City of Rockaway Beach
Planning Commission Meeting Agenda

Date: April 20th, 2023
Time: 4:30 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

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

ROLL CALL

Position #2 - Stephanie Winchester: Present
Position #3 - Pat Olson: Present (came in late)
Position #7 - Georgeanne Zedrick: Present
Position #5 - Bill Hassell: Present
Position #1 - Zandra Umholtz: 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   March 16th, 2022 – Johnson made a motion to approve minutes as is, seconded by Umholtz – Motion Carried.

Position #4 - Sandra Johnson: Motion
Position #1 - Zandra Umholtz: 2nd
Position #2 - Stephanie Winchester: Approve
Position #3 - Pat Olson: Not present at time of vote
Position #7 - Georgeanne Zedrick: Approve
Position #5 - Bill Hassell: Approve
Position #1 - Zandra Umholtz: Approve
Position #4 - Sandra Johnson: Approve

CITIZEN CONCERNS, COORESPONDENCE AND COMMENTS

Anthony Samois – concerning 184 S 101 Hwy – Ricks Roadhouse, building issues with neighbor on water and sewer cleanouts.
Jeff Wong – (1020 S Breaker) – about future development opportunities.

PUBLIC HEARINGS - none

OLD BUSINESS – none

NEW BUSINESS

1. Mountain biking presentation – Scott Grabke gave a presentation and answered some questions from the public and commissioners.
2. SB 406 & Housing Needs Analysis (HNA) – Fregonese gave a presentation about the recently passed Senate Bill to require missing middle types housing in residential zones and adopt housing

production strategies creating an HNA and updating comprehensive plans. Goal to be completed by 2025. Part of the senate bill includes funding for cities for updates. HNA SSP and Comp plan update. A presentation will be presented to the City Council regarding the City to discuss the HNA plan as planned.

3. HB4123 – Representative Needed – McNeilly explained the request from a Coordinated Homeless Pilot committee and the city needs a representative for the committee. Umholtz offered to attend on behalf of the city.

4. Lake Lytle – List of Potential Improvements – Fregonese presented the list of and asked for any feedback or additions to the list. No suggestions, so list will be included in City lease agreement inclusion to County and continue to next steps.

PLANNING COMMISSION COMMENTS & CONCERNS

- Umholtz – City is doing so well and excited about all the positive work being done and happy to be part of the group.
- Olson – thanks to Fregonese for keeping things going and how things are moving along.
- Winchester – talked about the FEMA meeting and her concerns about upcoming regulations.
- Johnson – asked about Woida in that she has resigned and expressed appreciation for the work she did while there.
- Zeedrick – exited about bills at the house, was in Washington DC she attempted to go to FEMA offices and was turned away.
- Hassell – talked about the FEMA meeting and its impact on our community.

STAFF COMMENTS AND CONCERNS

- Jenny Kettner outlined the proposed upcoming regulations changes to the NFIP program and asked for public comments from our community members sent to FEMA by 5/5/23.

- Scott Fregonese talked about the monthly City and County coordination meeting between city management and planning staff. He mentioned that we will be looking for another planning commissioner with the resignation of Kristina Woida.

ADJOURNMENT - at 6:18 p.m. Olson made a motion to adjourn, 2nd by Umholtz – Motion carried.
Position #3 - Pat Olson: Motion
Position #1 - Zandra Umholtz: 2nd
Position #2 - Stephanie Winchester: Approve
Position #3 - Pat Olson: Approve
Position #7 - Georgeanne Zedrick: Approve
Position #5 - Bill Hassell: Approve
Position #1 - Zandra Umholtz: Approve
Position #4 - Sandra Johnson: Approve

Updated 4/24/23.