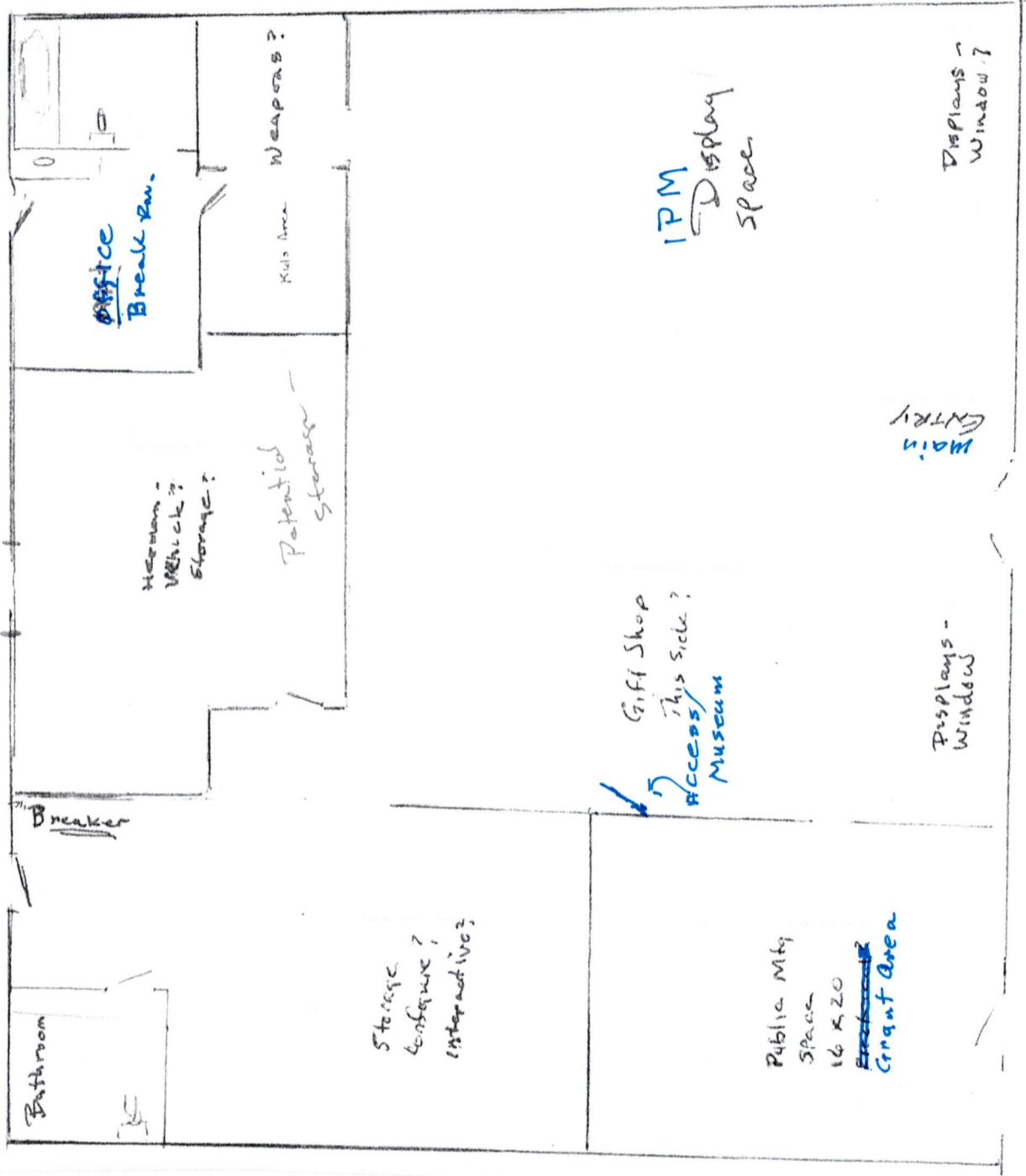
For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,



Jeffrey I. Cooper  
Director, Exempt Organizations

IPM 320 S. Hwy 101, Rockaway Beach



←

FRONT - Hwy 101

# Office DEPOT® OfficeMax®

Contact Name: International Police Museum

Phone: 206.999.8474

Email: [EDL.195@AOL.COM](mailto:EDL.195@AOL.COM)

Account #:

Ship To: Rockaway Beach, Oregon

Bill To:

Date: 2.10.2025

Store #:

Loyalty #:

**Prepared By**

Name: Miguel Diaz

Phone: 206.338.2669

Email: [miguel.diaz@officedepot.com](mailto:miguel.diaz@officedepot.com)

Additional Notes:

Line #	Item Number	Description	Quantity	Quote	Ext-Quote
1	604924	WorkPro® 1000 Series Ergonomic Mesh/Mesh Mid-Back Task Office Chair	12	169.99	2,039.88
2					0.00
3					0.00
4					0.00
5					0.00
6					0.00
7					0.00
8					0.00
9					0.00
10					0.00
11					0.00
12					0.00
13					0.00
14					0.00
15					0.00
<b>Sub-Total:</b>			<b>12</b>	<b>169.99</b>	<b>2,039.88</b>

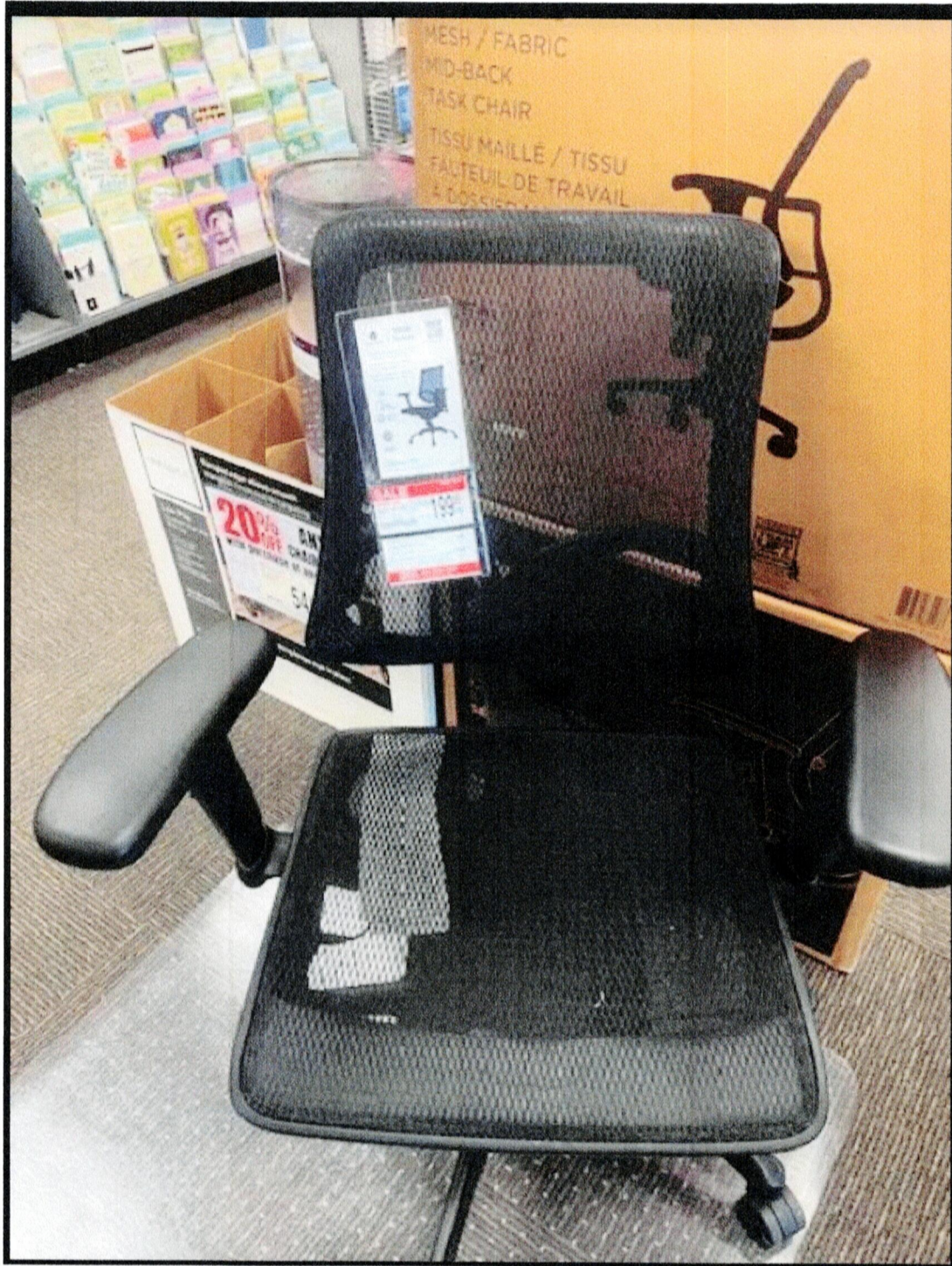
<b>Sales Tax:</b>	<b>Tax Percent &gt;&gt;&gt;&gt;</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total:</b>		<b>169.99</b>	<b>2,039.88</b>

Thank you for an opportunity to assist with your business needs.  
Guard your investment from accidents and common malfunctions with our SquareTrade Protection Plans.

**PLEASE NOTE:**

- \* Quote Price is available for 30 Days.
- \* Space Planning is available at no extra cost.
- \* Furniture Assembly is available with additional pricing.

**MESH OFFICE CHAIR  
OFFICE DEPOT \$169.99  
CITY OF ROCKAWAY  
SMALL COMMUNITY GRANT**



# Office DEPOT® OfficeMax®

Contact Name: International Police Museum

Phone: 206.999.8474

Email: [EDL.195@AOL.COM](mailto:EDL.195@AOL.COM)

Account #:

Ship To: Rockaway Beach, Oregon

Bill To:

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Loyalty #:

**Prepared By**

Name: Miguel Diaz

Phone: 206.338.2669

Email: [miguel.diaz@officedepot.com](mailto:miguel.diaz@officedepot.com)

**Additional Notes:**

Free Shipping

Line #	Item Number	Description	Quantity	Quote	Ext-Quote
1	9796586	Lorell® 72"W Rectangular Banquet Table	8	189.99	1,519.92
2					0.00
3					0.00
4					0.00
5					0.00
6					0.00
7					0.00
8					0.00
9					0.00
10					0.00
11					0.00
12					0.00
13					0.00
14					0.00
15					0.00
<b>Sub-Total:</b>			<b>8</b>	<b>189.99</b>	<b>1,519.92</b>

<b>Sales Tax:</b>	<b>Tax Percent &gt;&gt;&gt;&gt;</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total:</b>		<b>189.99</b>	<b>1,519.92</b>

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**PLEASE NOTE:**

- \* Quote Price is available for 30 Days.
- \* Space Planning is available at no extra cost.
- \* Furniture Assembly is available with additional pricing.

**ROLLING WIRE RACK WITH CASTERS  
COSTCO \$109.00  
CITY OF ROCKAWAY  
SMALL COMMUNITY GRANT**

**HDX 48X72X18 WIRE W/ CASTERS 5 TIER**

**\$109<sup>00</sup>** ea

**WAS \$139<sup>00</sup>**

AISLE BAY  
46 015

HD1848-

AD 12-17 03-12

1005-447-581



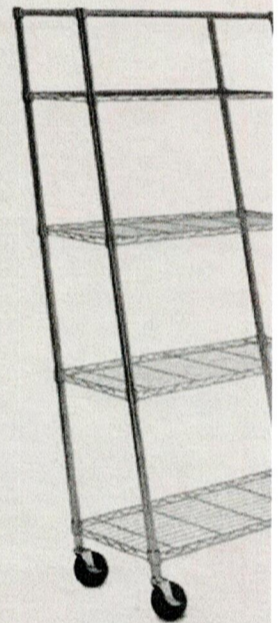
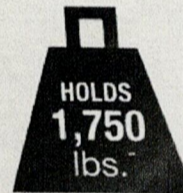
6 22763 11082 3

**EXCLUSIVE 5-Tier Wire  
Storage Shelf with Casters**

**48"W x 72"H x 18"D, Chrome**

SKU 1005-447-581

★★★★★ (8,827)\*



**HDX**

# SMALL COMMUNITY GRANT

## APPLICATION

### APPLICANT INFORMATION

**Organization Name**

**Contact Name**

**Title**

**Phone Number**

**Email**

**Organization Type**

**Physical Address**

**Mailing Address**

### PROJECT CHECKLIST

- ✓ **Complete Application**
- ✓ **Attach Plans, as needed**     **ATTACHED AT END**
- ✓ **Submit Application by 12:00 pm on March 6, 2025**

*Preferred delivery format is one combined PDF with all documents in order listed above. The City of Rockaway Beach will accept multiple PDF documents if titled in the following format; [Organization Name, Page X of X]. Paper copies will also be accepted. You will receive an email confirmation of receipt from the Grant Manager within 2 business days of submittal. It is the Applicant's responsibility to verify successful receipt of application. If confirmation is not received in the allotted time frame, contact the Grant Manager via email.*

### PROJECT OVERVIEW

**Project Title**

**Grant Request**

**Total Project Cost**

Questions? Need assistance?  
Grant Manager, Lark Reifenstahl  
LReifenstahl@corb.us  
(503) 374-1752 ext. 104





## PROJECT DESCRIPTION

*Answers must fit in the space with provided formatting.*

**Provide a complete description of the project's intended function and demographic(s) that will be served by the project.** *If relevant, attach design drawings, plans, etc.*

## HEALTHY COMMUNITY

*Answers must fit in the space with provided formatting.*

**Explain how the project contributes to a healthier local community.**

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

## INCLUSIVE COMMUNITY

*Answers must fit in the space with provided formatting.*

**Explain how the project assists the local community in promoting inclusivity.**

In an inclusive community diversity is valued, social opportunities are plentiful, community involvement thrives, and residents work together to support city initiatives and projects.

## CHARITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project supports local charitable efforts.**

Charitable communities value giving back to others, promote volunteer opportunities, and strive to meet the needs of the local community.

## EQUITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project encourages equity throughout the local community.**

Equitable communities provide a helping hand to residents in need and meet the needs of underserved community members.

# PROJECT BUDGET

Income	BUDGET
City of Rockaway Beach Small Community Grant	\$
Other Income	
<i>Matching amounts are NOT required, but if your project exceeds the grant fund limit, use this section to add additional funding resources</i>	
	\$
	\$
	\$
<b>TOTAL INCOME</b>	
	\$

Expenses		
Description	Estimate Obtained (Y/N)	Budget
<i>If estimates from tentative vendors have been obtained, please attach those to the application.</i>		
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
<b>TOTAL BUDGET</b>		
		\$

*Total income should equal total expenses*

## AUTHORIZATIONS AND CERTIFICATIONS

Initial the following authorizations and certifications

- CJ I am an eligible Applicant and submitted an eligible project.** Refer to above grant information for details.
- CJ I agree to comply with federal, state, and local rules and regulations, where applicable.**
- CJ Legal title affirmation.** I understand that legal title to the completed project must be held for at least 3 years following the project completion or that some other arrangement, satisfactory to the City of Rockaway Beach, will be put in place to protect the investment of public funds in this project for a 3-year period.  
*Required for facility improvement projects only.*
- CJ I agree to provide a W9-Request for Taxpayer Identification Number and Certification.** I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding.
- CJ I agree to provide current, executed Articles of Incorporation or Organization for the non-profit or not for profit organization.**  
*Not applicable to other community entities.*
- CJ I give permission to the City of Rockaway Beach to use my project for public information, promotional, and educational purposes.**
- CJ Hold harmless and Indemnification.** I agree to hold the City of Rockaway Beach harmless for any liens, claims, damages, or other liabilities related to the project, and to indemnify and defend the City of Rockaway Beach from any claims, costs, damages, or expenses of any kind, including attorney's fees and other costs and expenses of litigation, arising out of the project.
- CJ Authorization.** I certify to the best of my knowledge that all information contained in this application, including all attachments, certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), manager(s) with appropriately delegated authority and/or in accordance with the organization's Articles of Incorporation or Organization.

Signature *Cosmo Jones*

Printed Name Cosmo Jones

Date March 4, 2025

Title Treasurer/Board Member





## ATTACHMENTS

### Other Supporting Materials

#### WEBSITES

- Rockaway Writers Rendezvous, <https://www.rbwriters.com/>
- Neah-Kah-Nie Coast Art & Music Cultural Foundation, <https://www.ncamfoundation.org/>

#### SOCIAL MEDIA:

- RWR, <https://www.facebook.com/profile.php?id=61556117139270>
- NCAM Foundation, <https://www.facebook.com/profile.php?id=61562631316851>
- @rbwriters Instagram
- @ncamfoundation Instagram

#### SUPPORTING LINKS

- RWR Anthology 2024 link for sale in Amazon (\$20),  
[https://www.amazon.com/gp/product/B0D2VD4PJQ?ref\\_=dbs\\_m\\_mng\\_rwt\\_calw\\_tpbk\\_0&storeType=ebooks&qid=1739838131&sr=8-1](https://www.amazon.com/gp/product/B0D2VD4PJQ?ref_=dbs_m_mng_rwt_calw_tpbk_0&storeType=ebooks&qid=1739838131&sr=8-1)
- RWR Program from 2024, <https://www.rbwriters.com/2024-program>
- RWR Program thus far for 2025 (coming soon), <https://www.rbwriters.com/2025-program>

#### ATTACHMENTS

- This coversheet
- Letter of Support from Rockaway Beach Business Association
- Flyer for Rockaway Writers Rendezvous writing contests 2025
- Photo of the two students who won RWR arts scholarships in 2023



ROCKAWAY BEACH BUSINESS ASSOCIATION  
111 S. MILLER STREET #C,  
ROCKAWAY BEACH, OREGON 97136

March 3, 2025

**Subject: Letter of Support for Neah-Kah-Nie Coast Arts Music & Cultural Foundation**

To Whom It May Concern,

The Rockaway Beach Business Association is pleased to express our strong support for Neah-Kah-Nie Coast Arts, Music & Cultural Foundation (NCAM). As a nonprofit dedicated to fostering artistic expression and cultural enrichment in our community, NCAM has significantly contributed to both the economic vitality and social cohesion of Rockaway Beach.

Since its inception, NCAM has demonstrated a deep commitment to strengthening our local economy by hosting dynamic, off-season events that bring visitors to our town. The **Rockaway Writers Rendezvous (RWR) in April** and the **Rockaway Music Festival in September** have become highly anticipated events, attracting participants from across Oregon and beyond. These events not only showcase artistic talent but also generate meaningful economic benefits by driving foot traffic to local businesses, filling hotels and vacation rentals, and increasing patronage at restaurants, retail stores, and service establishments.

Our business community has directly benefited from NCAM's initiatives. Over the past three years, we have observed a measurable uptick in business activity during NCAM event weekends. **Sequest Treasures** reported increased sales each event weekend over the previous year, with customers citing NCAM's events as their reason for visiting Rockaway Beach. Similarly, **All Professional Real Estate** saw a notable increase in walk-in traffic during NCAM's festivals, as visitors explored the area and inquired about local property listings.

Beyond economic impact, NCAM fosters strong partnerships with local businesses, many of whom contribute in-kind donations, financial sponsorships, and volunteer support. Several NCAM board members are also business owners, ensuring that event planning aligns with the needs and interests of the local economy.

The Rockaway Beach Business Association enthusiastically supports NCAM's efforts to expand its programming and continue enhancing the livability and economic resilience of our community. We believe that with additional funding, NCAM will not only sustain but further amplify its positive impact, creating year-round opportunities for business growth, tourism, and cultural engagement.

We are proud to stand behind NCAM and look forward to continuing our collaboration in strengthening Rockaway Beach as a thriving destination for the arts, culture, and commerce.

A handwritten signature in cursive script that reads "Nancy Albro".

**Nancy Albro**  
**Secretary**  
Rockaway Beach Business Association  
nalbro@comcast.net



THIRD ANNUAL



YEAR  
III



# ROCKAWAY WRITERS RENDEZVOUS

EST 2023

APRIL 25-27, 2025

- \* WORKSHOPS
- \* SPEAKERS
- \* READINGS
- \* OPEN MIC
- \* BOOKS
- \* PRIZES
- \* RAFFLES
- \* ANTHOLOGY

## ***STUDENT & ADULT CONTESTS CALL FOR ENTRIES STARTS NOW!***

### ***WRITING COMPETITIONS***

Categories: Poetry, Fiction, Non-Fiction, Journalism, Music Lyrics

**All winning writing entries are published in our 2025 Anthology!**

Students: Open to grades 7-12 residing on the coast of Oregon. Cash Prizes!

Adults: Open to all adults 18 & older. No cash prizes.

### ***ART COMPETITIONS***

Open to ALL students K-12 & all adults 18+. **All winning art entries are published in our 2025 Anthology!**

Your paintings, drawings, illustrations, photography, sculpture, music, video, installation art, furniture design, interior design, food or beverage creation.

... OR ANYTHING ELSE YOU CONSIDER ART!

## ***SUBMISSION DEADLINE MARCH 1, 2025***



# **www.rbwriters.com**

**BENEFITTING THE NEAH-KAH-NIE HIGH SCHOOL SCHOLARSHIP FUND**

**Visit our website to learn more & enter the contest!**

**ROCKAWAY WRITERS RENDEZVOUS**  
**STUDENT SCHOLARSHIP WINNERS 2023**



# SMALL COMMUNITY GRANT

## APPLICATION

### APPLICANT INFORMATION

**Organization Name** North Coast Communities for Watershed Protection

**Contact Name** Nancy Webster

**Title** President

**Phone Number** 971-386-3788

**Email** rockawaycitizen.water@gmail.co

**Organization Type** Nonprofit

**Physical Address** 26536 White Dove Lane Rockaway Beach, Or 97316

**Mailing Address** P.O. Box 1291 Rockaway Beach, Or 97136

### PROJECT CHECKLIST

- ✓ **Complete Application**
- ✓ **Attach Plans, as needed**
- ✓ **Submit Application by 12:00 pm on March 6, 2025**

*Preferred delivery format is one combined PDF with all documents in order listed above. The City of Rockaway Beach will accept multiple PDF documents if titled in the following format; [Organization Name, Page X of X]. Paper copies will also be accepted. You will receive an email confirmation of receipt from the Grant Manager within 2 business days of submittal. It is the Applicant's responsibility to verify successful receipt of application. If confirmation is not received in the allotted time frame, contact the Grant Manager via email.*

### PROJECT OVERVIEW

**Project Title** Speaker Series: Ensuring the Air We Breathe and the Water We Drink are Safe

**Grant Request** 4,999.99

**Total Project Cost** 8580.00

Questions? Need assistance?  
Grant Manager, Lark Reifentahl  
LReifentahl@corb.us  
(503) 374-1752 ext. 104



## PROJECT DESCRIPTION

*Answers must fit in the space with provided formatting.*

**Provide a complete description of the project's intended function and demographic(s) that will be served by the project.** *If relevant, attach design drawings, plans, etc.*

NCCWP proposes to host a speaker series 'Ensuring the Air We Breathe and the Water We Drink are Safe ' as a public forum for community education and engagement on the critical issue of protecting the quality and quantity of drinking water in Rockaway Beach. The series will bring three expert speakers to the community, each addressing key aspects of safeguarding coastal drinking watersheds, with a focus on sustainable practices that protect water sources.

This in-person event aims to educate and empower local residents by providing science-based insights into the impact of industrial forest practices on watersheds, particularly the effects of aerial and ground pesticide spraying. As well as practical solutions for preserving clean water. The speakers will offer expertise on how these practices affect both water quality and quantity, and how communities can advocate for responsible forest management to ensure a sustainable water future.

The goals of this series align with NCCWP's mission to educate the community on the vital connection between forest practices, clean water, and air. By raising awareness, the series will create a more informed, active community dedicated to advocating for responsible environmental practices that protect the natural resources essential to our health and well-being. A healthy community depends on a healthy ecosystem.

Format: The series will be held in person, during 2025. We don't have exact dates locked in yet. Time slots will be the third Saturday of the month: 12:00-2:00pm. Location: St. Mary by the Sea Catholic Church, Rockaway Beach. Format: Speaker presentation with slides, followed by a Q&A session for community networking and engagement. The event will conclude with a reception featuring food and drinks from local businesses, including Barview Jetty Store and Wolfmoon Bakery.

Proposed speakers:

Ernie Niemi-an economist and environmental advocate known for his work in the areas of sustainability, natural resources, and environmental policy. He has been involved in projects that examine the intersection of economic development and environmental preservation, often focusing on the value of natural systems and the potential of green economies.

Deke Gunderson-a professional in the field of sustainability, environmental advocacy, and community development. He has been involved in various initiatives focused on ecological health, conservation, and responsible resource management. Gunderson is known for his expertise in connecting environmental issues with practical solutions for communities, businesses, and governments.

Linda Perrine-an individual known for her work in the environmental and sustainability sectors. She has contributed to various community initiatives, particularly in the fields of conservation, resource management, and environmental education.

## HEALTHY COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project contributes to a healthier local community.**

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

The speaker series, "Ensuring the Air We Breathe and the Water We Drink are Safe" directly contributes to a healthier local community by addressing a critical environmental issue that underpins public health—clean and safe drinking water. Access to fresh, healthy food and water is fundamental to community well-being, and protecting the quality and quantity of the Jetty Creek watershed ensures that the residents of Rockaway Beach have a sustainable source of clean drinking water for years to come.

This speaker series will not only educate the community about the importance of water conservation and pollution prevention, but it will also promote environmental stewardship. Educating residents about the direct link between water quality and public health creates a sense of responsibility and empowerment, motivating people to take action to protect their local environment. This kind of engagement encourages long-term community participation in safeguarding natural resources, which benefits everyone's physical health by ensuring the availability of safe drinking water.

Moreover, the series will provide a platform for learning about the broader impacts of watershed protection, which touches on many aspects of community health. For instance, clean water impacts mental health by reducing stress related to concerns over water contamination and scarcity. Additionally, by highlighting recreational opportunities within the watershed, the series encourages physical activity in a natural, scenic environment, which promotes physical fitness and overall well-being.

This project fosters education, action, and advocacy to protect a vital natural resource—water—thereby supporting a healthy, thriving, and environmentally conscious community.

## INCLUSIVE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project assists the local community in promoting inclusivity.**

In an inclusive community diversity is valued, social opportunities are plentiful, community involvement thrives, and residents work together to support city initiatives and projects.

The proposed in-person speaker series will be free and open to the public to permit community engagement with knowledgeable presenters. Topics will be relevant to drinking watershed protection of concern to us all, to enable community members to better understand where their water comes from, the importance of watershed protection and ecologically sustainable forest plans, so that they can more informatively get involved in planning Jetty Creek's future. A weekend timeslot should make the series more amenable to working folks' schedules. A reception with food and drink will follow the Q&A to provide an opportunity for community interaction and networking.

NCCWP will widely publicize each event through electronic and social media to reach as broad an audience as possible. We will outreach with posters/flyers, phone trees and local newspapers.

## CHARITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project supports local charitable efforts.**

Charitable communities value giving back to others, promote volunteer opportunities, and strive to meet the needs of the local community.

The speaker series "Ensuring the Air We Breathe and the Water We Drink are Safe" supports local charitable efforts by encouraging community involvement in protecting drinking water sources. The project fosters a culture of giving back and volunteerism by educating residents about the importance of water conservation and providing opportunities for them to engage in local efforts.

By raising awareness and offering practical ways to help, the series motivates people to contribute time, energy, and resources toward preserving the watershed. It also strengthens partnerships between local nonprofits, government entities, and residents, encouraging collaboration to address community needs and create ongoing volunteer opportunities.

In this way, the project not only promotes environmental stewardship but also strengthens the spirit of charity, collaboration, and civic engagement within the community.

## EQUITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project encourages equity throughout the local community.**

Equitable communities provide a helping hand to residents in need and meet the needs of underserved community members.

The speaker series encourages equity throughout the local community by ensuring that all residents, particularly those from underserved or marginalized groups, have access to valuable information and opportunities to get involved in protecting vital water resources.

By making the series accessible to a diverse audience, we aim to bridge gaps in knowledge and empower individuals from all backgrounds to actively participate in the stewardship of their local watershed. By providing hands-on, volunteer-driven activities, we ensure that individuals can contribute regardless of their socio-economic status, creating an environment of shared responsibility and mutual support.

Ultimately, the project promotes environmental justice by involving all community members in addressing the challenges related to water conservation and ensuring that all voices are heard in the effort to safeguard our natural resources.

## PROJECT BUDGET

Income	BUDGET
City of Rockaway Beach Small Community Grant	\$4999.99
<b>Other Income</b>	
<i>Matching amounts are NOT required, but if your project exceeds the grant fund limit, use this section to add additional funding resources</i>	
NCCWP Private Donations	\$3380.01
In-Kind Donations - 300 volunteer hours (planning, postering, setting up, taking down, providing housing) food and beverage donations	\$ 200
<b>TOTAL INCOME</b>	
	\$ 8580

Expenses		
Description	Estimate Obtained (Y/N)	Budget
<i>If estimates from tentative vendors have been obtained, please attach those to the application.</i>		
Honoraria \$300 x 3		\$ 900
St. Mary Parish Hall Rental \$100 x 3		\$ 300
Video Recording (Jane Scott) \$300 x 3		\$ 900
Advertising in local newspapers \$300 x 3		\$ 900
Printing flyers at Beach Beagle \$90 x 3		\$ 180
Food & Drinks (Barview Jetty, Wolfmoon Bakery, etc) \$300 x 3		\$ 900
NCCWP pain staffing hours 120 x \$30		\$ 3,600
Honoraria Travel Expenses (lodging, gas, food) x 3		\$ 900
		\$
		\$
		\$
		\$
<b>TOTAL BUDGET</b>		\$8,580

*Total income should equal total expenses*



## AUTHORIZATIONS AND CERTIFICATIONS

Initial the following authorizations and certifications

- LM **I am an eligible Applicant and submitted an eligible project.** Refer to above grant information for details.
- LM **I agree to comply with federal, state, and local rules and regulations, where applicable.**
- LM **Legal title affirmation.** I understand that legal title to the completed project must be held for at least 3 years following the project completion or that some other arrangement, satisfactory to the City of Rockaway Beach, will be put in place to protect the investment of public funds in this project for a 3-year period.  
*Required for facility improvement projects only.*
- LM **I agree to provide a W9-Request for Taxpayer Identification Number and Certification.** I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding.
- LM **I agree to provide current, executed Articles of Incorporation or Organization for the non-profit or not for profit organization.**  
*Not applicable to other community entities.*
- LM **I give permission to the City of Rockaway Beach to use my project for public information, promotional, and educational purposes.**
- LM **Hold harmless and Indemnification.** I agree to hold the City of Rockaway Beach harmless for any liens, claims, damages, or other liabilities related to the project, and to indemnify and defend the City of Rockaway Beach from any claims, costs, damages, or expenses of any kind, including attorney's fees and other costs and expenses of litigation, arising out of the project.
- LM **Authorization.** I certify to the best of my knowledge that all information contained in this application, including all attachments, certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), manager(s) with appropriately delegated authority and/or in accordance with the organization's Articles of Incorporation or Organization.

Signature 

Printed Name **Lyndsey Matteson**

Date ~~5/5/20~~ **5/5/25**

Title **Volunteer Coordinator-NCCW**



# SMALL COMMUNITY GRANT APPLICATION

## APPLICANT INFORMATION

**Organization Name** Rockaway Beach Business Association (RBBA)

**Contact Name** Debbie Weissenfluh

**Title** Board Member RBBA

**Phone Number** 773-551-4979

**Email** debweissenfluhdebweissenfluh@gmail.com rbaor@gmail.com

**Organization Type** Non Profit

**Physical Address** 111 S Miller st. Rockaway Beach 97136

**Mailing Address** PO Box 1586 Rockaway Beach 97136

## PROJECT CHECKLIST

- ✓ **Complete Application**
- ✓ **Attach Plans, as needed**
- ✓ **Submit Application by 12:00 pm on March 6, 2025**

*Preferred delivery format is one combined PDF with all documents in order listed above. The City of Rockaway Beach will accept multiple PDF documents if titled in the following format; [Organization Name, Page X of X]. Paper copies will also be accepted. You will receive an email confirmation of receipt from the Grant Manager within 2 business days of submittal. It is the Applicant's responsibility to verify successful receipt of application. If confirmation is not received in the allotted time frame, contact the Grant Manager via email.*

## PROJECT OVERVIEW

**Project Title** RBBA 2025 Fundraiser Projects

**Grant Request** \$4,999

**Total Project Cost** \$4,999

Questions? Need assistance?  
Grant Manager, Lark Reifenstahl  
LReifenstahl@corb.us  
(503) 374-1752 ext. 104

1

## PROJECT DESCRIPTION

*Answers must fit in the space with provided formatting.*

**Provide a complete description of the project's intended function and demographic(s) that will be served by the project.** *If relevant, attach design drawings, plans, etc.*

RBBA works with the city of Rockaway Beach and other non profits to include, The Easter Egg Hunt, 4th of July fundraising, Trunk or Treat and The Christmas Tree lighting event.

Easter Egg Hunt: We have over a dozen raffle baskets from various local artisans and vendors, a pancake breakfast at the Rockaway Beach Firehouse (by donation), an Easter Hunt and A Scavenger hunt with prizes for children and adults. We work within the local area to get donations and discounted products for this fundraiser.

4th of July Fundraiser Booth: We offer a wide variety of patriotic hats, shirts, leis, beads, wands and even fur baby costumes. Townspeople can wear their purchases in the parade or on the route creating a visual impact of celebration.

Trunk or Treat: We have over 20 decorated car trunks, a pumpkin patch, hot cider, hot dogs, and other munchies. We have pictures with Punkin Pete with a fall background. We decorate our park turning it into a Halloween extravaganza!

Tree Lighting: The day after Thanksgiving we light up our Holiday Tree. The Wayside is turned into a winter wonderland of decoraitons! We will have raffle baskets from our local businesses. We have complimentary hot chocolate and cookies and treats from Santa.

## HEALTHY COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project contributes to a healthier local community.**

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

RBBA interaction is a big part of community health. By sponsoring events that engage the local friends and family members of all ages, we promote healthy lifestyle by sharing a meal (that includes healthy options). This helps create a sense of belonging and connection which can reduce stress and strengthen relationships. The Easter Egg and Scavenge hunt promotes walking, teamwork, as well as mental stimulation. Most of this event takes place outdoors which is great for mental and physical health.

The 4th of July Fundraiser Booth contributes to mental well-being and fosters a positive lifestyle. Wearing patriotic attire fosters a sense of belonging, strengthens community bonds and reduces feelings of isolation. The fundraiser can inspire more volunteering and support within our community. The booth and corresponding 4th of July activities are outdoors which is great for vitamin D and overall health.

The Trunk or Treat provides an active fast paced walking (and running) atmosphere for parents and children! Dressing up and the festive atmosphere offer a distraction from daily stresses. The fun and excitement of the event can offer positive memories which and have a long-term impact on mental health. Breathing in that crisp fall air is a great promoter of well being.

The Community Tree Lighting is a long standing tradition. Walking to and from the event and participating in the activities as well as volunteering for decoration and tearing down are a great way to make this a very healthy event. Spending time outdoors, especially during the winter months can provide fresh air for overall health benefits. The event fosters a sense of community and belonging reducing feelings of isolation and loneliness, which can have a positive impact on mental well-being,

## INCLUSIVE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project assists the local community in promoting inclusivity.**

In an inclusive community diversity is valued, social opportunities are plentiful, community involvement thrives, and residents work together to support city initiatives and projects.

The combination of a pancake breakfast and egg hunt attracts people of all ages, encouraging interaction and connection between different generations. The scavenger hunt encourages teamwork and collaboration, as participants work together to solve clues and find the hidden baskets. Proceeds from the event support the Rockaway Beach Volunteer Firefighters Association and the Rockaway Beach Business Association, demonstrating a commitment to the community's well-being and economic vitality. By highlighting the involvement of local businesses in the event, the organizers encourage community members to support local enterprises. The event celebrates the community's spirit and encourages residents to take pride in their town. The event caters to all ages, ensuring that everyone has the opportunity to participate and enjoy the festivities. The event is held at the Rockaway Beach Fire House and Phyllis Baker Park, locations that are easily accessible to all community members. The pancake breakfast is offered by donation, making it accessible to families of all income levels. The event brings together community members to support a common cause, fostering a sense of shared purpose and collective action. The event relies on volunteers to organize and execute, providing an opportunity for community members to contribute their time and skills to a worthwhile cause. The proceeds from the event will directly benefit the community, supporting essential services and local businesses.

By selling 4th of July merchandise The fundraiser itself creates opportunities for volunteering and interaction between businesses and all ages of community members. The Business Association can create a platform for community engagement, foster a sense of shared purpose, and strengthen the bonds that connect residents,

People of all ages share the spirit of Halloween and reinforce the idea that Rockaway Beach is a place where people come together to celebrate fun. It provides a casual and fun environment for residents to meet their neighbors, especially those who may be new to the area. By making this an annual event it becomes a tradition that strengthens community bonds and creates lasting memories. It's a valuable community-building initiative that strengthens social connections.

## CHARITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project supports local charitable efforts.**

Charitable communities value giving back to others, promote volunteer opportunities, and strive to meet the needs of the local community.

The Easter Egg Hunt, 4th of July Fundraiser Booth, Trunk or Treat and the Tree Lighting offer volunteer opportunities for cooking, serving, cleaning, egg hiding, event coordination, family assistance, monitoring, prize distribution, setup, takedown, marketing and promotion. Volunteering fosters a sense of community pride and strengthen social bonds. All of this helps to keep the town vibrant. This benefits the community directly by contributing to the success of the Rockaway Beach Volunteer Firefighters Association and the Rockaway Beach Business Association. Each and every one of these events is an annual opportunity to provide continued services to meet new people and make a positive impact.

## EQUITABLE COMMUNITY

*Answers must fit in the space with provided formatting.*

### **Explain how the project encourages equity throughout the local community.**

Equitable communities provide a helping hand to residents in need and meet the needs of underserved community members.

Easter Egg Hunt, 4th of July Fundraiser Booth, Trunk or Treat and Tree Lighting play a role in supporting vulnerable populations. Many individuals, especially seniors or those with disabilities experience social isolation. These events provide opportunities for connectgion and interaction which can improve mental health. For thsoe with limited social networks these gatherings can be a vital source of belonging. Free or low-cost events like these make recreation accessible to everyone, regardless of income. This is especially important for families with limited financial resources. The “donation-based” pancake breakfast is a great example of this. The festive atmosphere of each event can be very upliftitng. By bringing people together, these events can help build informal networks within the community, where neighbors can help neighbors. In a small community like Rockaway Beach, these events are very important. They help to keep the community connected and provide support to those who may need it.

# PROJECT BUDGET

Income		BUDGET
City of Rockaway Beach Small Community Grant		\$ 4,999
Other Income		
<i>Matching amounts are NOT required, but if your project exceeds the grant fund limit, use this section to add additional funding resources</i>		
		\$
		\$
		\$
TOTAL INCOME		\$ 4,999

Expenses		
Description	Estimate Obtained (Y/N)	Budget
<i>If estimates from tentative vendors have been obtained, please attach those to the application.</i>		
Expenses - See Attached		\$ 5,740
Less: Excess over grant amount		\$ ( 741)
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
TOTAL BUDGET		\$4,999

*Total income should equal total expenses*



## AUTHORIZATIONS AND CERTIFICATIONS

Initial the following authorizations and certifications

- DW **I am an eligible Applicant and submitted an eligible project.** Refer to above grant information for details.
- DW **I agree to comply with federal, state, and local rules and regulations, where applicable.**
- DW **Legal title affirmation.** I understand that legal title to the completed project must be held for at least 3 years following the project completion or that some other arrangement, satisfactory to the City of Rockaway Beach, will be put in place to protect the investment of public funds in this project for a 3-year period.  
*Required for facility improvement projects only.*
- DW **I agree to provide a W9-Request for Taxpayer Identification Number and Certification.** I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding.
- DW **I agree to provide current, executed Articles of Incorporation or Organization for the non-profit or not for profit organization.**  
*Not applicable to other community entities.*
- DW **I give permission to the City of Rockaway Beach to use my project for public information, promotional, and educational purposes.**
- DW **Hold harmless and Indemnification.** I agree to hold the City of Rockaway Beach harmless for any liens, claims, damages, or other liabilities related to the project, and to indemnify and defend the City of Rockaway Beach from any claims, costs, damages, or expenses of any kind, including attorney's fees and other costs and expenses of litigation, arising out of the project.
- DW **Authorization.** I certify to the best of my knowledge that all information contained in this application, including all attachments, certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), manager(s) with appropriately delegated authority and/or in accordance with the organization's Articles of Incorporation or Organization.

Signature **Deb Weissenfluh**

Digitally signed by Deb  
Weissenfluh  
Date: 2025.03.05 13:30:46  
-08'00'

Date **3/5/25**

Printed Name **Deb Weissenfluh**

Title **Board Member**





## Easter Egg Hunt

### Pancake Breakfast

Food.....	574
Beverage.....	150
Utensils, napkins, misc.....	128
Decor, table cloths.....	105
Permit fee.....	35
Auction baskets (12) 20 each....	240
Prizes for scavenger hunt	
Children's baskets.....	140
Adult Baskets.....	140
Advertisement flyer printing.....	<u>125</u>
TOTAL COST.....	1637

## 4th of July Fundraiser Booth

T-shirts.....	274
Pet costumes.....	135
Hats.....	148
Earrings.....	27
Advertisement flyer printing.....	125
Face jewels, tattoos, sparklers..	<u>199</u>
TOTAL COST.....	908

## Trunk or Treat

Treat Bags.....	280
Apple Cider.....	160
Hot dogs & Snacks.....	950
Paper products.....	198
Decor.....	248
Advertising flyer printing.....	<u>125</u>
TOTAL COST.....	1961

## Tree Lighting

Cookies.....	225
Hot Chocolate.....	150
Treats.....	225
Canopy (2).....	359
Decorations.....	150
Advertising flyer printing.....	<u>125</u>
TOTAL COST.....	1234

# SMALL COMMUNITY GRANT

APPLICATION **I/DD ANNUAL PICNIC**  
**11AM - 3PM**  
**JUNE 26, 2025**

APPLICANT INFORMATION

Organization Name **TILLAMOOK COUNTY DEVELOPMENT DISABILITIES**

Contact Name **PAM HILLER CO-Title - ADVISORY BOARD MEMBER**

Phone Number **CO = DAVID RICHMOND Email 503 740-8598**

Organization Type **PROGRAM DIRECTOR**

Physical Address **(971) 34-1716**

Mailing Address **904 MAIN AVE  
TILLAMOOK OR 97141**

PROJECT CHECKLIST

**EMAILS ON BACK →**

- Complete Application
- Attach Plans, as needed
- Submit Application by 12:00 pm on March 6, 2025

Preferred delivery format is one combined PDF with all documents in order listed above. The City of Rockaway Beach will accept multiple PDF documents if titled in the following format; [Organization Name, Page X of X]. Paper copies will also be accepted. You will receive an email confirmation of receipt from the Grant Manager within 2 business days of submittal. It is the Applicant's responsibility to verify successful receipt of application. If confirmation is not received in the allotted time frame, contact the Grant Manager via email.

PROJECT OVERVIEW

**INTELLECTUAL/DEVELOPMENTAL DISABILITY**  
**3RD ANNUAL I/DD ADVISORY BOARD PICNIC**

Project Title **3RD ANNUAL I/DD ADVISORY BOARD PICNIC**

Grant Request **\$1000<sup>00</sup>**

Total Project Cost **\$2000<sup>00</sup>**

Questions? Need assistance?  
Grant Manager, Lark Reifenhahl  
LReifenhahl@corb.us  
(503) 374-1752 ext. 104



MY EMAIL - pamhiller3@GMAIL.CO

DAVIDS EMAIL - davidr@tfcc.ORG

## PROJECT DESCRIPTION

Answers must fit in the space with provided formatting.

Provide a complete description of the project's intended function and demographic(s) that will be served by the project. If relevant, attach design drawings, plans, etc.

WE ARE PLANNING THE 3RD ANNUAL  
I/DD PICNIC IN ROCKAWAY BEACH  
AT PHYLLIS BAKER CITY PARK  
THURSDAY  
JUNE 26, 2025 FROM 11<sup>00</sup> AM - 3<sup>00</sup> PM  
(PARK RESERVED 2/26/2025)

WE ARE PLANNING THE  
"SUPER HEROES" THEME

WE INVITE ANYONE WITH ANY DISABILITY  
AND THEIR FAMILY — FOCUSING ON  
THE I/DD GROUP  
WE ARE WORKING WITH AGENCIES  
AND RESOURCES TO COME AND  
GET TO KNOW OUR COMMUNITY  
AND OUR DISABILITY POPULATION.

MANY PEOPLE WITH I/DD LIVE AN ISOLATED  
LIFE — GETTING OUT/MAKING FRIENDS  
INCREASES SOCIAL GROWTH — GETTING  
TO KNOW COMMUNITY  
RESOURCES, CITY COUNCILORS  
AND BUSINESSES

## HEALTHY COMMUNITY

Answers must fit in the space with provided formatting.

**Explain how the project contributes to a healthier local community.**

A healthy community is one where access to fresh, healthy foods are available, educational resources are provided, physical fitness is promoted, recreational opportunities are encouraged, medical and mental health needs are met, and the environment is cared for.

WE CONTINUE TO MEET AT PHYLLIS  
BAKER  
PARK -

THE PARTICIPANTS HAVE EXPRESSED  
FEELING SAFE AND THERE IS ROOM TO  
EXPAND AS MORE PEOPLE SHOW UP.

WE WORK WITH ENVIRONMENT<sup>TILAMOOK CO.</sup> HEALTH  
DEPT SO WE CAN PROVIDE A SAFE  
AND HEALTHY LUNCH/BBQ FOR ALL WHO  
ATTEND. THERE ARE ACTIVITIES  
APPROPRIATE FOR VISITORS  
ABILITIES. CAREGIVERS ARE ALL  
INVITED TOO.

## INCLUSIVE COMMUNITY

Answers must fit in the space with provided formatting.

**Explain how the project assists the local community in promoting inclusivity.**

In an inclusive community diversity is valued, social opportunities are plentiful, community involvement thrives, and residents work together to support city initiatives and projects.

THIS WEEKEND WORKS SO GREAT BECAUSE WE TIE IN W/ THE RB COMMUNITY "4TH OF JULY CELEBRATIONS" AND OUR FAMILIES FEEL LIKE THEY ARE INCLUDED IN THE FESTIVITIES - WE SHOW WHATS COMING IN A FEW DAYS TO THE WHOLE COMMUNITY AND ENCOURAGE THEIR INVOLVEMENT AND OPPORTUNITIES TO VOLUNTEER THE PARK IS ACCESSIBLE FOR WHEELCHAIRS AND PEOPLE W/HANDICAPPING CONDITIONS

AT THE 1ST PICNIC IN 2023, WE HAD OVER 135 PEOPLE

AT THE 2ND PICNIC IN 2024 WE HAVE OVER 170 GUESTS

AT THIS ONE WE ARE EXPECTING AT LEAST 180 THIS YEAR.

## CHARITABLE COMMUNITY

Answers must fit in the space with provided formatting.

**Explain how the project supports local charitable efforts.**

Charitable communities value giving back to others, promote volunteer opportunities, and strive to meet the needs of the local community.

THIS EVENT IS FREE TO PARTICIPANTS  
THE COMMUNITY BUSINESSES DONATE,  
VOLUNTEER AND INVITE PEOPLE INTO  
OUR COMMUNITY.

## EQUITABLE COMMUNITY

Answers must fit in the space with provided formatting.

**Explain how the project encourages equity throughout the local community.**

Equitable communities provide a helping hand to residents in need and meet the needs of underserved community members.

"INCLUSION ISNT JUST INVITING SOMEONE  
TO SIT AT YOUR TABLE. ITS BELIEVING  
THEY BELONG THERE" AUTHOR UNKNOWN

OUR COMMUNITY WANTS TO BE AN ACCEPTED  
PART OF THE "WHOLE" COMMUNITY - PICNIC/  
BBQ/PLAYING TOGETHER HELPS TO  
BRING DIFFERENCES TOGETHER,



# PROJECT BUDGET

## Income BUDGET

City of Rockaway Beach Small Community Grant \$ 1000<sup>00</sup>—

## Other Income

*Matching amounts are NOT required, but if your project exceeds the grant fund limit, use this section to add additional funding resources*

WE APPLIED TO TILLAMOOK CO ARC<sup>\$</sup> FOR A KARAOKE MACHINE AND T.C. DEVELOPMENT DISABILITIES TO ASSIST WITH COSTS IF NEEDED.

## TOTAL INCOME

WE ARE CURRENTLY WORKING ON DONATIONS \$

## Expenses

Description	Estimate Obtained (Y/N)	Budget
-------------	-------------------------	--------

*If estimates from tentative vendors have been obtained, please attach those to the application.*

WE USUALLY BBQ / FOOD / DRINKS \$ 800<sup>00</sup>—  
 SALADS  
 PURCHASED AT COSTCO

PAPER SUPPLIES = \$ 200<sup>00</sup>—  
 (PRIZES ARE INCLUDED)  
 BUYING FROM OUR COMMUNITY BUSINESSES

\* THERE IS A FEE FOR THE PARK AND TO ENVIRONMENT HEALTH... \$

\$ PARK FEE IS 40<sup>00</sup> FOR 1/2 DAY —

## TOTAL BUDGET

\$ 1000<sup>00</sup>—

*Total income should equal total expenses*

TO INCLUDE IN GRANT APP.  
3RD ANNUAL I/DD PICNIC

AUTHORIZATIONS AND CERTIFICATIONS

Initial the following authorizations and certifications

**I am an eligible Applicant and submitted an eligible project.** Refer to above grant information for details.

**I agree to comply with federal, state, and local rules and regulations, where applicable.**

**Legal title affirmation.** I understand that legal title to the completed project must be held for at least 3 years following the project completion or that some other arrangement, satisfactory to the City of Rockaway Beach, will be put in place to protect the investment of public funds in this project for a 3-year period.

*Required for facility improvement projects only.*

**I agree to provide a W9-Request for Taxpayer Identification Number and Certification.** I certify that the Federal Employer Identification Number and business type provided in the above application is accurate and the organization is not subject to back-up withholding.

**I agree to provide current, executed Articles of Incorporation or Organization for the non-profit or not for profit organization.**

*Not applicable to other community entities.*

**I give permission to the City of Rockaway Beach to use my project for public information, promotional, and educational purposes.**

**Hold harmless and Indemnification.** I agree to hold the City of Rockaway Beach harmless for any liens, claims, damages, or other liabilities related to the project, and to indemnify and defend the City of Rockaway Beach from any claims, costs, damages, or expenses of any kind, including attorney's fees and other costs and expenses of litigation, arising out of the project.

**Authorization.** I certify to the best of my knowledge that all information contained in this application, including all attachments, certifications, is valid and accurate. I further certify that the application has been reviewed and approved by the authorized owner(s), manager(s) with appropriately delegated authority and/or in accordance with the organization's Articles of Incorporation or Organization.

Signature



Date

3/4/2025

Printed Name

David Richmond

Title

DD Program Manager

7



# 2nd Annual Summer Picnic

**COME CELEBRATE WITH THE PERSONS AND FAMILIES LIVING WITH ID/DD IN OUR COMMUNITY**

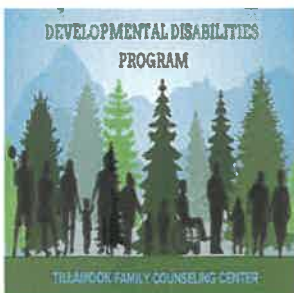
**Thursday, June 27th, 2024  
11am-3pm  
Phyllis Baker  
City Park  
Rockaway Beach**



## Hamburgers and Hot Dogs Provided!

Join us for Karaoke, Basketball, Face painting, Raffle Prizes, Photo Booth & more!

**Bring Chairs & Blankets**



**For safety reasons, any food brought by guests can not be shared**



# El Segundo Picnic Anual del Verano

**VEN A CELEBRAR CON LAS PERSONAS Y FAMILIAS QUE VIVEN CON DISCAPACIDADES DEL DESARROLLO Y DISCAPACIDADES INTELECTUALES EN NUESTRA COMUNIDAD**

**Jueves,  
27 de Junio, 2024  
11am-3pm  
Phyllis Baker  
City Park  
Rockaway Beach**



**¡Se proporcionarán hamburguesas y hot dogs!**

¡Únase a nosotros para karaoke, baloncesto, pintura de caras, premios de rifa,

fotomatón y más!

**Traiga una silla y cobija**



**Por razones de seguridad, la comida que traigan los huéspedes no se puede compartir.**

**CITY OF ROCKAWAY BEACH, OREGON  
ORDINANCE NO. 2025-XX**

**AN ORDINANCE AMENDING ROCKAWAY BEACH CODE OF ORDINANCES  
SUBSECTION 113.02 (F), TO PROVIDE A SHORT-TERM RENTAL LICENSE  
AVAILABILITY EXCEPTION FOR ACCESSIBLE DWELLING UNITS**

**RECITALS:**

1. The Rockaway Beach City Council wishes to update Rockaway Beach Code of Ordinances (Code), Subsection 113.02(F) to provide a short-term rental license availability exception for accessible dwelling units.
2. The City Council recognizes the lack of available accessible tourist accommodation in Rockaway Beach and wishes to address this deficiency.
3. Code Subsection 113.02(F) must be updated to reflect the expiration of deadlines to apply for a license availability exception for dwelling units under contract for purchase in 2024.

**Now, therefore, the City of Rockaway Beach ordains as follows:**

**Section 1.** The City of Rockaway Beach Code of Ordinances, **Subsection 113.02(F)** is hereby amended to read as shown in attached Exhibit A.

**Section 2.** Severability Clause. A determination of invalidity or unconstitutionality by a court of competent jurisdiction of any clause, sentence, paragraph, section, or part of this ordinance shall not affect the validity of the remaining parts to this ordinance.

**Section 3.** Effective Date. This ordinance shall become effective 30 days after its adoption by the City Council and approval by the Mayor.

1st reading by the Rockaway Beach City Council \_\_\_\_\_.

2nd reading by the Rockaway Beach City Council \_\_\_\_\_.

Adopted and Approved by the Rockaway Beach City Council \_\_\_\_\_.

\_\_\_\_\_  
Charles McNeilly, Mayor

City Council	Aye/Nay
Mary McGinnis	/
Tom Martine	/
Kiley Konruff	/
Alesia Franken	/
Penny Cheek	/

Attest:

---

Melissa Thompson, City Recorder

DRAFT

## CHAPTER 113: SHORT-TERM RENTALS

### Section

- 113.01 Definitions
- 113.02 Short-term rental license application and application procedures
- 113.03 Application and license fees
- 113.04 Short-term rental standards
- 113.05 Violations and penalties

### § 113.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**DWELLING UNIT.** A building or portion thereof which contains separate living facilities, including provisions for sleeping, eating, cooking and sanitation. A DWELLING UNIT is evidenced by 1 or more of the following features:

- (1) Refrigeration and cooking capabilities;
- (2) A sink intended for meal preparation, not including a wet-bar;
- (3) A dishwashing machine;
- (4) A separate and distinct entrance door; or
- (5) A separate utility meter.

**CONDOMINIUM.** A building or complex containing a number of individually owned apartments or houses which share a common point of access.

**LOCAL AGENT.** Any person who has been contracted by the owner and has full authority to act on the owner's behalf.

**OFF-STREET PARKING.** A parking space designated to the dwelling unit not located in the public right-of-way or street and located within the property lines of the licensed property.

**OVERNIGHT.** A stay at a short-term rental that lasts for the duration of the evening/night.

**OWNER.** Any person who, alone or jointly, has title to or an ownership interest in any dwelling unit to be used as a short-term rental.

**PERSON.** Every natural person, firm, partnership, association, social or fraternal organization, corporation, trust, estate, receiver, syndicate, branch of government, or any group or combination acting as a unit.

**RENTAL UNIT.** A single dwelling unit that provides complete and independent living facilities.

**RENTER.** A person or group of persons renting a dwelling unit for a period of less than 30 consecutive days.

**SHORT-TERM RENTAL.** The use of a residential dwelling unit by any person or group of persons entitled to occupy the dwelling unit for rent for a period of less than 30 consecutive days.

**SHORT-TERM RENTAL LICENSE.** A permit to operate a short-term rental in accordance with this chapter. The licensing year is July 1 to June 30 of the following year and the fee of which is not subject to proration.

(Ord. 22-442, passed 8-10-2022)

### § 113.02 SHORT-TERM RENTAL LICENSE APPLICATION AND APPLICATION PROCEDURES.

(A) Eligibility to apply for license. A property owner who holds title or a recorded land sale contract to a property with a dwelling unit may apply for a short-term rental license. A license application shall not be accepted or processed until fines related to any violation of the city code related to the subject property are paid in full. A license application shall not be accepted or processed until all corrective actions related to any violation of the city code related to the subject property are completed to the city's satisfaction. No person shall occupy, use, operate or manage, or offer or negotiate to use, lease or rent, a dwelling unit for short-term rental unless issued a short-term rental license by the city.

(B) Application. An application packet for a short-term rental license shall be completed and submitted to the city by the owner of the dwelling unit on forms provided by the city. If the dwelling unit is owned by a corporation or other entity, legal documentation, acceptable to the city, detailing the names of all persons with any ownership interest in the entity shall be submitted with the application. At the time of application, an application fee as determined by resolution of the City Council shall be paid to the city. Incomplete application packets shall not be accepted or processed. After one resubmittal, all additional resubmittals for the same property shall require payment of additional application fees. Failure of the owner to supply complete information for the short-term rental application process within 30 days of the initial application submission shall result in the expiration of the application. Applicants can request in writing for a one-time only 30-day extension after receiving communication of an incomplete application.

(C) Separate licenses. Each dwelling unit shall have a separate short-term rental license. More than one license may be issued for dwelling units on a single property. The short-term rental license is issued to the owner and may be transferred with the sale or conveyance of the property. All short-term rental license holders must report to the city any change of ownership of their short-term rental, in whatever form, before the transfer of ownership. New owners must notify the city of change of ownership within 30 days of closing to effect a short-term license transfer.

(D) License renewals. All short-term rental licenses must apply for renewal annually for the period of one year from July 1 of the current year to June 30 of the following year. If an owner seeks renewal, the license will remain valid during the pendency of the renewal process. Renewals will be issued so long as all requirements in this chapter continue to be met, a renewal application is submitted, and applicable fees are paid. If the owner is out of compliance with the provisions of this chapter or other city code regulation or requirement related to the licensed property, the city will not renew the license and the property shall no longer be used as a short-term rental. A license shall not be renewed if fines related to a violation of this chapter or transient lodging taxes related to the licensed property are outstanding. A license shall not be renewed until all corrective actions related to any violation of the city code related to the licensed property are completed to the city's satisfaction.

(E) Number of licenses available.

(1) The City Council shall establish the total number of licenses available by Council resolution. Except for licenses that may be granted to owners under divisions (F) or (H) below, the city will not issue more licenses than the total number of licenses established by the City Council.

(2) For license renewals each year, priority will be given to existing licenses seeking renewal, so long as a complete renewal application and payment is received by the city by July



31, or the next business day if July 31 falls on a day City Hall is closed. After July 31, if existing licenses are below the total number of licenses established by the City Council, new applications will be accepted from the new license waiting list.

(F) License availability exception. Notwithstanding the number of licenses established under division (E) above, an owner of a dwelling unit may obtain a short-term rental license under the following conditions: (1) the dwelling unit meets accessibility criteria for short-term rentals as established by City Council resolution and (2) the applicant has provided third-party verification certifying the dwelling unit meets the established accessibility minimum standards for short-term rentals. The City Council shall establish criteria by Council resolution, setting accessibility minimum standards for short-term rentals and establishing a third-party company to provide verification that the established criteria has been met. Short-term rental dwelling units licensed under this exception shall provide yearly third-party verification at the time of license renewal. An eligible owner that submits a complete application meeting the requirements of divisions (B) and (F) of this section may obtain a short-term rental license without regard to the number of licenses available under division (E) above. Licenses issued under this division (F) shall not count against the number of licenses established by division (E) above and the owner issued a license under this division (F) may renew the license in subsequent consecutive years. Failing to timely renew a license in any one year will forfeit the ongoing renewal preference.

~~—(F)— License availability exception. Notwithstanding the number of licenses established under division (E) above, an owner of a dwelling unit may obtain a short-term rental license under the following conditions: (1) the applicant was under contract to purchase the dwelling unit before the effective date of the 2024 amendments to this section; (2) the applicant took ownership of the dwelling unit within 180 days after the effective date of the 2024 amendments to this section; and (3) the applicant applies for a short-term rental license for the dwelling unit within 270 days after the effective date of the 2024 amendments to this section. In addition to a standard application packet for a short-term rental license, an application submitted under this division (F) shall also include copies of the following materials related to the dwelling unit: (1) the property purchase contract executed prior to the effective date of the 2024 amendments to this section; and (2) the recorded deed or land sale contract conveying the dwelling unit to the applicant executed within six months after the effective date of the 2024 amendments to this section. An eligible owner that submits a complete application meeting the requirements of divisions (B) and (F) of this section may obtain a short-term rental license without regard to the number of licenses available under division (E) above. Licenses issued under this division (F) shall not count against the number of licenses established by division (E) above and the owner issued a license under this division (F) may renew the license in subsequent consecutive years. Failing to timely renew a license in any one year will forfeit the ongoing renewal preference.~~

(G) New license waiting list.

(1) Once the total number of allowed licenses have been issued by the city, the city will maintain a waiting list for those owners wishing to obtain a license. An owner of property may submit a waiting list request form with the city.

(2) The city will develop a form for this purpose, requesting basic information from the owner, including but not limited to the property address, the owner's name, and the owner's contact information. It is each owner's responsibility to maintain correct information on file with the city while on the waiting list.

(3) The city will time stamp each complete waiting list request form submitted to mark the date and time a complete form was received by the city. The order of owners on the waiting list will be set by the chronological order of the time stamp on each owner's completed waiting list request form. The City Council may establish a fee by resolution for submitting a waiting list request. The City Manager may develop policies for maintaining the waiting list. Positions on the waiting list are personal to an owner and non-transferrable.

(4) When the number of issued licenses falls below the total number of licenses allowed, owners on the waiting list will be contacted in the order in which their completed waiting list request forms were received. When contacted at the contact information provided by the owner, the owner will have ten business days to submit a complete license application. Failure to submit a complete application within ten business days will forfeit the owner's opportunity to submit an application, remove the owner from the waiting list, and cause the city to move to the next owner on the waiting list.

(H) Under-construction waiting list.

(1) Notwithstanding the new license waiting list, the city will also maintain a waiting list for residential properties under-construction. If, pursuant to a valid city zoning permit issued on or before March 29, 2024, an owner is actively constructing a residential structure that the owner intends to use as a short-term rental, the owner may submit a provisional application with the city and be placed on a waiting list created by the city for such provision applications. The city will time stamp each complete provisional application submitted to mark the date and time a complete provisional application was received by the city. It is each owner's responsibility to maintain correct information on file with the city while on the waiting list. The City Council may establish a fee by resolution for submitting a provisional application. The City Manager may develop policies for maintaining the under-construction waiting list. Positions on the under-construction waiting list are personal to an owner and non-transferrable.

(2) Once issued a certificate of occupancy, an owner on the under-construction waiting list may contact the city in writing and submit a complete short-term rental license application. Failing to contact the city within 30 days after obtaining a certificate of occupancy will void the provisional application and the owner will be removed from the under-construction waiting list. Once a short-term rental license application is submitted and deemed complete, notwithstanding the license cap established by division (E) above, the city will issue the owner a license. Licenses issued to owners on the under-construction wait list may be renewed in subsequent consecutive years notwithstanding the license cap established by division (E) above. Failing to timely renew a license in any one year will forfeit the ongoing renewal preference.

(3) An owner on the under-construction waiting list must obtain a certificate of occupancy for the applicable property and must and submit a complete short-term rental license application and pay the application fee by March 29, 2026. After March 29, 2026, the under-construction waiting list will lapse and any remaining owners on the list will be transferred to the new license waiting list according to the time their provisional application was received by the city.

(Ord. 22-442, passed 8-10-2022; Am. Ord. 2024-01, passed 2-14-2024; Am. Ord. 2024-05, passed 5-8-2024)

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§ 113.03 APPLICATION AND LICENSE FEES.

An annual license fee of \$250 is due prior to issuance of a short-term rental license or renewal. By Council resolution, the City Council shall establish an application fee, a renewal application fee, and any other appropriate administrative charges for the implementation and operation of this chapter.

(Ord. 22-442, passed 8-10-2022)

#### § 113.04 SHORT-TERM RENTAL STANDARDS.

Owners shall cause each rental unit to meet the following standards:

(A) House number. Each rental unit must have either a house number or address identifier visible from the street.

(B) On-line database. The owner or local agent shall provide and maintain with the city either an email address or a contact telephone number for the owner or local agent. The city shall make this information publicly available through an on-line database. The contact information of all owners and local agents shall be kept current with the city.

(C) Identification sign. The owner or local agent shall provide and maintain a sign which lists the short-term rental license number, email address and a contact telephone number for the owner or local agent. Such signage shall be visible from the street, legible from 10 feet away and shall be no smaller than 93.5 square inches nor larger than 154 square inches. The contact information of all owners and local agents shall be kept current with the city. If the rental unit is within a condominium, the identification sign shall be placed on the main entrance door of the unit and be visible to other building occupants.

(D) Parking. Each dwelling unit must provide the minimum off-street parking spaces shown in the chart below, based upon the date the building was constructed or legally converted to its current use. Parking spaces shall measure no smaller than 9 feet x 18 feet each. Such spaces shall not be blocked and shall be available to people using the short-term rental at all times. Location and design of parking spaces shall comply with all applicable city standards. Spaces in a garage may count but they must be available for the renter to park in at all times the rental unit is rented. Trailers for boats and all-terrain vehicles may be allowed, but must fit within an off-street parking space allocated to the rental unit used by the owner of the trailer. Renters shall not block nearby driveways or designated fire lanes. A parking plan map and notice, identifying the number and location of parking spaces, shall be posted in a conspicuous place within each short-term rental. Language shall be included in the notice that parking shall not, under any circumstances, hinder the path of any emergency vehicle or block neighboring driveways and that renters may be cited and fined if this requirement is not satisfied. A diagram of the parking plan and map shall be required as part of a license application. The maximum number of parking spaces available to the renter shall be conveyed to each renter before the visit.

Date constructed or legally converted	Number of spaces required
Prior to 7/30/1974	No off-street parking requirements
7/30/1974 - 3/24/1980	One off-street per dwelling unit
On and after 3/25/1980	Two off-street per dwelling unit

(E) Garbage. During periods of rental unit occupancy, the owner shall provide adequate covered and secured garbage containers in conformance with all related guidelines established

by the city. Cans must be secured to prevent animals from knocking them over or getting into them. All garbage must fit within the can and cannot overflow. Owner shall provide the city with evidence that the dwelling unit receives garbage service with each application. Garbage shall be removed a minimum of once per week. The owner or local agent shall notify renters that all garbage must be kept in the secured containers provided for that purpose. No garbage or rubbish may be permitted to leak from containers or vehicles or be strewn upon or scattered over the streets, sidewalks, or other public ways of the city.

(F) Noise. Renters shall not create or cause noise that is offensive to a person of ordinary sensibilities located on the property line of the licensed property between the hours of 10:00 p.m. and 7:00 a.m. on weekdays, and 10:00 p.m. and 10:00 a.m. on weekends.

(G) RVs and other temporary shelters. No recreational vehicle is permitted to be used as a short-term rental unless the recreational vehicle or temporary shelter has been properly permitted as a dwelling unit in the RMD zone. No recreational vehicle, travel trailer or other temporary shelter shall be inhabited or used in conjunction with a short-term rental.

(H) Owner and local agent responsibilities. The owner or local agent shall be able to respond via phone within 30-minutes to complaints and other issues and be able to access the short-term rental. Once a complaint or issue is reported by phone or email, the owner or local agent shall immediately make direct contact with the renter or appropriate entity by phone to resolve the reported problem. If the problem cannot be resolved or an immediate resolution is not achieved by phone, the owner or local agent shall make an in-person visit to the short-term rental to rectify the situation within 30-minutes. The owner or local agent shall maintain a telephone number listed within the rental unit and at the city by which to be reached 24 hours a day, 7 days a week, year-round.

(I) Proof of liability insurance coverage. The owner shall provide the city with proof of liability insurance covering the licensed property. The liability insurance coverage shall remain active and in effect during the entire time that the property is licensed as a short-term rental.

(J) Emergency information. The owner shall post in the dwelling unit information to assist renters in dealing with natural disasters, power outages and other emergencies. The city shall list in the short-term rental license application the minimum information and equipment to be provided by the owner in each dwelling unit.

(Ord. 22-442, passed 8-10-2022)

#### § 113.05 VIOLATIONS AND PENALTIES.

(A) It is a violation of this chapter for any person so required to fail or refuse to apply for a license, or operate without a license as required in this chapter. Any person who violates any provisions of this chapter is subject to a civil penalty of up to \$500 per violation, with each day of a continuing violation constituting a separate violation. The third violation within any consecutive 12 month period shall result in revocation of the short-term rental license for 12 months, after which time the owner may reapply for a new license.

(B) Revocation of a short-term rental license shall not constitute a waiver of short-term rental fees and taxes due at the time of revocation.

(Ord. 22-442, passed 8-10-2022)

**RESOLUTION NO. 2025-XX**

**A RESOLUTION ESTABLISHING MINIMUM STANDARDS FOR ACCESSIBLE SHORT-TERM RENTALS (STRs) AND THIRD-PARTY VERIFICATION**

**WHEREAS**, the City of Rockaway Beach regulates the licensing and operation of STRs through the City of Rockaway Beach Code of Ordinances (Code) Chapter 113; and

**WHEREAS**, the City Council adopted amendments to Code Section 113.02(F) by Ordinance 2025-XX on April 9, 2025, authorizing, among other things, the City Council to establish criteria by Council resolution, setting accessibility minimum standards for short-term rentals and establishing a third-party company to provide verification that the established criteria has been met; and

**WHEREAS**, the City Council recognizes the lack of available accessible tourist accommodation in Rockaway Beach and wishes to address this deficiency; and

**WHEREAS**, the City Council wishes to make the City of Rockaway Beach an inclusive and accessible community; and

**WHEREAS**, providing an exception to the cap on STRs for accessible tourist accommodation in the City of Rockaway Beach will enhance inclusion and accessibility; and

**WHEREAS**, the City Council has identified a company to provide certification for STRs in the City of Rockaway Beach that provide accessible short-term rental accommodation.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

**Section 1.** Pursuant to City of Rockaway Beach Code Section 113.02(F), effective May 9, 2025, dwelling units which provide the minimum accessibility standards for short-term rentals detailed in attached **Exhibit A**, shall be eligible for a license availability exception to the STR cap.

**Section 2.** Becoming rentABLE is authorized to provide verification for STRs in the City of Rockaway Beach which meet the minimum accessibility criteria detailed in Exhibit A.

**Section 3.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 14<sup>th</sup> DAY OF MAY 2025.**

APPROVED

Charles McNeilly, Mayor

ATTEST

Melissa Thompson, City Recorder

DRAFT

## **Exhibit A**

### **Short-Term Rental Minimum Accessibility Standards**

#### Exterior, Parking and Entrance requirements

- Accessible on-site parking space (minimum of 9' wide) with access aisle (minimum of 6' wide)
- Hard surface driveway
- Hard surface walkway to entrance door without stairs (must be less than 2% slope)
- Zero-step entrance or ramp (must be less than 8.3% slope)
- If a portable ramp is used, it must be at least 36 inches wide with a maximum running slope of 1:12 (one foot in elevation change for every 12 feet)
- Ramps must provide handrail mounted so the top surface is 34-36" above the ramp surface
- Entrance doorways must be 32" or wider
- Entrance door handle must be mounted between 34-48" from the floor surface
- Walkways must have a clear, unobstructed width of 36" or wider

#### Interior requirements

- Interior doorways must be 32" or wider
- Interior door handles must be mounted between 34-48" from the floor surface
- Interior hard surface flooring
- Interior access routes must have a clear, unobstructed width of 36" or wider
- Ability to get to the primary living area, full bathroom and bedroom without steps (if not, there needs to be a stair lift or elevator)
- The ability to move furniture to accommodate wheelchair access is required
- The threshold between floor surfaces must be beveled if the vertical change is between ¼-½".
- The threshold between floor surfaces must be ramped if the vertical change exceeds ½".

#### Bathroom requirements

- Roll-in shower must include a shower seat or bench with controls positioned within reach of the provided seat
- Toilet seat height is 17-19" from floor
- Two grab bars shall be provided near the toilet. The grab bar on the wall side of the toilet must be a minimum of 42" in length and mounted 33-36" from the floor surface. The grab bar behind the toilet shall be a minimum of 36" in length and 33-36" from the floor surface.
- Sink must be no higher than 34" above the floor surface. Sink must provide at least 27" of knee clearance space from the bottom to the floor surface and at least 8" of clearance space from the front edge of the sink
- The bathroom must have adequate clearance space of 48" to accommodate a wheelchair or other mobility device

#### Bedroom requirements

- Bed height is 20-23" from the floor to the top of mattress

#### Other requirements

- Service dogs (not including emotional support animals) must be allowed without charges or conditions