

City of Rockaway Beach

Planning Commission Meeting Agenda



Date: February 16th, 2023
Time: 4:30 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

JOIN ZOOM MEETING

<https://us06web.zoom.us/j/82136581254?pwd=QjIrb2Jvd3QyNzhldWRJUi95bUd2Zz09>

Meeting ID: 821 3658 1254 Passcode: 527551 +1 253 215 8782 US (TACOMA)

CALL TO ORDER – Bill Hassell, Chair opened the meeting at 4:30 p.m.

ROLL CALL

[Position #3 - Pat Olson: Present](#)
[Position #7 - Georgeanne Zedrick: Present](#)
[Position #5 - Bill Hassell: Present](#)
[Position #1 - Zandra Umholtz: Absent](#)
[Position #6 - Kristina Woida: Present](#)
[Position #2 - Stephanie Winchester : Present](#)
[Position #4 - Sandra Johnson: Present](#)

Also in attendance – Charles McNeilly (Mayor), Mary McGinnis (Planning Commission Liaison), Luke Shepard (City Manager), Scott Fregonese (City Planner) and Jenny Kettner (Planning Technician).

APPROVAL OF MINUTES

1. January 19th, 2022 - Corrected Hassell's last name in Public Hearing comment. Olson made a motion to accept minutes as is, seconded by Zedrick, Motion Carried.

[Position #3 - Pat Olson: Motion](#)
[Position #7 - Georgeanne Zedrick: 2nd](#)
[Position #3 - Pat Olson: Approve](#)
[Position #7 - Georgeanne Zedrick: Approve](#)
[Position #5 - Bill Hassell: Approve](#)
[Position #1 - Zandra Umholtz: Absent](#)
[Position #6 - Kristina Woida: Approve](#)
[Position #2 - Stephanie Winchester : Approve](#)
[Position #4 - Sandra Johnson: Approve](#)

CITIZEN CONCERNS, COORESPONDENCE AND COMMENTS

Randy Tompkins – (610 S Coral St.) – spoke about concerns on neighboring property owner's short term rental.

Daniel Howlett – emailed comments about SDC fees to Planning Commissioner . Johnson asked for them to be included as citizen submitted testimony.

*Scott Graebke - (26539 Kittiwake Dr.) – Spoke about mountain biking and support for public access.

*made comments after new business on agenda.

PUBLIC HEARINGS - None

Updated 3/8/23

OLD BUSINESS

1. Housing Needs Analysis (HNA)- Fregonese presented an update on the HNA, the plan is to kick off the project at next month's meeting.
2. Lake Lytle Workshop – Fregonese spoke about the workshop on 22nd and the agenda.

NEW BUSINESS

1. 2023 PC Priorities & Project – Fregonese presented and outlined each priority for 2023 and spoke to the completed priorities for 2022. Shepard spoke on Salmonberry Trail Project and timeline.

PLANNING COMMISSION COMMENTS & CONCERNS

Zedrick – She is a Master Recycler and commented on DEQ meetings at County.

Olson – No comment.

Woida – Excited about all the projects.

Johnson – Short Term Rental link on main page of City Website.

Winchester - No comment.

Hassell – Thanked McGinnis for the tour of Lake Lytle.

STAFF COMMENTS AND CONCERNS

Fregonese – nothing.

ADJOURNMENT Olson made a motion to adjourn the meeting, seconded by Johnson, Motion Carried. Meeting closed a 5:46 p.m.

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

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

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

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

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

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

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

[Position #2 - Stephanie Winchester : Approve](#)

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

Notes from 2/22/2023 Workshop

Lake Lytle

Table 1

- Opportunities
 - Additional recreational amenity for RB & Area
 - ADA Kayak Launch was very important to the table
 - Benches and/or covered picnic area as well as space for potable water
 - Minimal boat HP (10 HP)
 - Keep the lake natural-maintain the bridge-no moors on Moroni Canal & Crescent Lake
 - Designated parking areas- stop congestion- only gravel or permeable surfaces
 - Handicap parking that has access to the launch and other amenities should be included- boat trailers x street
 - Restroom improvements (connected to city sewer) and a garbage system should be included such as small receptacles for trash, recycling, and dog waste. Small receptacles will help avoid home trash dumping.
 - A swimming area should be included
 - An annual kayak/canoe regatta could occur here during the Rockaway Celebration
 - A security camera should be included
 - A bike rack should be included
 - Appropriate signage should be included such as:
 - Swimming area
 - Rules and regulations
 - Hours
 - No camping
 - Highway signage
 - Interpretive signage such as history or wildlife
 - View image to see suggested improvement locations

Table 2

- Opportunities
 - No boat washouts-have video or signage to prevent this-encourage boat washouts in Garibaldi
 - Two Kayak launch locations
 - One past bridge at north end of the lake'
 - One near parking that is on dock and is ADA accessible
 - A sand/pebble beach should be included for launching separate from the boat ramp
 - The table had differing opinions on raised walkways
 - Include hours of use for noise control- dusk to dawn
 - Picnic areas that use surface pavers to allow for drainage should be included
 - Include restrooms that lock at specified times
 - View image to see suggested improvement locations

Table 4

- Opportunities
 - Aluminum dock with benches and fishing pol holders
 - Include a doggy dispenser
 - Include a drinking water fountain as well as a fresh water spout for rinsing off from swimming
 - Include parking access at 12th avenue
 - Include a small restricting ramp for the boat launch (less than 10 HP)
 - Include an ADA kayak launch
 - Include a security camera
 - Include a dredge under the bridge
 - Include 101 signage
 - Create a children's fishing event there
 - View image to see suggested improvement locations

Table 5

- Opportunities
 - Include a wash station and shower faucet that is tall for swimmers
 - Include space in bathhouse for changing
 - Include parking
 - Include motor boats
 - Include litter signs
 - Include kayak lockers
 - Include a pedestrian bridge to walk on
 - Include garbage bins
 - Include an ADA picnic area
 - Include a donation box
 - Include a dog waste station with strongly worded language to clean up as well as a 'keep dog on leash' sign
 - Include a swimming area
 - Include a sign about illegal boat motor flush as well as how to report violations

Table 6

- Opportunities
 - Wild life garbage receptacles
 - Include residential zoning and no commercial around area
 - Include bilge pump enforcement and signage
 - Include a fish station
 - Include an updated bathroom
 - Include partial gravel and painted parking
 - Include benches
 - Include no boats launched with more than 10 HP
 - Include upgrades to and from the location for future expansion

- Include a dog station
- Include two different launch stations that have different options
- Reduce road MPH
- Include lighting for street and in main area
- Include hours of operation signage
- Include a kayak/fishing boat launch along the dock area
- Rise the parking lot area with gravel to bring it to the level of the road and bathroom levels
- Include signage -no wake zone signage
- Include paving gravel with annual maintenance
- Someone expressed that many people with health issues need to use motor boats in order to fish
- Include ADA parking spots with one van and one regular spot
- Include a walking trail
- Remove invasive plants and grasses
- Include channel markers

Table 7

- Opportunities
 - Include ADA compliant restrooms
 - Include a new dock for fishing
 - Include a kayak launch
 - Include parking, lighting, and security
 - Include milfoil (invasive plant) control
 - Include a boat launch at 90-degree angle to dock
 - Include gazebo/picnic area
 - Include benches
 - Include permeable surface for parking to accommodate flooding
 - Include small outdoor stage/arena for musical events -preferably the classics
 - Include night lighting for security
 - Include observation platform over the water a bit with a telescope
 - Include only pedal swan boats
 - Include a picnic observation area
 - Include ADA compliant restrooms
 - Include a lunch for kayaks and boats on either side of the dock

CITIZEN SUBMITTED TESTIMONY

Current Multi family housing policy**3 messages****Daniel Howlett <danielhowlett@gmail.com>****Wed, Feb 15 at 9:11 AM****To: Sandra Johnson <s.l.johnson2021@gmail.com>****Hi Sandy,**

Greetings from Nice, France! I'm on vacation for the next few months, but I've been following local Rockaway politics from afar. Yeah, I know... too much time on my hands! :) I know that you've got a planning commission meeting tomorrow. Unfortunately, it is 9 hours ahead here, which is too late for me to attend remotely.

I wanted to reach out and ask if the planning commission as part of the housing needs steering committee would please include an evaluation of Rockaway's current Multi-Family Housing Policy? Can we please take a closer look at Ordinance 53.05 to evaluate the effect of these high costs for housing construction and higher rents?

Ordinance 53.05 requires that each "dwelling" must have its own water meter, incurring an additional SDC charge, connection fee, and extra monthly water/sewer fees. This means that each additional dwelling is required to pay an additional \$11,007 for an extra water meter and an additional \$1200 per year per dwelling for water and sewer. This \$1200 per year usually gets passed on to the tenants, resulting in higher rents. If it's a new triplex, the impact fees are \$32,904 and \$3600 per year in water, which again just makes rents higher. See attached fee structure.

Other cities have lowered or waived these fees to encourage workforce housing. Other cities charge SDCs based on water supply pipe size used, not housing class. For example, a 5 bedroom 4 bath single family home pays \$15,420 in SDC fees and \$1200 per year for water. In contrast, a duplex with 2 bed 1 bath units pays \$24,162 in SDC fees and \$2400 per year for water. This fee structure incentivizes single family homes and discourages workforce housing construction. If you compare this ordinance to what other cities are charging, it will become clear why we have limited multi-family housing construction. The most recent housing study in 2007 showed multi-family housing at 9% with the goal of increasing to 20% of the housing stock. It would be great if we had policies that increase workforce housing in Rockaway Beach for the long-term health of the local economy.

Thank you in advance for your consideration.