



## AGENDA –Monday, September 19, 2022

6:00 p.m. Workshop

7:00 p.m. City Council Meeting

In-Person and Zoom Webinar

Meeting ID: 831 6447 0113

Password: 12345678

### 6:00 WORKSHOP

WS 22-17

Zoning Updates – TAB A

WS 22-18

Zoning Reclassification – TAB B

### 7:00 p.m. CALL TO ORDER; PLEDGE OF ALLEGIANCE; AND ROLL CALL

Call to order

Mayor Phillips, Council Member Svendsen, Council Member Phelps,

And roll call

Council Member Murry, Council Member Reddy & Council Member Coleman

### PUBLIC COMMENT

At this time, the Mayor will call for any comments from the public on any subject whether it is on the agenda for any item(s) the public may wish to bring forward and discuss. Preference will be given to those who must travel. **Please limit your comments to three minutes. The City Council does not take any action or make any decisions during public comment.** To request Council action during the Business portion of a Council meeting, contact the City Administrator at least one week in advance of a meeting.

### CONSENT AGENDA – TAB C

All matters, which are listed within the consent section of the agenda, have been distributed to each member of the Long Beach City Council for reading and study. Items listed are considered routine by the Council and will be enacted with one motion unless a Council Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following items:

- Minutes, September 6, 2022, Regular Meeting
- Payment Approval List for Warrant Registers – 61099-61129 & 90012-90079 for \$435,291.79

- None

### DEPARTMENT HEAD ORAL REPORTS CORRESPONDENCE AND WRITTEN REPORTS

- None

### FUTURE CITY COUNCIL MEETING SCHEDULE

The Regular City Council meetings are held the 1<sup>st</sup> and 3<sup>rd</sup> Monday of each month at 7:00 PM and may be preceded by a workshop.  
October 3, 2022, October 17, 2022 & November 7, 2022

### ADJOURNMENT

American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, contact the City Clerk at (360) 642-4421 or advise City Administrator at the meeting.

TAB - A



**CITY COUNCIL  
WORKSHOP BILL  
WS 22-17**

**Meeting Date: September 19, 2022**

| AGENDA ITEM INFORMATION  |                                   |    |
|--|-----------------------------------|----|
| <b>SUBJECT: Vacation Rentals</b>   | <i>Originator:</i>                |    |
|  | Mayor                             |    |
|  | City Council                      |    |
|  | City Administrator                | DG |
|  | City Attorney                     |    |
|  | City Clerk                        |    |
|  | City Engineer                     |    |
|  | Community Development Director    | AS |
|  | Events Coordinator                |    |
|  | Finance Director                  |    |
|  | Police Chief                      |    |
|  | Streets/Parks/Drainage Supervisor |    |
| <b>COST: N/A</b>   | Water/Wastewater Supervisor       |    |
| <b>SUMMARY STATEMENT:</b> City staff has reviewed the Pacific County Ordinance and their fee schedule. Staff feels that a \$1,200 initial cost for permit and inspection is appropriate along with a \$500 annual fee. The attached ordinance has been drafted based on current zoning and specific trends that are occurring in land use. |                                   |    |

Workshops are public meetings with the purpose of allowing the City Council to discuss topics. No formal decisions are made at workshops. While almost every meeting when a majority of the city council is present is considered a public meeting, that doesn't necessitate the Council allowing public comment. If the Mayor and Council request more information or clarification they may seek input from the audience.

## **ORDINANCE NO. XXX**

### **AN ORDINANCE AMENDING ORDINANCE NO. XXX LAND USE/ZONING REGULATIONS AND ADOPTING AMENDED**

#### **SECTION 12-11-9 VACATION RENTALS**

**WHEREAS**, the Long Beach City Council (Council) conducted a regular meeting on June 16, 2022, establishing a moratorium on the receipt and/or processing of development permit applications 12-11-9, vacation rentals; and

**WHEREAS**, further analysis and public review will foster enhanced public participation and forward efforts to ensure that local land use regulations comply with the goals and policies of the Growth Management Act, Chapter 36.70A RCW; and

**WHEREAS**, there has been a recent significant increase in the number of new short-term vacation rental permit applications, and the existing process for conditional use permits has enabled short-term vacation rental permits to be issued which impose additional costs to the city and which threaten the character and peaceful living conditions of residential zones within the city of Long Beach; and

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LONG BEACH,  
WASHINGTON, DOES RESOLVE AS FOLLOWS:**

**SHORT TERM VACATION RENTALS.** Vacation Rentals are permitted as specified for each of the different Land Use Districts, subject to the following regulations:

1. **Density.** Within the R2R and S2, zoning districts, vacation rentals must have a radius of, greater than or equal to, two hundred feet (200'), as measured from all property lines. Special conditions or circumstances cannot be applied to allow relief from the (200') setback standard through a variance process.
2. **On any residentially zoned properties containing both a residential dwelling and an accessory residential dwelling, only one (1) residential structure may be licensed as a vacation rental, but not both.**
3. **Occupancy Limits.** No more than two (2) overnight occupants per bedroom, plus two (2) additional overnight occupants, shall be accommodated at any one time, e.g., a one (1) bedroom dwelling would be allowed four (4) overnight occupants while a two (2) bedroom dwelling would be allowed six (6) total



overnight occupants. The total number of occupants temporarily residing in a vacation rental shall not exceed ten (10) at any one time and includes all occupants over the age of two (2). The maximum number of occupants cannot be advertised to exceed the permitted occupancy. Occupancy limits cannot be increased by mitigation through a Conditional Use process;

4. Parking. The vacation rental shall have one (1) off-street parking space per each bedroom unit with a minimum of two (2) off-street parking spaces required;
5. Operation & Maintenance (O&M) Inspection. Satisfactory completion of an O&M inspection prior to the submittal of the initial vacation rental application, and year thereafter, or more frequently as determined by the city. The approved vacation rental permit/license will be issued after the completion of the approved final inspection.
6. Property Management Plan. A property management plan demonstrating how the vacation rental will be managed and how impacts to neighboring properties will be minimized shall be submitted for review and approval as part of the permitting & licensing process. The property management plan shall include:
  - a. Property manager's name and phone number;
  - b. Local point of contact who is responsible for responding immediately to complaints, i.e., clean up garbage, manage unruly tenants, etc.;
  - c. Statement regarding how garbage removal is to be conducted;
  - d. The "land line" phone number to the vacation rental;
  - e. Statement identifying emergency procedures the occupants are to follow in case of an emergency; and;
  - f. Identification and location of parking spaces available; and how the parking standards are to be met.

The approved property management plan shall be mailed to all adjoining property owners within three hundred feet (300') as a condition of license approval and shall be prominently and permanently displayed inside the unit near the front entrance of the vacation rental, along with the vacation rental license. Revisions to the approved property management plan and/or local point of contact will require review and approval. Once approved, the property owner shall mail the approved revised property management plan to all adjoining property owners within three hundred (300) feet. The revised license will be issued after receipt of the completed affidavit of mailing;

7. Fire & Life Safety Inspection. Satisfactory completion of a life/safety

inspection, performed by the City of Long Beach, prior to the issuance of the initial vacation rental permit; and shall be required every year after to ensure fire and life safety requirements are maintained.

8. Floor Plans. Accurate to scale floor plans are required for all new and existing vacation rentals to ensure fire and life safety requirements are maintained.
  - a. Floor plans will be required to be submitted at time of initial applications submittal and approved prior to the initial permit issuance. These plans should include the egress points.
  - b. The approved floor plan must be posted in a visible location within the vacation rental.
  - c. Changes to the approved floor plan will require resubmittal and approval and may require a Fire & Life Safety inspection, at the discretion of the building department.
9. Appearance. The exterior of the building(s) shall retain a residential appearance with house numbers maintained on the front of the building and visible from the street or road. No junk or garbage shall be allowed to accumulate in any yards and all vehicles shall park in designated parking areas;
10. Garbage. Provisions shall be made for garbage removal during rental periods and said provisions shall be documented in the property management plan. Proof of said service shall be provided to the City of Long Beach. Any complaints regarding littering or garbage shall be resolved immediately. The garbage can shall be put out on the street the same day as pick-up service and returned its designated spot afterward. The can cannot remain on the street after service.
11. Animals: animals shall be secured at all times while on the property. All other city regulations regarding pets must be abided by as described in LBCC 6-4. There cannot more than three (3) dogs staying at the property at one time.
12. Fences: Fences shall be required for all vacation rentals. Each property shall conform to their respective zoning requirements.
13. Phone Service. The vacation rental shall have a "land line" with local phone service. The phone number servicing the vacation rental shall be included in the property management plan;
14. Signage. One (1) sign either attached to the dwelling or placed in front of the dwelling and containing no more than four (4) square feet, is permitted. The sign cannot be internally lit. No off-premises signage or advertising is permitted.

15. The vacation rental shall be operated in a way that will prevent disturbances to neighboring properties not typical of a residential neighborhood, including, but not limited to, loud music, loud noises, excessive traffic, loud and uncontrolled parties, junk/debris/garbage accumulation in the yards, trespassing, barking dogs, or excess vehicles, boats or recreational vehicles parked in the streets in front of the unit;
16. Prior to the issuance of the initial vacation rental permit, the owner of record shall demonstrate that the vacation rental is registered as a business with the State of Washington and that a State Business License and Unified Business Identifier (UBI) number have been issued for the vacation rental. The owner shall also certify that all applicable lodging taxes will be paid and shall provide proof of general liability insurance for use of the residential structure as a vacation rental;
17. The vacation rental shall meet all applicable State and local health, safety and building codes;
18. License Requirement. In addition to the underlying Land Use District permitting and process requirements, an owner shall obtain a revocable vacation rental annual license from the City of Long Beach whenever a dwelling unit is to be used for vacation rental purposes and shall comply with the following:
  - a. A vacation rental license shall be obtained from the City of Long Beach prior to using the dwelling unit as a short-term vacation rental;
  - b. The vacation rental license shall be renewed annually;
  - c. The vacation rental license is non-transferable. If the property is sold, the new owner will need to re-apply for both the vacation rental license and the underlying vacation rental permit. A prospective buyer may apply for a vacation rental permit/license with the permission of the current legal owner of the property, and a vacation rental permit issued to the prospective buyer will be conditioned on the subject property being purchased by the applicant/buyer. The vacation rental license will be held until the property is transferred into the buyer's name.
  - d. The City of Long Beach vacation rental license shall be prominently and permanently displayed inside the unit near the front entrance of the vacation rental and shall list the following:
    1. The name, address and phone numbers of the property owner and/or the designated property manager;

2. The name and phone number of the local point of contact who must reside within one (1) hour (travel time) from the site address of the vacation rental;
  3. The maximum occupancy;
  4. Number of required parking spaces;
  5. The service provided to handle garbage;
  6. A statement that occupants are to respect adjoining property owners by adhering to quiet hours from 10 p.m. to 8 a.m., and refrain from trespassing, littering or parking on adjoining properties;
  7. A statement that occupants, owners, and managers of this vacation rental are subject to civil penalties for violating this Ordinance; and;
  8. A statement that the license to operate this vacation rental may be revoked for violations of these rules.
19. The Administrator may impose other conditions, such as additional parking, improved access, fencing, landscaping, or minimum screening to ensure the proposed use is compatible with the surrounding residential character;
20. If the terms of the vacation rental license are not met, the license may be revoked and the property owner may be subject to penalties per Long Beach City Code Section 1-4-1 or any amendments thereto;
21. Complaints. All complaints shall proceed as follows:
- a. The complaining party shall first attempt to communicate with the local contact person designated on the permit and property management plan, describe the problem and leave a contact phone number for call back information;
  - b. The contact person shall respond promptly to the complaint, regardless of time of day, and make reasonable efforts to remedy any situation that is out of compliance with the Section; and;
  - c. If the response is not satisfactory to the complaining party, then the complaining party may next provide a written complaint to the City of Long Beach Community Development Director, which complaint shall identify and be signed by the complaining party. The complaint shall include a description of



the informal attempts to resolve the complaint. A copy of the written complaint shall be provided to the owner and contact person by the City. The Director of Community Development shall attempt to resolve the complaint. If so required, the owner or local contact person shall provide a written response to the complaint with the anticipated corrective action within ten (10) days. A copy of the complaint will be filed with the vacation rental license file.

22. Compliance and Revocation.

- a. Owners of vacation rentals shall obey all applicable Laws and Ordinances of the City and shall be subject to permit revocation procedures and appeals processes outlined in this Section and in Long Beach code section 4-1-5 or any amendments thereto;
- b. If there have been three (3) or more authenticated violations of this Ordinance related to the same vacation rental within one (1) calendar year, or if there have been three (3) or more authenticated violations of other City Ordinances related to the same vacation rental within one (1) calendar year, the Administrator shall revoke the vacation rental license and underlying vacation rental permit, and the property owner shall be prohibited from obtaining a new vacation rental permit & license for at least one (1) year from the revocation;
- c. Nothing in this subsection precludes the City of Long Beach from proceeding with formal enforcement action against a property owner and/or occupant for violations of this Ordinance .
- d. **All** existing and permitted vacation rentals shall meet the modified licensing/permitting standards contained within 12-11-9 or future amendments no later than December 31, 2023.

Passed this XXth day of , 2022.

AYES

NAYS

ABSENT

ATTEST:

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Mayor Jerry Phillips

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Jessie Hermens, City Clerk







Legend

STR 2022

STR 300 BUFFER

zoning\_2018

ZONING

C1

OT

OTW

R2R

RC

S2

S3

412 30TH ST NW

408 28TH ST NW  
220 28TH ST NW B  
240 28TH ST NW A  
240 28TH ST NW B  
200 28TH ST NW/a  
132 28TH ST NW  
128 28TH ST NW  
136 28TH ST NW  
28TH ST NW

28TH ST NW

2711 SEA CREST AVE N  
2707 SEA CREST AVE N  
2705 SEA CREST AVE N  
2704 SEA CREST AVE N  
2612 SEA CREST AVE N  
2610 SEA CREST AVE N  
2606 SEA CREST AVE N  
26TH ST NW

210 26TH NW 101A

26TH ST NE

26TH ST NE

25TH ST NE

24TH ST NE

23RD ST NE

22ND ST NE

PIONEER RD NW

PIONEER RD NE

2006 OCEAN BCH BLVD N

2006 OCEAN BCH BLVD N

111 PACIFIC AVE S

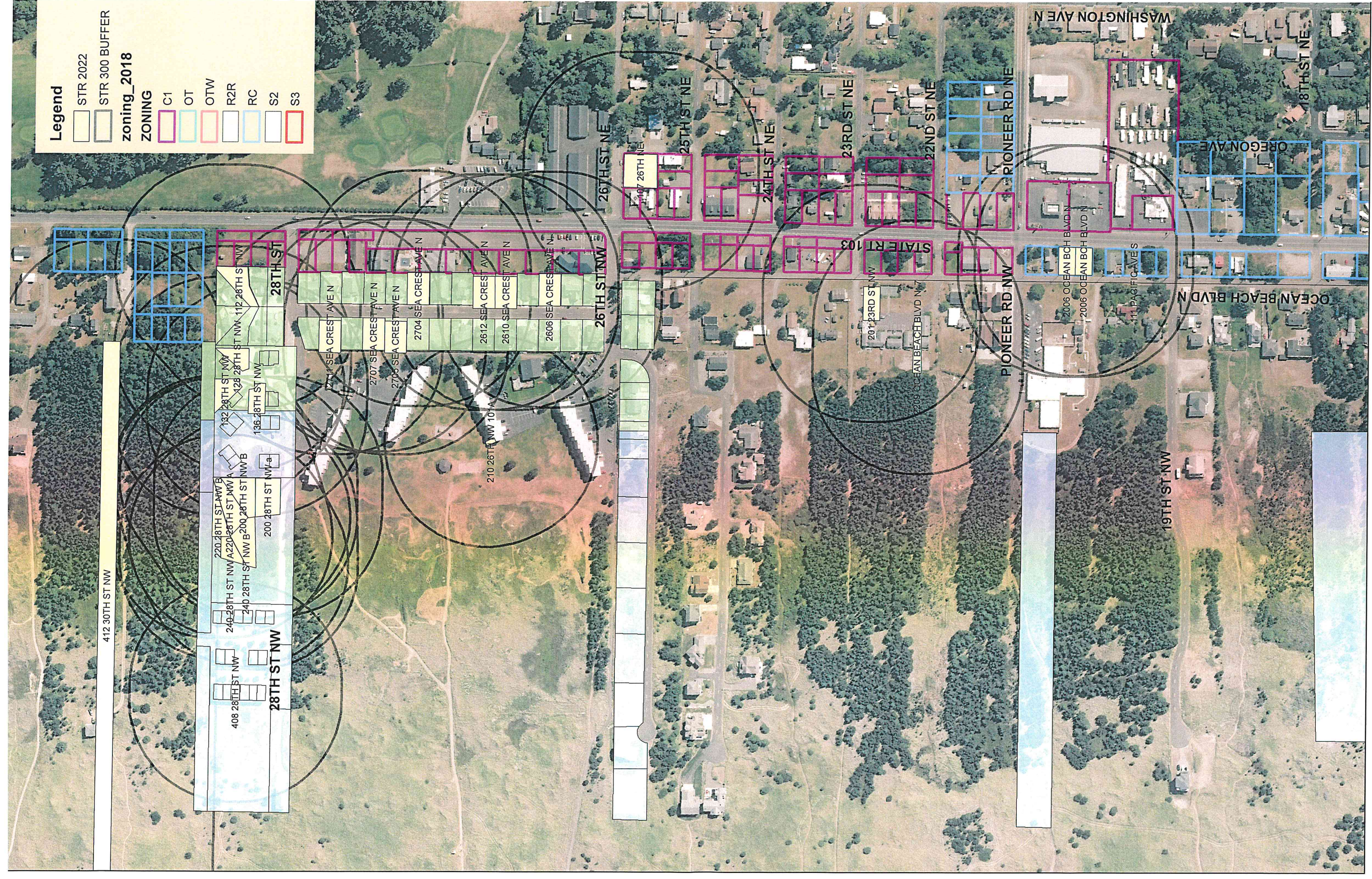
19TH ST NW

OCEAN BEACH BLVD N

OREGON AVE

18TH ST NE

WASHINGTON AVE N













412 30TH ST NW

408 28TH ST NW

28TH ST NW

220 28TH ST NW B

240 28TH ST NW A

240 28TH ST NW B

200 28TH ST NW a

132 28TH ST NW

128 28TH ST NW

136 28TH ST NW

112 28TH ST NW

28TH ST

2711 SEA CREST AVE N

2707 SEA CREST AVE N

2705 SEA CREST AVE N

2704 SEA CREST AVE N

210 26TH NW 101A

26TH ST NW

26TH ST NE

OCEAN BEACH BLVD N

1407 26TH NE

25TH ST NE

24TH ST NE

23RD ST NE

2209 OCEAN BEACH BLVD N, 7

201 23RD ST NW

STATE RT 103

22ND ST NE

PIONEER RD NW

PIONEER RD NE

111 PACIFIC AVE S

2006 OCEAN BCH BLVD N

2006 OCEAN BCH BLVD N

19TH ST NW



# Pacific County Licensing Fees

| Special Use (R-R, R-2, RL, & MU)  | Permitted Use (R-3, C-C, & MU-T)   |
|---|--|
| <div> <input type="checkbox"/> Fee: <b>\$ 1,810.00</b> </div> <div> <div>\$65.00 Application Fee</div> <div>\$10.00 Technology Fee</div> <div>\$985.00 Special Use Fee</div> <div><b>\$ 750.00</b> License Fee</div> <div>TBD Hearings Examiner Fee*</div> </div> | <div> <input type="checkbox"/> Fee: <b>\$ 890.00</b> </div> <div> <div>\$65.00 Application Fee</div> <div>\$10.00 Technology Fee</div> <div>\$65.00 Zoning Fee</div> <div><b>\$ 750.00</b> License Fee</div> <div>Annual</div> </div> <div>Initial</div> |

<https://www.co.pacific.wa.us/dcd/images/Vac%20Rentals/VAC%20RENTAL%20APP%20PACKET.pdf>





June 10, 2022

To the Director of Community Development, Planning Commission, and City Council,  
City of Long Beach, 115 Bolstad Ave. W, Long Beach, WA 98631

To Whom This May Concern:

This letter is written in response to the notice in the June 1, 2022, edition of the Chinook Observer concerning the annual update to the Comprehensive Plan and City Code. As the Comprehensive Plan already has in Chapter 4, Housing Element Goal 4.4, Protect Residential Neighborhoods, the following recommendations would only entail a change to Title 12 Zoning Regulations. (see attached documents)

The recommendations are as follows:

1. Put a moratorium in place as soon as possible for applications for Conditional Use Permits (CUP) for vacation rentals in R2R and S2 Residential Zones.
2. Amend Title 12, 12-5 D-3 (R2R) and 12-8 B-3 (S2) to no longer allow vacation rentals as a conditional use in these respective zones.

The need for these recommendations are well known to most. A considerable amount of real estate is being acquired in town for the sole use of income property in the form of vacation rentals. This commercial activity in the residential zones of R2R and S2 is becoming increasingly disruptive to the residential character and integrity of these neighborhoods. The list of disruptive activity is long and is well outlined in the numerous letters written to city officials and hearing examiner. Additionally, this conversion has made for less property available for long term renters, young families, retirees, and local and remote workers who wish to come and live their lives in Long Beach. These folks are exactly what the Comprehensive Plan outlines as to whom we are looking for in the Residential Zones. We need to provide them a place to live. We need to make Residential Zones exactly that, areas that provide for long term rentals and owner occupied residences.

There is plenty of room for expansion of vacation rentals for our visitors in the Commercial Zones. We do not need to sacrifice our neighborhoods for this additional commercial activity. Also, after this amendment is in place, the present houses which have a vacation rental CUP could continue to utilize that permit as a nonconforming CUP.

It has been suggested that we could limit the number of vacation rentals in conditional use areas to a certain percentage or "X" number per so many feet. These

recommendations have merit, but I believe it is simpler and more effective to just stop the conversion of homes to commercial use. It is a better urban design and is more consistent with the comprehensive plan as written.

Additionally, Title 12, Section 12-11-9 outlines the minor requirements of vacation rentals in both the conditional use and the outright permitted areas of town. A quick review of the vacation rentals on line or a visit to these properties show that not all vacation rentals adhere to these requirements. As vacation rentals are quite popular and becoming more numerous, a rewrite of the minor requirements listed in section 12-11-9, appears to be in order. This re-write could be based on the Pacific County vacation rental requirements or on those of other municipalities.

Thank you for the opportunity to make recommendations to the Plan and Code.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike O'Hara", with a stylized flourish at the end.

Mike O'Hara

## **Protect Residential Neighborhoods**

**Goal 4.4** Ensure that the long term residential character of neighborhoods is protected and maintained.

**Strategy 4.4.A** Continue to evaluate zoning to ensure an adequate supply of affordable housing and long term rental opportunities.

**Strategy 4.4.B** Continue to evaluate zoning to ensure the extent, character, and integrity of residential neighborhoods.



# City of Long Beach

## Rental and Conditional Use

### Map Legend

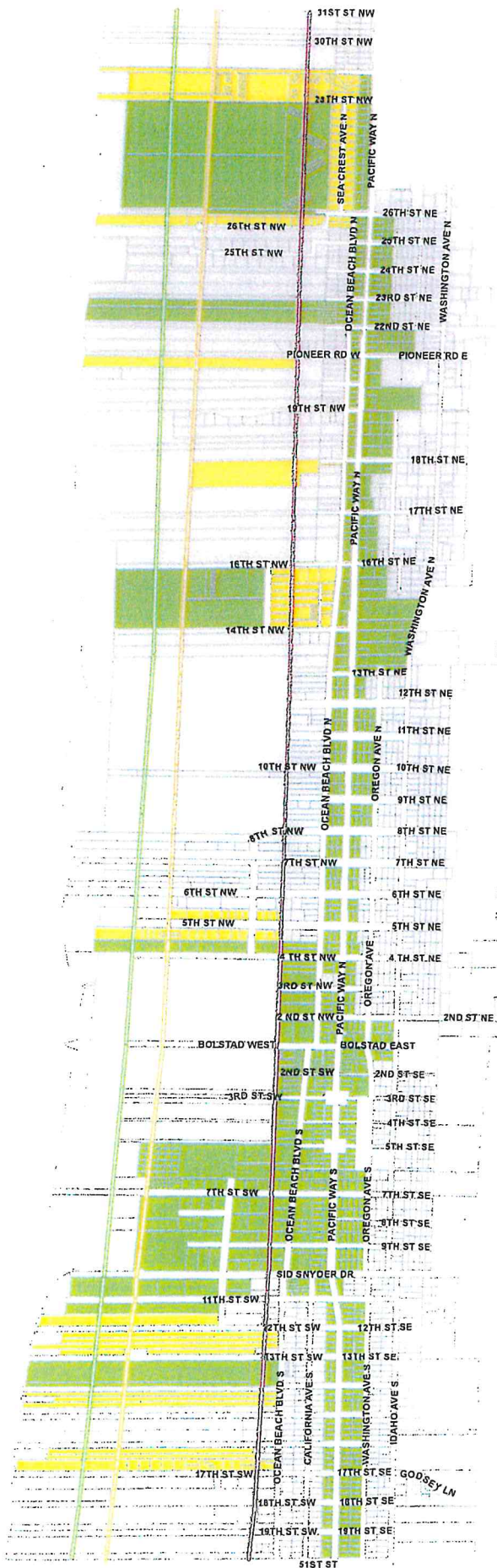
- 1889 Seashore Conservation Line
- 1968 Seashore Conservation Line
- 1980 Seashore Conservation Line
- City Boundary

### Rental and Conditional Use Land 2018

- Not Allowed
- Allowed with Conditional Use Permit
- Allowed Outright




























0 250 500 1,000 1,500 2,000 Feet  
This map was made May 3, 2018





# City of Long Beach Zoning Map

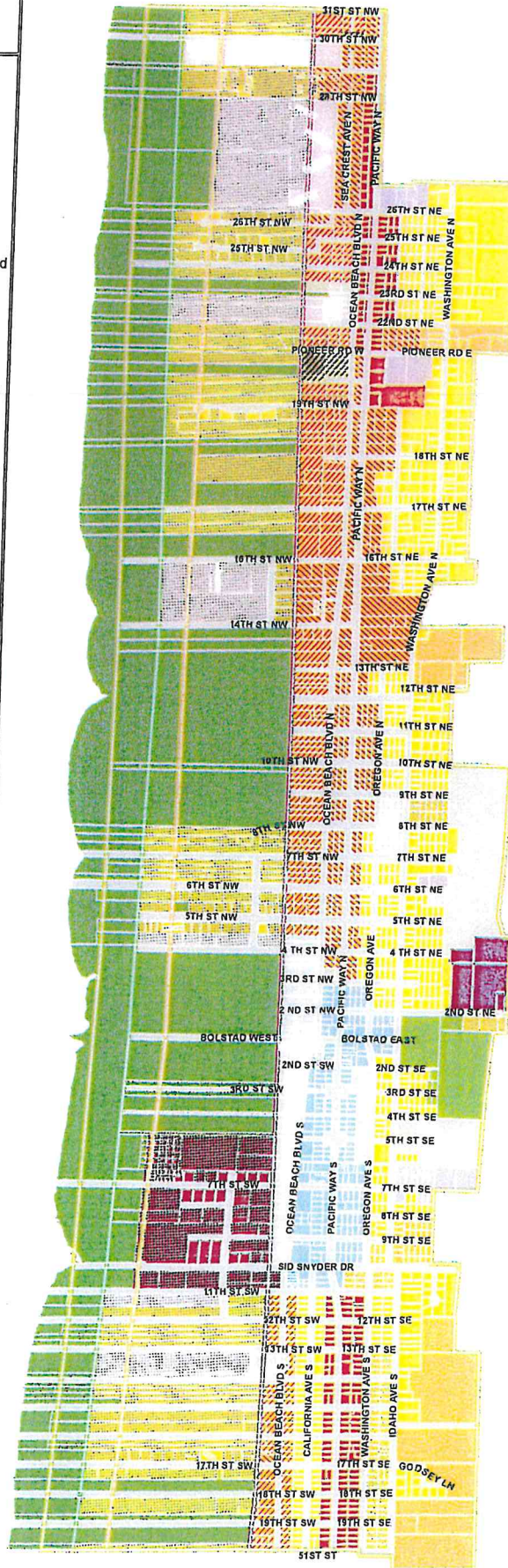
## Map Legend

-  City Boundary
-  1889 Seashore Conservation Line
-  1968 Seashore Conservation Line
-  1980 Seashore Conservation Line
- 
- R1  Single Family Residential
- R1R  Single Family Residential Restricted
- R2  Two Family Residential
- R2R  Two Family Residential Restricted
- R3  Multi-Family Residential
- R3R  Multi-Family Restricted
- S1  Shoreline Single Family Residential
- S2  Shoreline Multi-Family Residential
- S3  Shoreline Resort
- S3M  Shoreline Resort Mixed-Use District
- S3R  Shoreline Resort Restricted
- AC  Accommodations
- RC  Residential Commercial
- OT  Old Town
- OTW  Old Town West
- C1  Commercial
- C2  Commercial Retail Warehouse
- L1  Light Industrial
- P  Public
- PR  Parks & Recreation
- S4  Shoreline Conservancy



0 250 500 1,000 1,500 2,000 Feet

This map was made January 2, 2018





Post Office Box 310  
115 Bolstad Avenue West  
Long Beach, WA 98631  
Telephone 360-642-4421  
FAX 360-642-8841

[planning@longbeachwa.gov](mailto:planning@longbeachwa.gov)

## VACATION RENTAL FACT SHEET

### What is a Vacation Rental?

In the City of Long Beach, a vacation rental is a dwelling unit designed specifically for residential use which is used as itinerant lodging. That is, it is rented out for periods of thirty (30) days or less.

### What Does it Take to Have a Vacation Rental?

First, you must have the correct zoning, as shown in the table below; you may need a conditional use permit. Then, you must have a business license, pay all applicable bed, sales, and -- if applicable -- B&O taxes. Finally, you must be a good neighbor and manage your vacation rental responsibly. It is best to have an in-town property manager who can quickly respond to any neighborhood concerns.

### Where Can I Have a Vacation Rental in Long Beach?

| Zoning District                 | Allowed Outright | Allowed Conditionally | Not Allowed |
|---------------------------------|------------------|-----------------------|-------------|
| R1: Single Family Residential   |                  |                       | ✓           |
| R1R: SFR Restricted             |                  |                       | ✓           |
| R2: Two-Family Residential      |                  |                       | ✓           |
| R2R: 2FR Restricted             |                  | ✓                     |             |
| R3: Multi-Family Residential    |                  |                       | ✓           |
| R3R: MFR Restricted             |                  |                       | ✓           |
| OT: Old Town                    | ✓                |                       |             |
| OTW: Old Town West              | ✓                |                       |             |
| RC: Residential Commercial      | ✓                |                       |             |
| AC: Accommodations              | ✓                |                       |             |
| C1: Commercial                  | ✓                |                       |             |
| C2: Commercial Retail Warehouse |                  |                       | ✓           |
| L1: Light Industrial            |                  |                       | ✓           |
| S1: Shoreline SFR               |                  |                       | ✓           |
| S2: Shoreline MFR               |                  | ✓                     |             |
| S3: Shoreline Resort            | ✓                |                       |             |
| S3R : SR Restricted             | ✓                |                       |             |
| S3M: SR Mixed Use               | ✓                |                       |             |

TAB - B





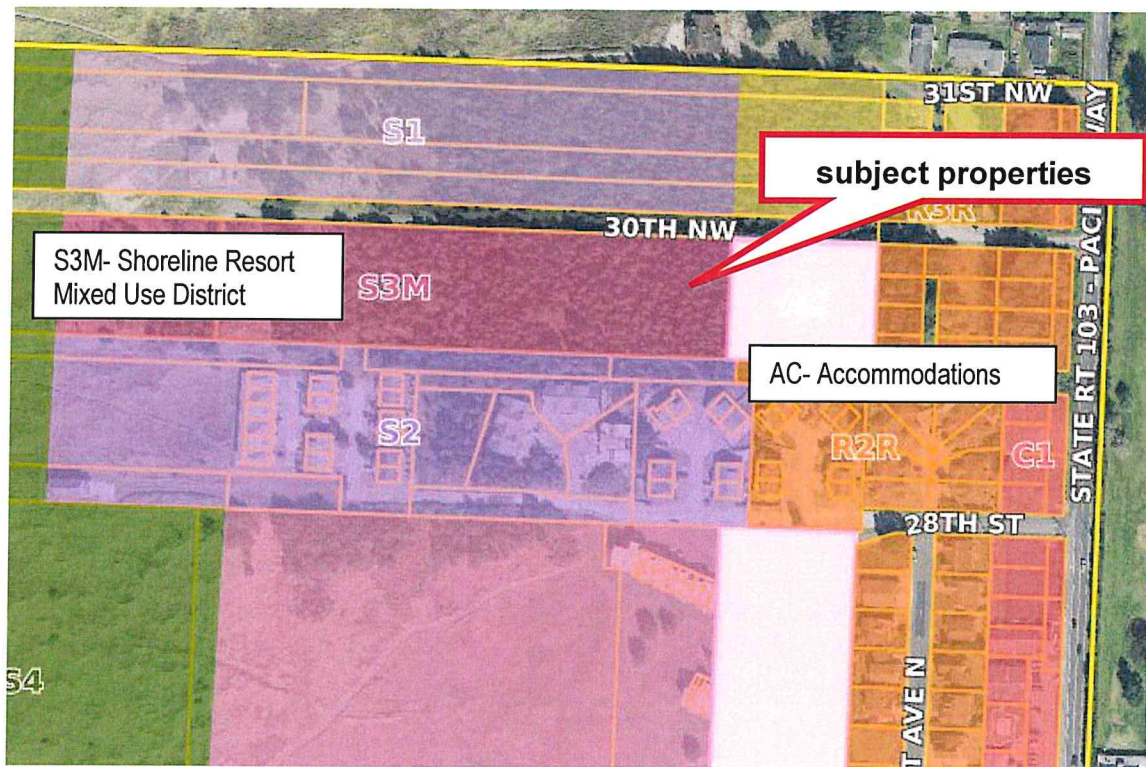
**CITY COUNCIL  
WORKSHOP BILL  
WS 22-18**

**Meeting Date: September 19, 2022**

| AGENDA ITEM INFORMATION  |                                   |    |
|--|-----------------------------------|----|
| <b>SUBJECT:</b><br><b>Reclassification Request</b>   | <b>Originator:</b>                |    |
|  | Mayor                             |    |
|  | City Council                      |    |
|  | City Administrator                | DG |
|  | City Attorney                     |    |
|  | City Clerk                        |    |
|  | City Engineer                     |    |
|  | Community Development Director    | AS |
|  | Events Coordinator                |    |
|  | Finance Director                  |    |
|  | Police Chief                      |    |
|  | Streets/Parks/Drainage Supervisor |    |
| <b>COST:</b> N/A   | Water/Wastewater Supervisor       |    |
| <b>SUMMARY STATEMENT:</b> Clarify the differences between R2R zoning and RC with respect to the zoning reclassification request. |                                   |    |
|  |                                   |    |

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**Case No. RZ 2022-01**

(APN 10110433054) currently zoned S3M, west of the 1889 line and AC east of the 1889 line

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## ARTICLE C. RC RESIDENTIAL COMMERCIAL DISTRICT

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### SECTION:

#### 2-6C-1: Intent

#### 2-6C-2: Permitted Uses

#### 2-6C-3: Conditional Uses

#### 2-6C-4: Standards

#### 2-6C-1: INTENT:

The intent of the RC Residential Commercial Zone District is to provide for a mix of residential and commercial uses in a pedestrian oriented neighborhood that is residential in character, while creating a twentieth century beachside look. Commercial uses serve the needs of local residents as well as visitors but exclude certain more intensive activities that might have a negative impact on residences, such as those that emit noise, light, smells or vibrations. Development is encouraged that will provide compatibility between different uses, and facilitate future conversion from one use to another. The RC Residential Commercial District implements the RC residential commercial land use designation of the Long Beach comprehensive plan. (Ord. 959, 10-15-2018)

#### 2-6C-2: PERMITTED USES:

##### A. Principal Uses:

Adult family home, six (6) or fewer beds.

Arts and crafts galleries.

Bed and breakfast, fifteen (15) or fewer guestrooms.

Building supply, contractors, shops, excluding exterior storage yards.

Business, professional offices or financial institutions.

Daycare center, eleven (11) or fewer children.

Transient lodging, i.e., hotels and motels, twenty five (25) or fewer lodging units.

Laundromats.

Mixed use: Any combination of the permitted uses listed herein.

Multi-family dwellings, four (4) or fewer units.

Performing arts center seating ninety nine (99) people or fewer.

Personal services, including, but not limited to, barbershops, laundry and dry cleaning, or other service establishments.

Restaurants, with or without drive-through facilities.

Retail trade establishments such as food stores, drugstores, gift shops, garden stores, variety stores and appliance stores.

Single-family dwellings.

Two-family dwellings.

Vacation rentals.

Wineries and breweries.

B. Sexually Oriented And Adult Businesses: Sexually oriented or adult businesses shall be permitted, subject to design review as set forth in chapter 10, including article A of this title, and subject to the restrictions set forth

### C. Accessory Uses And Structures:

- Enclosed storage of materials, supplies and equipment associated with the principal use of the property.
- Family daycare home, six (6) or fewer children.
- Live-work spaces within residential uses.
- Outdoor merchandising, vending and dining, two hundred (200) square feet or less, when such use is associated with a business operating out of an adjacent building.
- Parking and loading areas associated with the principal use of the property.
- Private garages and private recreational vehicle storage buildings.
- Private (noncommercial) greenhouses, woodsheds, and toolsheds.
- Small wind generation facilities, subject to the provisions of section 12-11-22 of this title.
- Solar energy facilities, subject to the provisions of section 12-11-21 of this title. (Ord. 959, 10-15-2018)

### **2-6C-3: CONDITIONAL USES:**

- Auto repair shops and car washes.
- Churches.
- Commercial fishing equipment, supplies and repairs (equipment and small engine only).
- Cooperative (State registered).
- Custom manufacturing of goods for retail sale on premises, or cottage industries.
- Daycare center, twelve (12) or more children.
- Eating and drinking establishments, excluding drive-through facilities.
- Funeral homes and mortuaries, crematorium.
- Governmental or Municipal structures, uses or facilities.
- Group dwellings.
- Group home or residential care facility, fifteen (15) or fewer beds.
- Transient lodging, i.e., hotels and motels, twenty six (26) or more lodging units.
- Marijuana (State licensed) retailer.
- Mixed use: Any combination of uses including at least one conditional use.
- Multi-family dwellings or a combination of two-family and/or multi-family buildings, resulting in five (5) or more dwelling units.
- Nursing homes and convalescent centers, seven (7) or more beds.
- Outdoor merchandising, vending, and dining greater than two hundred (200) square feet may be allowed if such activity is associated with a business operating out of an adjacent building. No businesses shall operate solely in an open air environment.
- Parks, recreational areas and facilities.
- Public parking lots.
- Quasi-public uses.
- Recreational vehicle parks on the east side of SR 103 (Pacific Avenue).



Wireless communication facilities, pursuant to the requirements of section 12-11-17 of this title. (Ord. 959, 10-15-2018)

## **2-6C-4: STANDARDS:**

### **A. Lots:**

1. **Lot Size:** Lot area shall be a minimum of five thousand (5,000) square feet. Construction on lots platted prior to the effective date hereof, with less than five thousand (5,000) square feet, may be permitted as approved by the City Council upon the recommendation of the Planning Commission.

2. **Maximum Lot Coverage:** No more than seventy five percent (75%) of any lot shall be covered by structures and/or impermeable surfaces.

### **3. Setback Requirements:**

a. **Front yard:** Zero (0) minimum to a maximum of twenty feet (20') along Pacific Avenue; zero (0) minimum and no maximum to other streets.

b. **Side yard:** Five foot (5') minimum.

c. **Rear yard:** Five foot (5') minimum.

d. **Corner lots and multiple street frontages:** Zero (0) minimum to a maximum of twenty feet (20') along Pacific Avenue; five foot (5') minimum to Ocean Beach Boulevard; zero (0) minimum to all other street sides.

(1) The ground level of the building, to a height of at least eight feet (8') but excluding porch columns and railings, shall not be located in a vision clearance triangle, formed by measuring twenty feet (20') along each property line from the intersection of the two (2) streets and connecting the end points of such lines formed by such measurements.

(2) Porch roofs, balconies, canopies, bays, upper floors and similar features shall be permitted to project into the vision clearance triangle, provided the lowest point of the overhang or projection has a clearance of at least eight feet (8') above the sidewalk grade on Pacific Avenue, if abutting, or the level of the adjacent street for all other frontages.

B. **Building Height:** The maximum height of a structure shall be thirty five feet (35'), except the maximum height of an accessory building with a gross floor area of less than two hundred (200) square feet shall be fifteen feet (15').

C. **Signs:** As provided in chapter 14 of this title.

D. **Parking:** All parking toward the side or rear of buildings; otherwise as provided in chapter 12 of this title.

E. **Design Review:** All new construction, additions and exterior alterations shall be subject to design review as provided in chapter 10 of this title.

F. **Landscaping:** As provided in chapter 13 of this title.

G. **Maximum Building Size:** Ten thousand (10,000) square feet per floor. The total floor area of all buildings on lot shall not exceed seventy five percent (75%) of the lot area (a floor area ratio [FAR] of 0.75:1).

H. **Density:** No maximum.

I. **Dwelling Unit Minimum Size:** Each dwelling unit must be at least four hundred ten (410) square feet. (Ord. 959, 10-15-2018)



## ARTICLE D. R2R TWO-FAMILY RESIDENTIAL RESTRICTED DISTRICT

### SECTION:

#### 2-5D-1: Intent

#### 2-5D-2: Permitted Uses

#### 2-5D-3: Conditional Uses

#### 2-5D-4: Standards

#### 2-5D-1: INTENT:

The intent of the R2R Two-Family Residential Restricted District is to provide for two-family and single-family residential development that enhances and contributes to an atmosphere of early twentieth century beach architectural design. Community services and facilities that will serve the area's population while protecting and maintaining the residential character may also be included. Small scale lodging establishments and vacation rentals may also be allowed. The R2R Two-Family Residential Restricted District implements in part the MDR medium density residential land use designation of the City of Long Beach comprehensive plan. (Ord. 959, 10-5-2018)

#### 2-5D-2: PERMITTED USES:

##### A. Principal uses:

Adult family home, six (6) or fewer beds.

Single-family dwellings.

Two-family dwellings.

##### B. Accessory uses and structures:

Family daycare home, six (6) or fewer children.

Home occupations.

Private accessory living quarters attached to a principal structure or in a detached accessory building for sole use of occupant or temporary guests.

Private garages and private recreational equipment storage buildings.

Private (noncommercial) greenhouses, woodsheds and toolsheds.

Private swimming pools, hot tubs, saunas and tennis courts.

Small wind generation facilities, subject to the provisions of section 12-11-22 of this title.

Solar energy facilities, subject to the provisions of section 12-11-21 of this title. (Ord. 959, 10-15-2018)

#### 2-5D-3: CONDITIONAL USES:

Bed and breakfast, fifteen (15) or fewer guestrooms.

Churches.

Daycare center, seven (7) or more children.

Governmental or Municipal structures, uses or facilities.

Nursing homes and convalescent centers, seven (7) or more beds.

Parks, recreational areas and facilities.

Schools.

## **2-5D-4: STANDARDS:**

### **A. Lots:**

1. **Lot Size:** A minimum of four thousand (4,000) square feet shall be provided for each dwelling unit. Construction on lots platted prior to the effective date hereof, with less than four thousand (4,000) square feet, will be permitted for one single-family home, where total lot coverage does not exceed sixty percent (60%) and where all setback requirements can be met. Not more than one principal building shall be placed on any lot.

2. **Lot Coverage:** No more than sixty percent (60%) of any lot shall be covered by structures and/or impermeable surfaces.

### **3. Setback Requirements:**

a. **Front yard:** Ten feet (10') minimum.

b. **Side yard:** Five feet (5') minimum.

c. **Rear yard:** Ten feet (10') minimum.

d. **Corner lots:** Shall have a ten foot (10') minimum setback on each street side and a five foot (5') minimum setback on all other sides.

**B. Building Height:** The maximum height of a building shall be thirty five feet (35'), except the maximum height of an accessory building with a gross floor area of less than two hundred (200) square feet shall be fifteen feet (15').

**C. Signs:** As provided in chapter 14, including article A, of this title.

**D. Parking:** As provided in chapter 12 of this title.

**E. Design Review:** All new construction, additions and exterior alterations shall be subject to design review, as provided in chapter 10 of this title.

**F. Landscaping:** As provided in chapter 13 of this title.

**G. Accessory Building Size:** The total floor area of all accessory buildings shall not exceed eight hundred (800) square feet or ten percent (10%) of the total lot area, whichever is greater, but in no case more than one thousand two hundred (1,200) square feet.

**H. Dwelling Unit Minimum Size:** Each dwelling unit must be at least four hundred ten (410) square feet. (Ord. 59, 10-15-2018)

TAB - C

## **LONG BEACH CITY COUNCIL MEETING**

**September 6, 2022**

### **6:30 COUNCIL WORKSHOP**

Mayor Phillips, C. Svendsen, C. Phelps, C. Murry, and C. Reddy were in attendance. C. Coleman was absent.

### **WS 22-16 – Zoning Updates**

David Glasson, City Administrator, presented the workshop bill. The purpose of the workshop is to review and discuss the requested reclassification.

**No decisions were made at this time.**

### **7:00 CALL TO ORDER**

Mayor Phillips called the meeting to order.

### **ROLL CALL**

David Glasson, City Administrator, called roll with Mayor Phillips, C. Svendsen, C. Phelps, C. Murry, and C. Reddy in attendance. C. Coleman was absent.

### **EXECUTIVE SESSION – Discussion with legal counsel about legal risks of current or proposed action (RCW 42.30.110(1)(i)).**

The council went into Executive Session at 7:02 p.m.

The council came out of Executive Session at 7:15 p.m.

**C. Svendsen made the motion to approve that staff can take appropriate action for final decision. C. Phelps seconded the motion; 4 Ayes; 1 Absent (C. Coleman), motion passed.**

### **PUBLIC COMMENT**

No public comments

### **CONSENT AGENDA**

Minutes, August 15, 2022, Regular Meeting

Payment Approval List for Warrant Registers – 61074-61098 & 89936-90011 for \$297,515.48

**C. Reddy made the motion to approve the Consent Agenda. C. Svendsen seconded the motion; 4 Ayes; 1 Absent (C. Coleman), motion passed.**

### **BUSINESS**

**AB 22-59 – Amendment No. 3 to Contract for Engineering Services**



David Glasson, City Administrator, presented the agenda bill. This amendment includes updating the financial portion of the wastewater comprehensive plan. There are also some small edits that need to be incorporated, all of which, are included in the \$5,000 fee.

**C. Reddy made the motion to authorize the Mayor to approve amendment No. 3 to the contract with Gray and Osborne for professional engineering. C. Svendsen seconded the motion; 4 Ayes; 1 Absent (C. Coleman), motion passed.**

#### **AB 22-60 – Amendment No. 4 to Contract for Engineering Services**

David Glasson, City Administrator, presented the agenda bill. This amendment includes work for a water rate study. This is work that was identified in the water comprehensive plan and has been included in the 2022 budget.

**C. Svendsen made the motion to authorize the Mayor to approve amendment No. 4 to the contract with Gray and Osborne for professional engineering services. C. Phelps seconded the motion; 4 Ayes; 1 Absent (C. Coleman), motion passed.**

#### **AB 22-61 – Fireworks Agreement for New Year's Eve**

David Glasson, City Administrator, presented the agenda bill. Included in the agenda bill is the agreement for the New Year's Eve show, costing \$5,000.

**C. Reddy made the motion to authorize Mayor Phillips to execute the agreement. C. Phelps seconded the motion; 3 Ayes; 1 Nay (C. Murry); 1 Absent (C. Coleman), motion passed.**

#### **AB 22-62 – Small Works Roster Paving Job**

David Glasson, City Administrator, presented the agenda bill. The city put out a small works roster bid for an overlay on 24<sup>th</sup> ST NE (between Pacific and Washington), 16<sup>th</sup> ST SW, and 18<sup>th</sup> ST SW (between California and OBB S). The bids were due on September 2<sup>nd</sup> after the publication of the agenda. Due to weather, staff would like to get approval to move forward with the lowest bidder so that the work can be scheduled.

**C. Svendsen made the motion to authorize Mayor Phillips to enter into an agreement with the lowest bidder. C. Reddy seconded the motion; 4 Ayes; 1 Absent (C. Coleman), motion passed.**

### **DEPARTMENT HEAD ORAL REPORTS**

#### **CORRESPONDENCE AND WRITTEN REPORTS**

- Draft Budget Calendar
- Sales Tax Collections
- Lodging Tax Collections
- Transportation Benefit District Collections

- Police Chief's Report for August 2022

**ADJOURNMENT**

Mayor Phillips adjourned the meeting at 7:30 p.m.

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Mayor

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City Clerk





# Warrant Register

Check Periods: 2022 - September - First

I, THE UNDERSIGNED DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE MATERIALS HAVE BEEN FURNISHED, THE SERVICES RENDERED OR THE LABOR PERFORMED AS DESCRIBED HEREIN AND THAT THE CLAIM IS A JUST, DUE AND UNPAID OBLIGATION AGAINST THE CITY OF LONG BEACH, AND THAT I AM AUTHORIZED TO AUTHENTICATE AND CERTIFY TO SAID CLAIM.

| Council Member | Council Member                      | Council Member | Clerk/Treasurer |
|----------------|-------------------------------------|----------------|-----------------|
| 61099          | Bell, Helen S                       | 9/2/2022       | \$328.68        |
| 61100          | Binion, Jacob M                     | 9/2/2022       | \$2,043.86      |
| 61101          | Booi, Kristopher A                  | 9/2/2022       | \$2,826.12      |
| 61102          | Cox, Mallory E                      | 9/2/2022       | \$631.00        |
| 61103          | Cutting, Griffen G                  | 9/2/2022       | \$1,246.93      |
| 61104          | Goulter, John R                     | 9/2/2022       | \$1,991.60      |
| 61105          | Huff, Timothy M                     | 9/2/2022       | \$1,986.90      |
| 61106          | Kaino, Kris A                       | 9/2/2022       | \$1,013.02      |
| 61107          | Kemmer, Larry L                     | 9/2/2022       | \$1,771.78      |
| 61108          | Luehe, Paul J                       | 9/2/2022       | \$2,193.96      |
| 61109          | McCord, Brendon M                   | 9/2/2022       | \$1,569.60      |
| 61110          | Murry, Del R                        | 9/2/2022       | \$266.21        |
| 61111          | Padgett, Timothy J                  | 9/2/2022       | \$1,616.77      |
| 61112          | Phelps, Larry A                     | 9/2/2022       | \$266.21        |
| 61113          | Quittner, Jonathan H                | 9/2/2022       | \$1,139.33      |
| 61114          | Reddy, Patrick E                    | 9/2/2022       | \$254.31        |
| 61115          | Svendsen, Sue M                     | 9/2/2022       | \$266.21        |
| 61116          | Wright, Flint R                     | 9/2/2022       | \$3,123.01      |
| 61117          | AFLAC                               | 9/2/2022       | \$437.96        |
| 61118          | Association of WA Cities            | 9/2/2022       | \$32,647.02     |
| 61119          | Awc - ST & Life                     | 9/2/2022       | \$823.34        |
| 61120          | City of LB Retirement Payback       | 9/2/2022       | \$53.11         |
| 61121          | City of Long Beach - Fica           | 9/2/2022       | \$16,049.20     |
| 61122          | City of Long Beach - FWH            | 9/2/2022       | \$11,935.77     |
| 61123          | Council Gift Fund                   | 9/2/2022       | \$60.00         |
| 61124          | Dept of Labor & Industries          | 9/2/2022       | \$2,515.79      |
| 61125          | Dept of Retirement Systems          | 9/2/2022       | \$15,793.08     |
| 61126          | Dept of Retirement Systems Def Comp | 9/2/2022       | \$3,495.30      |
| 61127          | Employment Security Dept            | 9/2/2022       | \$260.82        |

Execution Time: 6 second(s)

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Register

|       |   |           |              |
|-------|---|-----------|--------------|
| 61128 | Teamsters Local #58                                 | 9/2/2022  | \$237.00     |
| 61129 | WEX Health, Inc.                                    | 9/2/2022  | \$175.00     |
| 90012 | Long Beach Commercial Security                      | 9/2/2022  | \$320.57     |
| 90013 | Jewell, Kyle  | 9/6/2022  | \$71.85      |
| 90014 | Ostgaard, Loretta                                   | 9/9/2022  | \$389.83     |
| 90015 | Roots   | 9/9/2022  | \$30.00      |
| 90016 | Prestegard, Ray                                     | 9/9/2022  | \$250.00     |
| 90017 | Brown, Laura  | 9/9/2022  | \$212.91     |
| 90018 | Wright, Flint                                       | 9/9/2022  | \$312.13     |
| 90019 | Jewell, Kyle  | 9/13/2022 | \$145.48     |
| 90020 | SagaCity Custom Publishing                          | 9/14/2022 | \$7,537.33   |
| 90021 | Walkowiak, Chris                                    | 9/14/2022 | \$225.00     |
| 90022 | Berndt, Mike  | 9/15/2022 | \$1,010.00   |
| 90023 | Carter, Tarryn                                      | 9/15/2022 | \$1,010.00   |
| 90024 | Ellickson, Danielle                                 | 9/15/2022 | \$1,010.00   |
| 90025 | Fuller, Eric  | 9/15/2022 | \$990.00     |
| 90026 | Johnson, Adam                                       | 9/15/2022 | \$1,335.00   |
| 90027 | Kessler, Leon                                       | 9/15/2022 | \$1,010.00   |
| 90028 | Miskell, Ryan                                       | 9/15/2022 | \$1,010.00   |
| 90029 | Moore, Spencer                                      | 9/15/2022 | \$1,010.00   |
| 90030 | Neher, Tim  | 9/15/2022 | \$1,010.00   |
| 90031 | Purvis, Ryan  | 9/15/2022 | \$1,010.00   |
| 90032 | Queen, James  | 9/15/2022 | \$1,575.00   |
| 90033 | Rooks, Kelsey                                       | 9/15/2022 | \$1,010.00   |
| 90034 | Seeman, Wayne J.                                    | 9/15/2022 | \$1,010.00   |
| 90035 | Stelljes, Michael                                   | 9/15/2022 | \$1,010.00   |
| 90036 | Stennick, Justin                                    | 9/15/2022 | \$1,010.00   |
| 90037 | Watts, Bruce  | 9/15/2022 | \$1,010.00   |
| 90038 | Wells, Randy L                                      | 9/15/2022 | \$1,010.00   |
| 90039 | Zimmerman, William                                  | 9/15/2022 | \$1,010.00   |
| 90040 | Airgas USA LLC                                      | 9/16/2022 | \$1,010.00   |
| 90041 | Alumichem Canada Inc                                | 9/16/2022 | \$70.37      |
| 90042 | Astoria Janitor & Paper Supply                      | 9/16/2022 | \$21,206.52  |
| 90043 | Atlantis Auto Glass                                 | 9/16/2022 | \$1,019.92   |
| 90044 | Boyce Equipment & Parts Co., Inc                    | 9/16/2022 | \$500.00     |
| 90045 | BSK Associates                                      | 9/16/2022 | \$6,794.24   |
| 90046 | Bud Clay Ford                                       | 9/16/2022 | \$259.75     |
| 90047 | CASCADE MACHINERY & ELECTRIC                        | 9/16/2022 | \$385.11     |
| 90048 | CenturyLink   | 9/16/2022 | \$8,609.91   |
| 90049 | Chinook Observer                                    | 9/16/2022 | \$694.60     |
| 90050 | Cintas  | 9/16/2022 | \$124.44     |
| 90051 | Consolidated Supply                                 | 9/16/2022 | \$47.67      |
| 90052 | Dennis Company Ace (Westlake Hardware, Inc.) WA-133 | 9/16/2022 | \$5,995.62   |
| 90053 | Dept of Ecology                                     | 9/16/2022 | \$3,908.74   |
| 90054 | DMT Auto Parts, Inc                                 | 9/16/2022 | \$141,685.26 |
|       |   |           | \$1,720.54   |



|       |                            |             |              |
|-------|----------------------------|-------------|--------------|
| 90055 | Englund Marine Supply      | 9/16/2022   | \$160.56     |
| 90056 | Evergreen Septic Inc       | 9/16/2022   | \$1,550.00   |
| 90057 | Fastenal Company           | 9/16/2022   | \$652.94     |
| 90058 | Ford Electric              | 9/16/2022   | \$758.10     |
| 90059 | Interstate Battery         | 9/16/2022   | \$730.76     |
| 90060 | K & L Supply, Inc.         | 9/16/2022   | \$149.14     |
| 90061 | Long Beach Merchants       | 9/16/2022   | \$17,150.00  |
| 90062 | MANSFIELD ALARM CO, INC    | 9/16/2022   | \$142.96     |
| 90063 | Oman & Son Builders        | 9/16/2022   | \$2,118.96   |
| 90064 | Pacific County Sheriff's   | 9/16/2022   | \$85.00      |
| 90065 | Peak Industrial Inc.       | 9/16/2022   | \$82.36      |
| 90066 | Peninsula Sanitation       | 9/16/2022   | \$5,419.01   |
| 90067 | Penoyar, Joel              | 9/16/2022   | \$6,248.08   |
| 90068 | Prestegard, Ray            | 9/16/2022   | \$400.00     |
| 90069 | Ryan Herco Products Corp   | 9/16/2022   | \$202.30     |
| 90070 | Sea Western Fire           | 9/16/2022   | \$5,621.94   |
| 90071 | STAPLES BUSINESS CREDIT    | 9/16/2022   | \$207.11     |
| 90072 | Systems Interface Inc.     | 9/16/2022   | \$48,613.16  |
| 90073 | Unit Process Company       | 9/16/2022   | \$112.63     |
| 90074 | Usa Blue Book              | 9/16/2022   | \$423.38     |
| 90075 | Visa                       | 9/16/2022   | \$6,394.38   |
| 90076 | Vision Municipal Solutions | 9/16/2022   | \$2,021.14   |
| 90077 | Western Systems            | 9/16/2022   | \$917.84     |
| 90078 | WEX Health, Inc.           | 9/16/2022   | \$50.00      |
| 90079 | Wilcox & Flegel Oil Co.    | 9/16/2022   | \$4,493.36   |
|       |                            | Total       | \$435,291.79 |
|       |                            | Grand Total | \$435,291.79 |