



City of Rockaway Beach

Planning Commission Meeting Agenda

Date: Thursday, December 19, 2024
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/84850291688?pwd=GXUHI0J3foAO8xP8H79z7dwEihpkV.1>

Meeting ID: 848 5029 1688

Passcode: 701210

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. November 21, 2024 Meeting Minutes
- 5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS**
- 6. STAFF REPORTS**
- 7. PUBLIC HEARING**
 - a. #VAR 24-3: Consideration of an Application for Variance at 282 South Anchor Street to Decrease the Number of Required Parking Spaces to Construct a New Mixed-Use Building
- 8. CITIZEN INPUT ON NON-AGENDA ITEMS**
- 9. OLD BUSINESS** – None Scheduled
- 10. NEW BUSINESS** – None Scheduled
- 11. PLANNING COMMISSION COMMENTS & CONCERNS**
- 12. ADJOURNMENT**



City of Rockaway Beach

Planning Commission Meeting Minutes

Date: Thursday, November 21, 2024
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

President: Bill Hassell

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

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

Staff Present: Luke Shepard, City Manager; Dan Emerson, Public Works Superintendent; and Melissa Thompson, City Recorder

4. APPROVAL OF MINUTES

Start time: [05:01:38 PM \(00:01:27\)](#)

a. October 17, 2024 Meeting Minutes

Umholtz made a **motion**, seconded by Johnson, to approve the October 17, 2024 Meeting Minutes as presented.

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

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

Nay: 0

Abstain: 1 (Zedrick)

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS – None Scheduled

6. STAFF REPORTS

Start time: [05:03:07 PM \(00:02:56\)](#)

City Manager Shepard relayed the following updates from City Planner Johnson:

- Johnson notified the Federal Emergency Management Agency (FEMA) of the City's selection to adopt the model ordinance as the pre-implementation compliance measure (PICM) to comply with the FEMA Biological Opinion. Notice will be sent to affected property owners by February, and the Planning Commission will begin reviewing the proposed ordinance in March. Adoption and implementation are required by June 2025.
- Consultants Cascadia Partners are planning a community town hall in January to share ideas for the housing code updates required by Senate Bill 406. They will have something for the Commission to review in February.
- The Commission will have two land use applications to consider in December.

7. PUBLIC HEARING – None Scheduled

8. CITIZEN INPUT ON NON-AGENDA ITEMS

Victor Troxel advocated for making an exception for ADA-compliant Short-Term Rental (STR) properties on the STR-license waiting list.

Leslie Vipond requested an immediate exemption for ADA-compliant STRs from the cap on licenses to improve accessibility for visitors, particularly those with mobility challenges, who are looking to enjoy local amenities. Vipond submitted written testimony from a homeowner with an ADA-accessible property who is currently on the STR license waiting list.

9. OLD BUSINESS – None Scheduled

10. NEW BUSINESS

Start time: [05:13:24 PM \(00:13:13\)](#)

a. Discussion Regarding City Reader Board Sign Operation – Dan Emerson, Public Works Superintendent

Emerson provided details on a new electronic message center (EMC) sign planned for installation at City Hall. Emerson presented a design layout along with recommendations for nighttime operation of the EMC. Emerson explained the sign is equipped with a sensor that automatically detects ambient light levels, allowing it to adjust brightness to remain compliant with local illumination standards, and that a light meter would be used to measure and verify those illumination levels. Emerson noted that the sign is capable of receiving Amber Alerts and other critical notifications through the Integrated Public Alert and Warning System (IPAWS).

The Commission reviewed the design drawings and product specifications for the sign, as well as *Night-time Brightness Level Recommendations for On-Premise Electronic Message Centers*, produced by the International Sign Association. Emerson answered clarifying questions,

confirming that the sign will be wired to the generator, and the City Council could request that the brightness be adjusted. McNeilly noted that the desire for the sign came from the community, and one important use of messaging would be notice of the warming center openings during emergencies. Shepard asked the Commission to advise staff if the sign was too bright. Emerson explained that the sign could be installed after City Council approval of proposed amendments to the City's sign regulations.

11. PLANNING COMMISSION COMMENTS & CONCERNS

Start time: [05:27:32 PM \(00:27:20\)](#)

Shepard noted that Zedrick had submitted her resignation from the Planning Commission. Shepard thanked Zedrick for her service on behalf of the City. Zedrick thanked staff, the City Council and Commissioners. Zedrick explained that she had enjoyed the experience but wouldn't be able to dedicate the time required.

Lanyon thanked Zedrick for her service. Lanyon thanked Public Works for their work during bad weather. Lanyon advocated for purchasing a commercial property available for sale to be used for community events. She encouraged taking actions to encourage ADA accessibility. Lanyon advocated for contacting Senators to request repairs on Highway 6.

Olson shared that he attended the City Council meeting, commented on all of the activities in Rockaway Beach, and thanked the Mayor, Council and all involved.

Johnson thanked the City for their work on improvements at the Wayside. Johnson thanked Public Works for their work preparing for the tree lighting, and thanked the Mayor for volunteering to help. Johnson reported on the Sourcewater Protection Plan Advisory Committee meeting, noting that the City is working hard to get grants to protect the Watershed and it is a big step forward for Rockaway Beach. Johnson thanked Umholtz for her big part in the holiday celebration.

Umholtz commented that many amazing things were happening in the City and it was great to be a part of it.

Winchester thanked Zedrick for her service on the Commission. Winchester appreciated Emerson's sign presentation.

Umholtz announced that she was resigning from the Planning Commission after the December 2024 meeting. She shared that it had been a great experience.

McGinnis thanked Zedrick and Umholtz for their service on the Planning Commission. McGinnis shared that the City Council had not yet made a decision on the land use appeal, and it would be on the agenda for the December 11th meeting.

McGinnis commented that she concurred with public comments regarding the need for ADA-complaint vacation rentals. She noted that there was currently no provision for requesting a variance, and it would require further discussion and Council action. Shepard noted that the City Council had directed the Planning Commission to review the issue, and his impression was that the Council wanted the Commission to begin reviewing the issue before October. Brief discussion ensued regarding various aspects of ADA-compliance, inspection and certification.

Hassell acknowledged and thanked Zedrick for her contribution to the Planning Commission. Hassell advocated for exploring ways to encourage ADA-compliant development. Emerson shared that he was reviewing information provided by Hassell about benches for the Old Cedar Trail and advised he would wait until closer to the end of the budget cycle to ensure funds were available to acquire them.

McNeilly commented that he appreciated the work of the Planning Commission. McNeilly appreciated Zedrick's gracious concern for the time required to serve on the Planning Commission.

12. ADJOURNMENT

Olson made a **motion**, seconded by Zedrick, to adjourn the meeting at 5:52 p.m.

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

Aye: 7 (Johnson, Lanyon, Olson, Umholtz, Winchester, Zedrick, Hassell)

Nay: 0

MINUTES APPROVED THE
19TH DAY OF DECEMBER 2024

William Hassell, President

ATTEST

Melissa Thompson, City Recorder



**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

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

APPLICANT: Jeffrey Wong

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

A. REPORT OF FACTS:

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



B. EVALUATION OF THE REQUEST

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

Rockaway Beach Zoning Ordinance:

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

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

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

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



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



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



18. Off-Street Parking Space Requirements.

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

**Employees per shift or on duty.*

Article 8. Variances.

Section 8.010. Purpose.

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

Section 8.020. Criteria.

1. Variances to requirements of this chapter with respect to off-street parking and loading facilities may be authorized as applied for or as modified, if, on the basis of the application, investigation, and the evidence submitted, the following express written findings are made:
 - a. That neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the requirements of this chapter.
 - b. That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to materially interfere with the free flow of traffic on the streets.
 - c. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the general purpose of this chapter.



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

C. STAFF FINDINGS:

1. That neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the requirements of this chapter.

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

2. That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to materially interfere with the free flow of traffic on the streets.

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

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

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



D. CONCLUSION

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

E. STAFF RECOMMENDATION

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

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

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



CITY OF ROCKAWAY BEACH, OREGON

276 S. Highway 101, PO Box 5

Rockaway Beach, OR 97136

(503) 374-1752

www.corb.us

**VARIANCE APPLICATION
PARKING AND LOADING**

____ - ____

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

Property Owner(s) Information:

Name(s): JEFF WONG

Full Mailing Address: 1020 S. BREAKER AVE

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

Location Information:

Situs Address: 282 S. ANCHOR Map and Tax Lot: 2N1032CC14700

Zoning: _____

Description of Request:

SEE ATTACHED

Justification of variance request.

Explain how the request meets each of the following criteria for granting a variance per Rockaway Beach Zoning Ordinance #143, Article 8, Section 8.020, Criteria. Variances to requirements of this chapter with respect to off-street parking and loading facilities may be authorized as applied for or as modified, if, on the basis of the application, investigation, and the evidence submitted, the following express written findings are made:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the requirements of this chapter.

2. That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to materially interfere with the free flow of traffic on the streets.

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

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

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

Property Owner Signature:  Date: 9/10/2024

Description of request –

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

Justification -

1. Neither present nor anticipated future traffic volumes generated by the use of the site or use of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the requirements of this chapter.

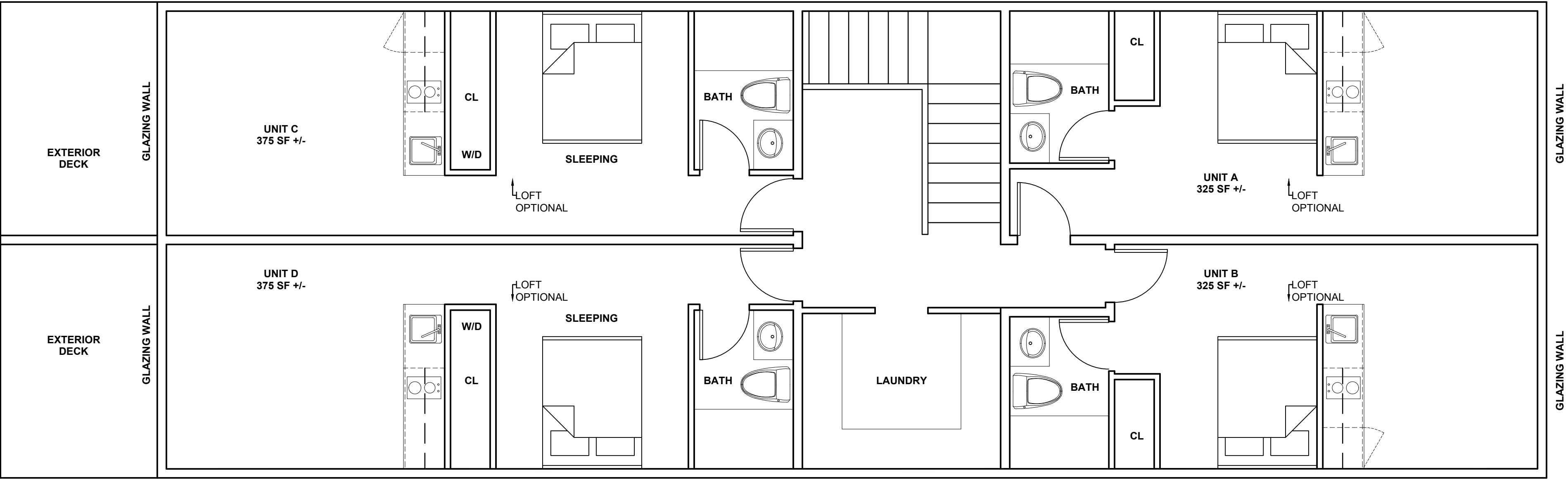
We represent that the anticipated traffic volumes generated by the use of the site will not require any further interpretation or enforcement of City requirements. The proposed use of the site supports the policies and objectives of the City Comprehensive Plan. Planned site use and parking variance does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

2. That the granting of the variance will not result in the parking or loading of vehicles on public streets in such a manner as to materially interfere with the free flow of traffic on the streets.

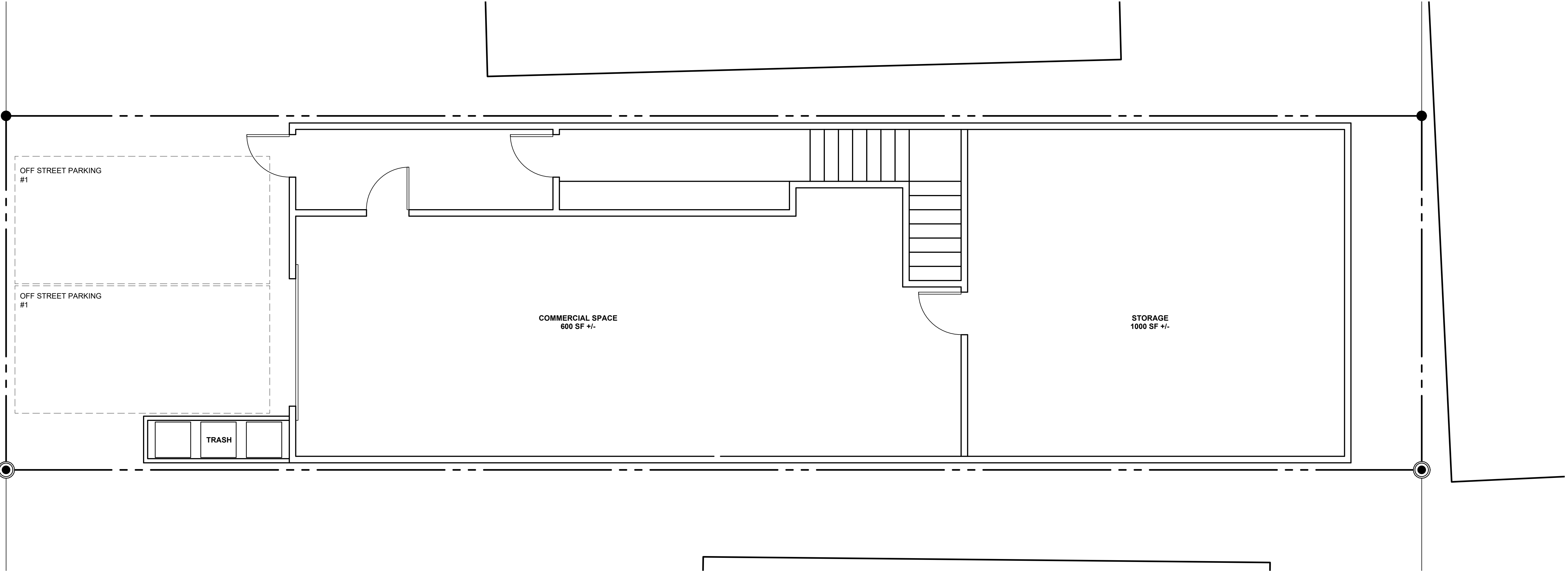
There will be deliveries of fish/food and kitchen supplies to the bottom floor commercial area that will not require use of commercial vehicles or any loading/parking requirements that would interfere with traffic flow in the immediate area. Ample on-street parking is available at the site for the this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

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

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



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



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

BASIS OF BEARING

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

NARRATIVE

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

LEGEND

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

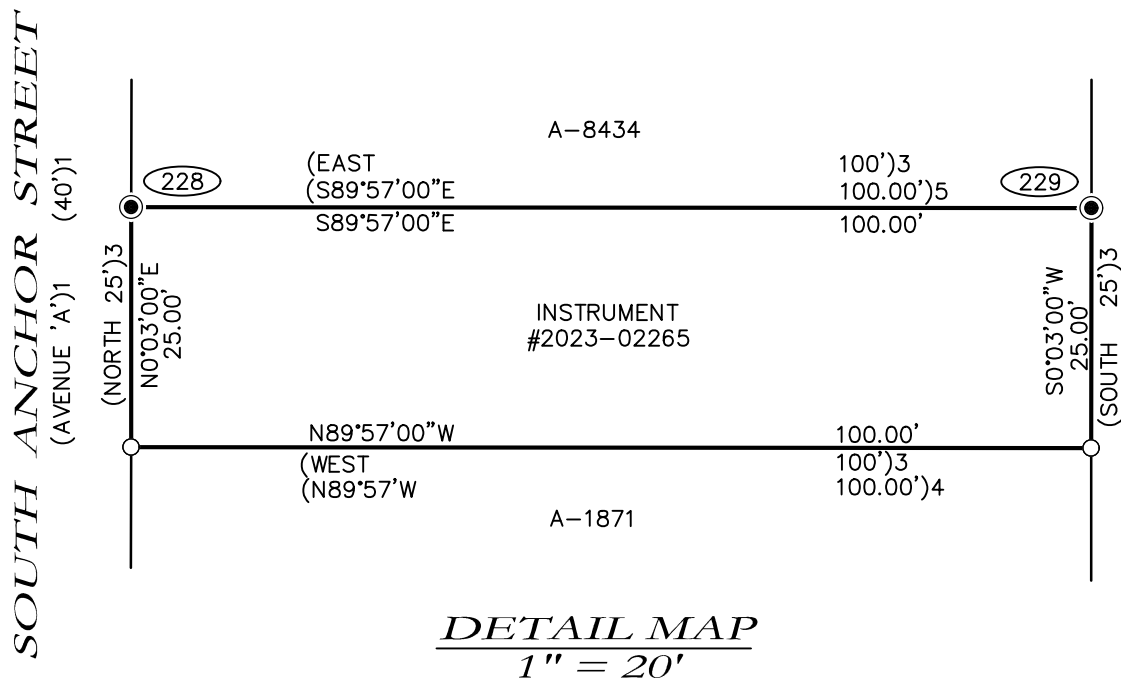
MONUMENT NOTES

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



PRELIMINARY

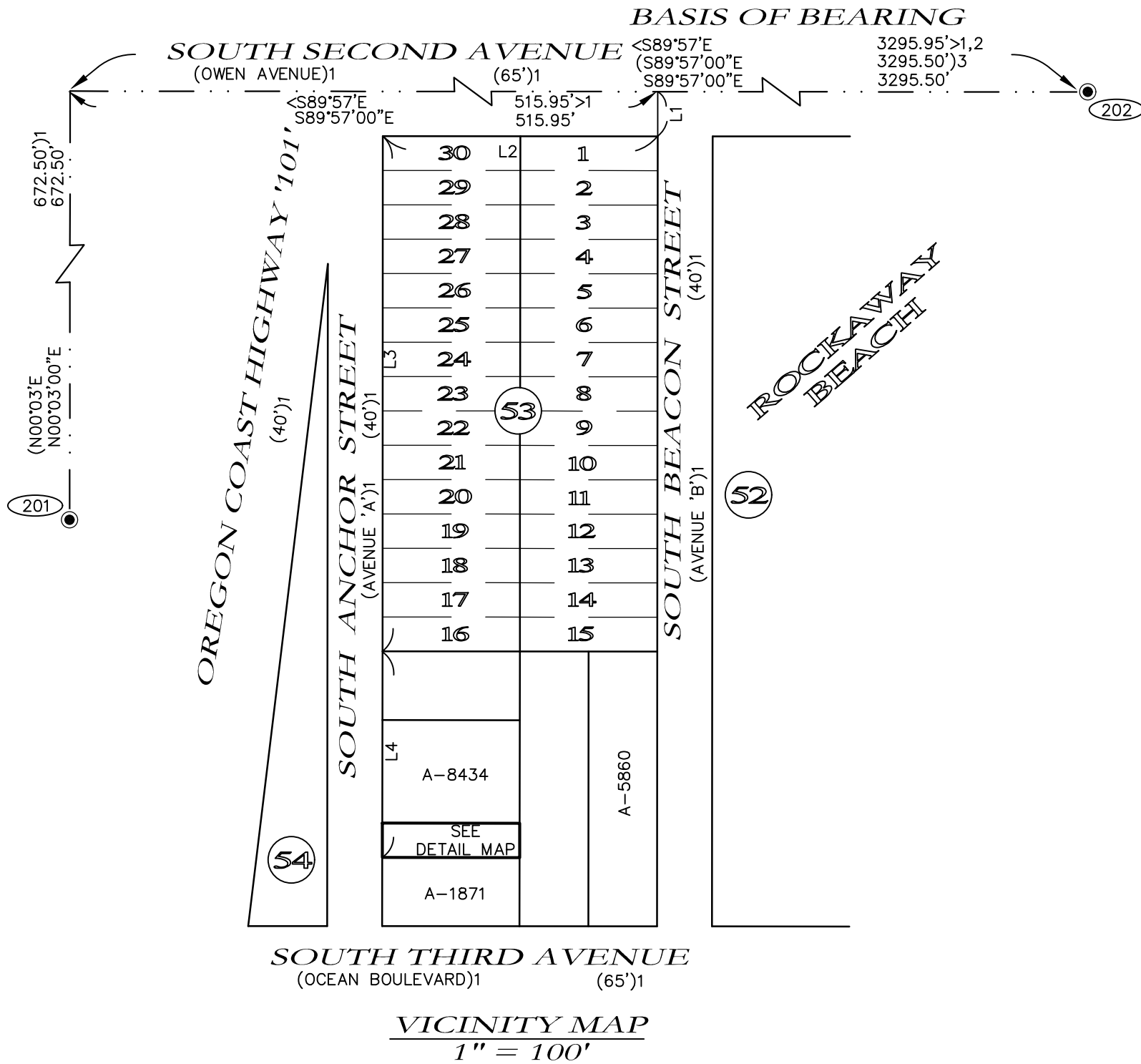
LINE TABLE		
LINE	BEARING	LENGTH
(L1)1	S0°03'W	32.5'
L1	S0°03'00"W	32.50'
(L2)1	N89°57'W	200'
L2	N89°57'00"W	200.00'
(L3)1	S0°03'W	375'
L3	S00°03'00"W	375.00'
(L4)3	SOUTH	150'
L4	S0°03'00"W	150.00'



BOUNDARY SURVEY FOR:

JEFFREY MORLEY WONG
KATIE ANN CROSSMAN

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



BASIS OF BEARING

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

PRELIMINARY



BASIS OF BEARING

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

NOTES

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

LEGEND

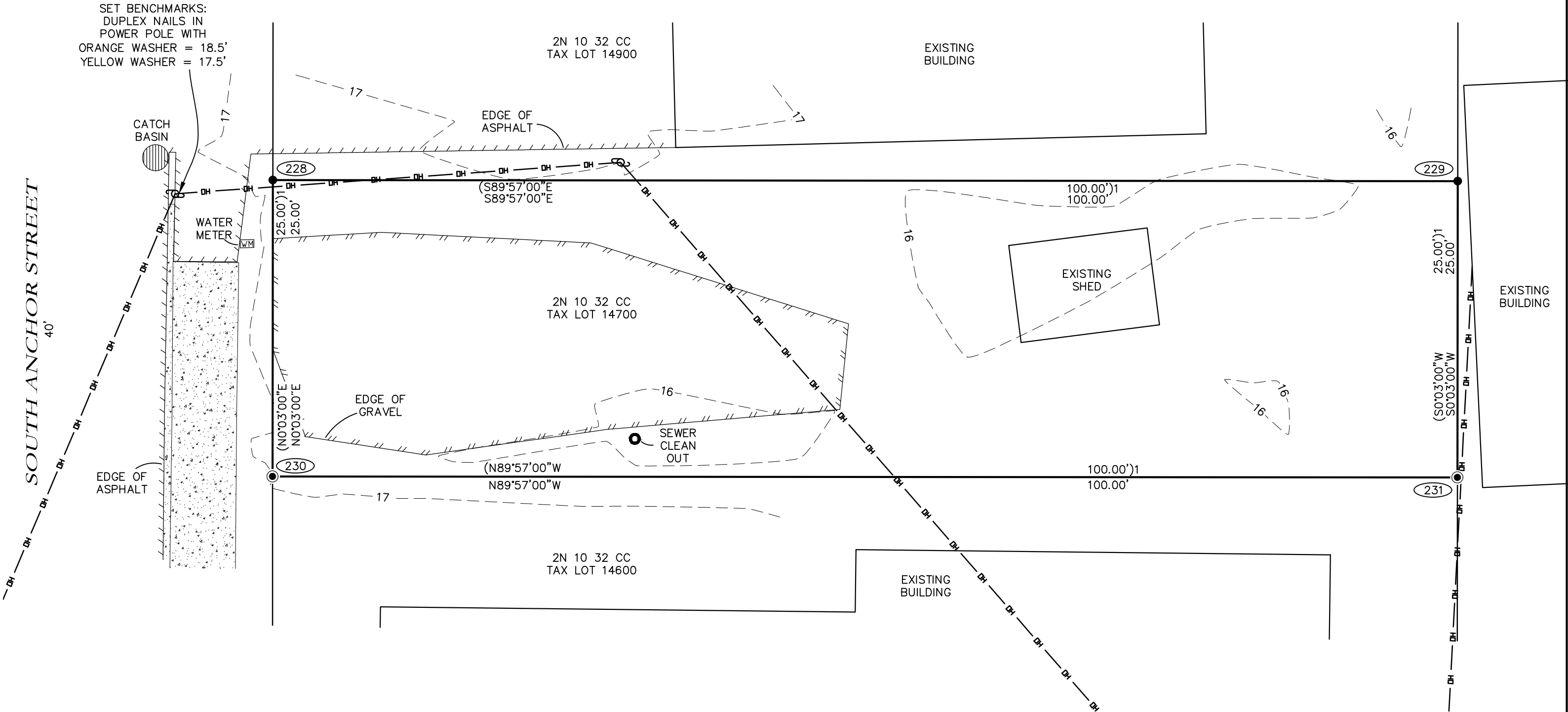
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- DH— INDICATES OVERHEAD POWER.
- ⦿ INDICATES POWER POLE.
- ()1 INDICATES RECORD VALUE FROM BOUNDARY SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2024.
- NO () INDICATES MEASURED VALUE.

MONUMENT NOTES

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

**ONION PEAK
DESIGN**
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

"WONG" #A2024
WONG2409-T.DWG



TOPOGRAPHIC SURVEY FOR:
JEFFREY MORLEY WONG
KATIE ANN CROSSMAN

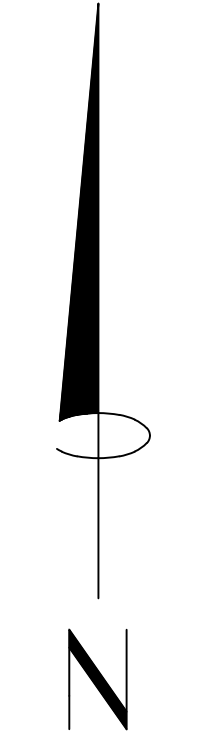
2N 10 32 CC
TAX LOT
14700

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

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Erick M White

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572
RENEWES 6/30/2026



SCALE:
1/8" = 1'

282 S. Anchor







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

Area Median Income (AMI)

How are income levels defined?

HUD defines different levels of AMI based on household size:

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

Tillamook County 2024 AMI

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

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

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

Prioritized Tenant Mix

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

Anchor St. Project Proposal



Project Highlights:

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

Allocation Recommendation:

81.25% \$65K
16.25% of Total

Qualitative Score	Quantitative Score
70.3%	77.2%



2023 Multi-Family Rental Housing Fund Allocation Recommendation

<u>Project</u>	<u>Award</u>	<u>Of Total</u>	<u>Of Ask</u>	<u>Ask</u>	<u>Pre-development</u>	<u>Construction</u>	<u>Contingency</u>
Seagulls Rest	\$100,000	25.00%	50.00%	\$200,000		✓	
Bay City Tiny Homes	-	-	-	\$55,464	✓		
T-mobile on 1st	\$70,000	17.50%	87.50%	\$80,000		✓	
Manzanita Maker	\$50,000	12.50%	12.50%	\$400,000	✓		
Hobsonville	\$40,000	10.00%	16.00%	\$250,000	✓		For construction costs only
Lighthouse	-	-	-	\$20,000		✓	
Anchor St.	\$65,000	16.25%	81.25%	\$80,000	✓		\$6500 for pre-development. The remainder to be awarded at construction
Manzanita Pines	\$75,000	18.75%	19.23%	\$390,000	✓		

PARKING INVENTORY

2

Thursday 11-7-2024







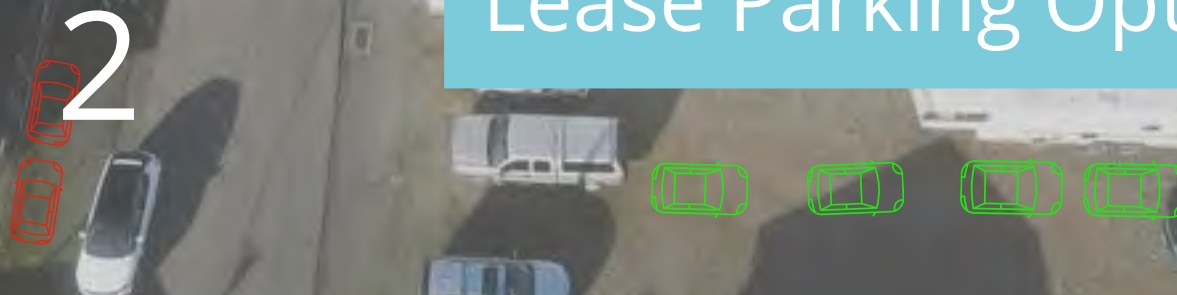




Public Transit/
Bus Stop



Lease Parking Option







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



Potential Parking Improvement Area 1





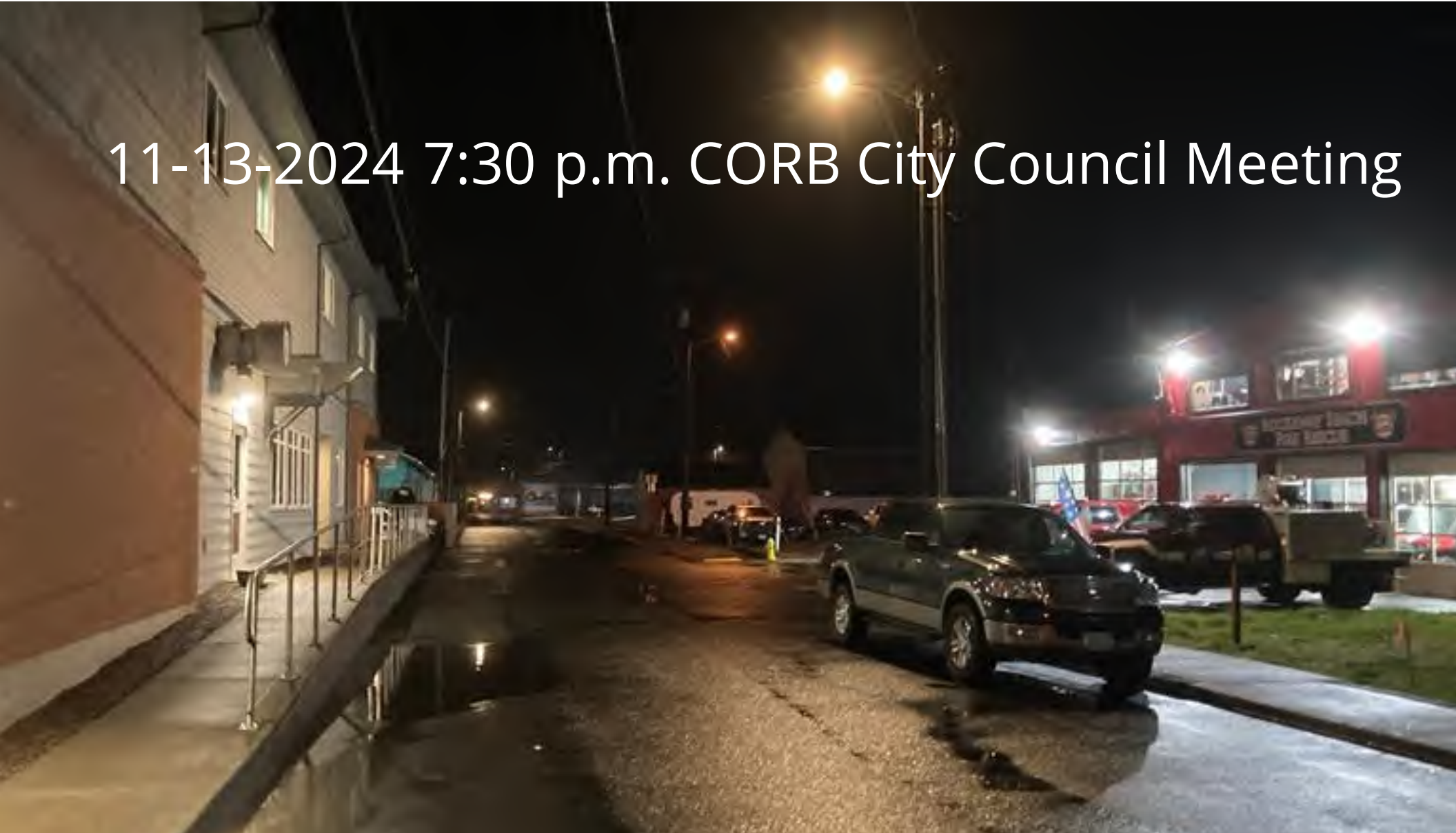
Potential Parking Improvement Area 2 & 3







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



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

CORB

- Increase diversity of housing options
- Attract new and retain existing businesses

CORB Strategic Plan

2.13 Explore partnerships with Tillamook County for affordable housing

2.3 Explore financial options to improve downtown

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

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

Variance Request (#VAR 24-3)

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

Good afternoon,

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

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

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

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

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

Thank you for your time and consideration of my letter.

Kate Bowers

[REDACTED]
[REDACTED] - Cell

From: Mark Grimes <[REDACTED]>
Sent: Monday, November 18, 2024 2:53 PM
To: City Hall <cityhall@corb.us>; City Planner <cityplanner@corb.us>
Subject: 282 South Anchor Project

Dear Rockaway Beach City Council,

I am writing to express my strong support for the 282 South Anchor Project, a forward-thinking initiative that addresses two critical issues facing our coastal communities: the housing crisis and labor shortages. As someone who has witnessed firsthand the staffing challenges faced by businesses in Tillamook County due to a lack of affordable housing, I believe this project is exactly the kind of innovative solution we need.

The combination of workforce housing units and a commissary kitchen in this development is particularly commendable. By providing affordable living spaces for workers, we can attract and retain the talent our local businesses desperately need. The commissary kitchen will further support our economy by offering a valuable resource to food-based entrepreneurs and existing businesses looking to expand their operations.

I urge Rockaway Beach to embrace this non-typical project as a model for future development. Our communities must think creatively to solve the complex challenges we face. The 282 South Anchor Project demonstrates the kind of multifaceted approach required to build a thriving, sustainable community. By supporting this initiative, Rockaway Beach has the opportunity to lead the way in addressing housing affordability and economic growth simultaneously.

Respectfully Submitted,

Mark Grimes
Netarts & Portland, Oregon

--

<M>

Give > Take,
[mark grimes](#)

[REDACTED]

9,750 [women entrepreneurs supported](#) by 12/31/2024

00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00 00

Never underestimate the power of a small group of committed people to change the world. In fact, it is the only thing that ever has ~ Margaret Mead

TILLAMOOK COUNTY HOUSING COMMISSION



HOUSING
— BUILDS COMMUNITY —

Tillamook County Housing Commission

1510-B Third Street

Tillamook, OR 97141

503-842-3408 ext. 3419

www.co.tillamook.or.us/bc-hc

Housing@gmail.com

To the City of Rockaway Beach Planning Commission,

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

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

The



Kari Fleisher

Chair of the Tillamook County Housing Commission

Our experience working in Garibaldi

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

- Justin White

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

To Whom It Concerns,

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

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

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

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

Best,

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

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

Jeff,

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

Highlighted Area 1:

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

Highlighted Areas 2 & 3:

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

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

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

Thanks,



Dan Emerson

Superintendent

City of Rockaway Beach

p: 503-374-0586

c: 503-457-6094

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

w: www.corb.us | e: publicworks@corb.us

Rockaway Beach Fire Rescue

276 Hwy 101 S

PO Box 5

Rockaway Beach OR 97136

503-374-1752



December 19, 2024

To whom it may concern:

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

Regards,

A handwritten signature in black ink, appearing to be "TH" or "Todd Hesse".

Todd Hesse

Fire Chief

Rockaway Beach Fire Rescue

Station (503)374-1752

email:thesse@corb.us