

1 CITY OF ROCKAWAY BEACH

City Planning Commission Meeting

Agenda

Date: August 19th, 2021

Time: 6:00 PM

Location: Rockaway Beach City Hall



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

A) **ROLL CALL** Commission Members:

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

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

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

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

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

[Position #6 - Sterling Anderson: Present](#)

Also present Scott Fregonse (City Planner) and Jenny Kettner (Planning Tech)

B) **Approval of Minutes**

1. Approval of Minutes - June 17th 2021

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

[Position #1 - Zandra Umholtz: 2nd](#)

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

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

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

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

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

[Position #6 - Sterling Anderson: Approve](#)

C) **Public Hearing for Conditional Use #21-01**

Applicant David Pimachenko is proposing a residential duplex as a conditional use in the C1 zone at 430 N Pacific Ave.

Janet read the Planning Public Hearing Procedures of the Conditional Use and asked the Planning Commission members if any of them had questions

Sterling did a drive by of the property and felt it was mainly residential in the area.

Georgeanne drove by and felt it was residential area.

Pat drove by and noted there are three duplexes within arm's length

Janet drove by and noticed it was a mixed residential area.

Bill also walked by

Scott gave staff report for the CU via PowerPoint for the CU-01.

Planning Commission questions – none had any questions. Applicant asked to speak and said he offered to answer any questions, none from the Public offered to speak on denial or approval of the application. No questions were made to the applicant.

Janet asked for a motion, Sterling moved to close the public hearing and 2nd by Zandara. All approved. Public hearing closed at 6:15 pm, Janet opened to Commissioner for discussion

[Position #6 - Sterling Anderson: Motion](#)

[Position #1 - Zandra Umholtz: 2nd](#)

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

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

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

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

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

[Position #6 - Sterling Anderson: Approve](#)

Bill asked if duplex will be a short-term rental and Scott commented it's not in the criteria for granting a variance.

Janet commented she was hoping one side could be used for a long-term rental but applicant is able to use their housing as they liked.

Georgeanne – had a sloping question for the parking area and drainage issues, Scott commented it would be reviewed in the zoning permit.

Janet asked for a motion Bill moved to make a motion to grant the Conditional Use and 2nd by Sterling. All approved.

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

[Position #6 - Sterling Anderson: 2nd](#)

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

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

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

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

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

[Position #6 - Sterling Anderson: Approve](#)

D) Public Hearing on the Conditional Use #21-02

Applicant Chase Choruby is proposing a residential single-family dwelling as a conditional use in the C1 zone at 119 N 3rd Ave.

Opened the hearing at 6:19 pm

Janet noted this is the same procedure as that last applicant and then read the Public Hearing Procedures of the Conditional Use and asked if any of the Planning Commission members went by the location.

Janet went by and noted it is a small lot and would be a challenge for them and it's mainly residential except the post office. She also noted there is an office next to the Post Office that has been empty for a while showing there may not be a high need for office space in that area.

Sterling went by

Georganne went by and commented on parking is sometimes an issue at the post office if that would be a concern and that the lot is not showing the property lines on site yet. Scott noted it would need to be surveyed as a part of the zoning permit to identify the property lines.

Pat sees it every day

Scott gave staff report for the CU via PowerPoint for the CU-02

Zandra asked about if use as a residential in a commercial then they are allowed to have commercial setbacks. Asked about parking how that would be impacted and when the home is there none would be allowed to park in front of their home and the ROW is open parking.

Janet commented about the letter from Kevin Pedigo that was sent on drainage concern for a neighbor. Scott noted on behalf of Public Works that there are no planned improvements to Beacon as that was noted in the public letter. Public works will require a Right of Way permit as a part of the zoning package.

Georganne asked if there are wetlands in that area and Scott noted there is, on the east side of Beacon St. and also confirmed the concerned neighbor is in a Flood zone where as the applicant is not.

Janet asked if applicant would like to speak, applicant introduced himself and that he grew up here and is hoping to build a home to have for his family at the coast.

Janet asked if anyone had questions for the applicant.

Janet asked for a motion, Pat moved to close the public hearing and 2nd by Zandara. All approved. Public hearing closed at 6:36 Janet opened to Commissioner for discussion -

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

[Position #1 - Zandra Umholtz: 2nd](#)

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

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

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

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

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

[Position #6 - Sterling Anderson: Approve](#)

Zandra talked about the commercial setbacks concern for a residential home. Scott says we should be addressed in the future to change to that to include residential setbacks for any approved residential home in a commercial zone.

Janet commented that there is no responsibility to allow more parking for the post office and there is off street parking so the post office may have to address that in the future.

Georgianne asked about the telephone pole and the mast to the post office, PUD may have to move a line, asked applicant. He called PUD said they would attach the line off to the side instead of over the property.

Janet asked for a motion, Sterling moved to approve CU and direct staff to write findings for the final report 2nd by Bill. All approved.

[Position #6 - Sterling Anderson: Motion](#)

[Position #5 - Bill Hassell: 2nd](#)

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

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

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

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

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

[Position #6 - Sterling Anderson: Approve](#)

E) Citizen Comments and Concerns - None

F) Commissioner Comments and Concerns

Discussion about Planning Commission opening about what the Planning Commission might look for in an applicant. If there was an area in the community the Planning Commission would benefit to be highlighted from as an ideal candidate.

Zandra felt open advertising would be good to ensure to have a wide range of applicants for the position. Janet discussed how in the past she has tried speaking to people in the community about the open position and encourage them to attend meetings and learn how the commission works. Bill commented to have people who want to enhance our community.

Scott commented this is one of the best planning commission teams he has worked with and encouraged them to talk to anyone they knew that may be interested to apply.

Janet said she would share the Commissioners thoughts with Luke and ask him to add some comments in the posting.

- Bill updated the Committee on the Old Growth Cedar Preserve Boardwalk – Google was listing 2 location accesses to the boardwalk and asked them to remove the Island location and they did that in March. He noted there were over 100,000 hits on Google that people had checked in at the 101 location. He mentioned that there is a lot of parking on 101 and that it is not a safe place to park. Janet discussed an open lot on Washington and 101 to create parking and restrooms and a possible rest stop. Discussion about parking on 101 and suggestion to look at in the future to curb parking on Hwy 101.
- Sterling – commented it was a well-run meeting and public was informed of the process and pleased how the meeting went.
- Pat had no comment
- Zandra – thinks we should look at residential permits in a conditional zone and applying residential conditions if approved in a commercial zoning. She also felt it was a great meeting.

- Janet noted we should look at the zoning ordinance for suggested changes in upcoming sessions. Scott commented due to the complexity of making changes to the ordinances and that they need to be approved by City Council, it would make sense to limit it to a few at a time.
- Georgeanne felt tonight was a true test of approving a variance based on the criteria.
- Zandra asked how the property in commercial area would be taxed and Scott confirmed it would be taxed as residential lot and home.

G) City Planner Comments - None

H) Adjourn at 7:29 pm

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

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

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

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[Position #6 - Sterling Anderson: Approve](#)

MINUTES APPROVED THIS 22nd DAY OF October 2021.


Janet McIntire, Planning Commission President


Jenny Kettner, Planning Technician

