

CITY OF ROCKAWAY BEACH

City Planning Commission Meeting

Agenda



Date: May 19th, 2022
Time: 6:00 PM
Location: Rockaway Beach City Hall

JOIN ZOOM MEETING

<https://us06web.zoom.us/j/5137179369?pwd=S01QbzIiWTh6QnlHbmo2RXpYNTZlcz09>

Meeting ID: 513 717 9369

Passcode: 013664

+1 253 215 8782 US (Tacoma)

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

A) Roll Call Commission Members: Pat Olson, Janet McIntire, Bill Hassell, Zandra Umholtz, Georgeanne Zedrick, Sandra Johnson and Kristina Woida.

Position #2 - Janet McIntire: Present (via Zoom)

Position #3 - Pat Olson: Absent

Position #7 - Georgeanne Zedrick: Present

Position #5 - Bill Hassell: Present

Position #1 - Zandra Umholtz: Present

Position #4 - Sandra Johnson: Present

Position #6 - Kristina Woida: Present

B) Approval of Minutes

Approval of Minutes – 4/21/22 – Bill entertained a motion – Sandra moved to adopt minutes as written and Zandra 2nd – all approved.

Position #4 - Sandra Johnson: Motion

Position #1 - Zandra Umholtz: 2nd

Position #2 - Janet McIntire: Approve

Position #3 - Pat Olson: Absent

Position #7 - Georgeanne Zedrick: Approve

Position #5 - Bill Hassell: Approve

Position #1 - Zandra Umholtz: Approve

Position #4 - Sandra Johnson: Approve

Position #6 - Kristina Woida: Approve

C) Old Business

- a. Short Term Rental Nuisance - Scott presented the ordinance proposal and asked for feedback specifically on the application fee. The commissioners had a discussion on amount with a suggestion of \$750+ and possibility use some of those funds to hire a

code enforcement. Discussion on some edits and suggestions regarding the checklist and application process.

Scott asked for council to take a motion – Bill asked for a motion, Zandra made a motion to forward the Rockway Beach Short Term Rental Ordinance proposal to City Council for further action, Georgeanne 2nd. Sandra Disapproved, all other PC members approved.

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

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

[Position #2 - Janet McIntire: Approve](#)

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

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

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

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

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

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

- b.Planning Commission Rules – Scott will send out additional information to the Planning Commission members later and item to be placed on next month agenda.

D) New Business

- a.Variance 22-01 Hess & McClaran – front yard setback reduction – Bill opened the public hearing at 5:57 p.m. Sandra went to the site and conversed with the applicant about the location of the addition. Georgeanne drove by the site. Scott gave the staff report presentation for variance. Applicant Robert McClaren spoke on behalf of the application at 553 N Coral and explained their history with Rockaway and the reason for their application. Mr. McClaren handed out some additional images of the lot to the commission members. Lydia Hess added some additional comments on the garage and overhang on 2nd story. Sandra asked about parking. Testimony from neighbor Mark T. Koehmstedt (303 N 6th Ave.) and spoke in favor of the application. No testimony against application. Sandra asked if neighbor to the north received notification, Jenny confirmed they had. Zandra asked about parking and location of the garage and questions about road and gravel and possible road improvement. Other questions about the mud room and front door and placement of those in the house. Bill moved for a motion – Zandra made a motion to close the variance application – Kristina 2nd – all approved. Public hearing closed at 7:33 p.m.

Zandra made a motion based on staff report 4/21/22 and testimony to approve the application. Sandra 2nd. All in favor. Variance approved.

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

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

[Position #2 - Janet McIntire: Approve](#)

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

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

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

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

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

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

E) Visitor Presentation - None

F) Citizen Comments and Concerns – Marie Hanson at 360 N Juniper Ct. and wanted to discuss the short-term rental ordinance. She commented that there are no planning commission minutes on the website and her concern about short term rentals and asked to recommend to council to pause short term rentals to council. (Update 5/24/22 – PC interactive minutes were on website but placed under City Council, all minutes are now correctly under Planning Commission as of 5/24/22.)

Mark also expressed concerns about short term rentals and garbage he sees with the short-term rentals close to his property.

Sandra asked to put an agenda item for next meeting on a moratorium for short term rentals on the next planning commission agenda. Sandra asked to make a motion to add to the next month agenda. Sandra then withdrew motion and made a new motion to recommend to City Council to put a moratorium on STR license until the city has ability to review. Scott outlined the larger discussion of STR and stressed that we need to involve public notification to have further discussion on this if we place on the agenda. Janet requested them to withdraw the current motion on table before further discussion. Sandra withdrew and then Kristina withdrew her 2nd and Sandra then withdrew the original motion. Sandra asked to table this to the next meeting. Discussion about moving forward and possibly adding to next month agenda as a discussion item.

G) Commissioner Comments and Concerns

Bill – Thank Jenny and Scott for address creation for the Nature Preserve.

Zandra – ordinance draft suggestion for STRs' currently renting and adding something as a violation and a fine/penalty attached.

Georgianne – no comment

Sandra – no further comment.

Kristina – thanks to applicants.

Janet – thank Bill for chairing the meeting.

H) City Planner Comments – none.

I) Adjourn at 8:09 p.m.

Minutes approved this th20 day of June 2022.


Janet McIntire, Planning Commission President


Jenny Kettner, Planning Technician