



City of Rockaway Beach Planning Commission Meeting Agenda

Date: Thursday, December 18, 2025

Time: 5:00 PM

Location: Rockaway Beach City Hall, 276 Hwy 101 - Civic Facility

View meeting later here: corb.us/planning-commission

Join here to attend remotely:

<https://us06web.zoom.us/j/82169972043?pwd=1UCclVka32t5hPa9ntfXxdu2DdO0RM.1>

Meeting ID: 821 6997 2043

Passcode: 218868

Dial by your location

253 215 8782 US (Tacoma)

How to Provide Public Comment:

- Written Comments may be submitted electronically by sending an email no later than 48 hours prior to the meeting to CityHall@Corb.us
- In Person – sign-up sheet and instructions will be located on the table outside of the meeting room.
- Virtually on Zoom – use the “raise hand” feature when the Chair announces it is time to do so.

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- 1. CALL TO ORDER**
 - 2. ROLL CALL**
 - 3. PLEDGE OF ALLEGIANCE**
 - 4. APPROVAL OF MINUTES**
 - a. November 20, 2025 Meeting Minutes
 - 5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS - None Scheduled**
 - 6. STAFF REPORTS**
 - 7. PUBLIC HEARING**

Rockaway Beach City Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Recorder Melissa Thompson at cityrecorder@corb.us or 503-374-1752.

- a. Consideration of #VAR-25-2 Request for a Variance to Setbacks Required to Expand a Non-Conforming Structure at 25985 Beach Drive (2N1020CA 6900)
- b. Consideration of #CPA 25-01 Proposed Amendments to the Comprehensive Plan section titled *Policies Relating to the Economy*
- c. Consideration of #ZOA 25-01 Proposed Amendments to Zoning Ordinance Section 1.030: Definitions (22) *Dwelling, Multi-Unit* to Differentiate Multi-Unit Housing from Middle Housing

8. PUBLIC INPUT ON NON-AGENDA ITEMS

9. OLD BUSINESS - None Scheduled

10. NEW BUSINESS - None Scheduled

11. PLANNING COMMISSION COMMENTS & CONCERNS

12. ADJOURNMENT



City of Rockaway Beach

Planning Commission Meeting Minutes

Date: Thursday, November 20, 2025

Location: Rockaway Beach City Hall, 276 Hwy 101 - Civic Facility

1. CALL TO ORDER

Planning Commission President Hassell called the meeting to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Planning Commission Members Present: Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield (remote), Lydia Hess

Staff Present: Luke Shepard, City Manager; Abram Tapia, City Planner; Melissa Thompson, City Recorder

Council Members Present: Charles McNeilly, Mary McGinnis

4. APPROVAL OF MINUTES

a. September 18, 2025 Meeting Minutes

Motion by Nancy Lanyon, seconded by Penny Cole, to approve the September 18, 2025 meeting minutes as presented.

Motion Passed by the following vote:

Yes: 7 (Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield, Lydia Hess)

No: 0 (None)

Abstain:

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS - None Scheduled

6. STAFF REPORTS

a. Planning Department Staff Report

Tapia provided the following Planning Department updates:

- City Council's decision on the case that was remanded by the Land Use Board of Appeals (LUBA) is being appealed by the applicant, Nedonna Wave LLC. Next steps will be determined after receipt of the Petition for Review.
- City Council postponed hearings regarding updates to the Flood Hazard Overlay Zone related to the Federal Emergency Management Agency (FEMA) Pre-Implementation Compliance Measures (PICM). Updates consistent with FEMA's 202 model code standards will be pursued.
- Received Department of Land Conservation and Development (DLCD) grant to perform a

complete update of Zoning Code and associated updates to the Comprehensive Plan (Strategic Plan goals). Cascadia Partners will consult on the project. Planning Commission will serve as advisory committee.

- Tillamook County received grant received grant to complete remaining work required by SB 403 related to the Oregon Housing Needs Analysis. Waiting to learn which consultant will be assigned to work with the City and County.
- Applied for grant to update Comprehensive Plan Map with known distortions. Complements zoning ordinance update; essential regardless of other projects.
- Attended Coastal Resilience Workshop hosted by DLCDC.
- 7 zoning permits were approved in October, including 1 single dwelling unit.

7. PUBLIC HEARING - None Scheduled

8. PUBLIC INPUT ON NON-AGENDA ITEMS

- None

9. OLD BUSINESS - None Scheduled

10. NEW BUSINESS

a. Discussion Regarding Zoning Ordinance Amendment of Multi-Unit Definition

- Tapia shared a presentation explaining proposed changes to the zoning ordinance to modify the definition of "multi-unit" housing as part of City Council's strategic plan to diversify housing options.
- Current definition requires five or more units in a single structure on one lot/parcel, and limits flexibility for creative configurations and site planning around natural features.
- New definition is one or more residential structures with five or more units in any configuration on a single lot/parcel (excluding middle housing). Allows multiple structures within a single development, increasing design flexibility. Clarifies distinction between middle housing (e.g., triplexes) and multi-unit developments.
- Tapia answered clarifying questions.

b. Discussion Regarding Comprehensive Plan Amendment of Policies Relating to the Economy

- Tapia explained current language in the Comprehensive Plan and the proposed changes to Economic Policies.
- Change was initiated following City Council directive after Workshop discussion regarding Strategic Plan updates and discussions regarding reorganization of the Tillamook County Visitors Association (TCVA). The city may need to seek new destination management and marketing contracts.
- Current language specifies a single nonprofit entity (Chamber), limiting flexibility and options for partnerships.
- Proposed change broadens language (no entity specified).
- Suggestion to make future amendments to similar restricted language regarding economic

development and exclusive focus on tourism, and to consider broader economic development strategies.

c. Consideration to Approve Request for One-Year Extension for Lake Lytle Estates Phases IV-VII - Preliminary Subdivision Case File #23-01

- McNeilly and McGinnis excused themselves from the meeting at 5:32 p.m.
- Johnson declared a potential conflict of interest due to a family member owning property in Lake Lytle that is adjacent to this proposed project. Johnson stated that she could be fair and impartial.
- Hassell declared that he lived near the property, but did not believe there was a conflict of interest.

Staff Report

- Tapia shared a presentation explaining the application was initially approved in 2023 and the applicant was given an extension in 2024. The applicant is seeking another a year to meet conditions of approval. The applicant is actively working with Public Works to solve issues related to providing utilities to the lots.
- Tapia explained the criteria for granting an extension. Tapia stated the facts upon which the approval was based have not changed; therefore, the extension was allowed under the code.

Deliberation

- Lanyon questioned whether multiple extensions were permitted.
- Tapia confirmed for Winchester that if the facts upon which the approval was based had changed, it would prevent the extension application from being approved. Tapia clarified that this was still the preliminary stage and then the next step would be the final proposition.
- Winchester recalled that there were many conditions related to utilities and engineering would take substantial time.
- Hess commented that allowing additional time made sense, given the time required for utilities and engineering.
- Tapia clarified for Hassell that the exact reason for the extension request wasn't specified.
- Lanyon asked when the original project began. Tapia explained that this phase was from 2023 and the City can allow an extension one year at a time for a 10-year period.
- Cole expressed concerns with allowing multiple extensions. Lanyon expressed concerns with current policy.
- Tapia noted that existing criteria must be applied and policy changes could be considered in the future.
- Hess and Winchester acknowledged that based on criteria, an extension must be allowed under the current code.
- Johnson and Hassell recalled from prior hearings that the 10-year window for extensions was allowed.

Motion by Stephanie Winchester, seconded by Lydia Hess, that based on the facts and evaluations presented in the City Staff Report, that the Planning Commission approve a 1-year extension of time, until November 13, 2026, for Lake Lytle Estates Phases IV-VII - Preliminary Subdivision Case File #23-01, to allow the Applicant to file a Final Subdivision Plat with the City of Rockaway Beach, and direct staff to prepare findings and conclusions, and authorize the Chair to sign an order to that effect.

Motion Passed by the following vote:

Yes: 5 (Bill Hassell, Sandra Johnson, Stephanie Winchester, Jason Maxfield, Lydia Hess)

No: 2 (Penny Cole, Nancy Lanyon)

Abstain: 0 (None)

d. Review of 2026 Meeting Dates

McNeilly and McGinnis rejoined the meeting at 5:49 p.m.

- Commissioners reviewed the Planning Commission meeting dates for 2026.
- Hess noted two dates when she may not be available.
- No changes to meeting dates were proposed.

11. PLANNING COMMISSION COMMENTS & CONCERNS

- Johnson requested that Tapia send the Commission the code or statute that referenced the 10-year extension window.
- Winchester shared her availability at the December meeting would be limited.
- Hess shared that she would attend the December meeting remotely. Hess thanked Tapia for his work securing grants. Hess advocated for limiting short-term rental (STR) license transfers.
- Maxfield advocated for limiting STR license transfers. Maxfield shared a reminder about the Tree Lighting event and encouraged all to attend.
- Cole also advocated for limiting STR license transfers. Cole shared recollections about the first Tree Lighting event she attended.
- McGinnis shared that she was collecting data about homes sold with and without STR licenses.
- McNeilly commended the Planning Commission's work on the City's grant programs. McNeilly shared information about upcoming holiday events.
- Hassell suggested a demonstration of the new fire truck at Lake Lytle. Hassell shared he would be absent from the December meeting. There was brief discussion regarding sidewalks. Hassell advocated for advancing amendments to the code to allow STR license cap exemptions for accessible rentals.

12. ADJOURNMENT

Staff confirmed that there would be a quorum available for the December meeting.

Motion by Sandra Johnson, seconded by Lydia Hess, to adjourn the meeting.

Motion Passed by the following vote:

Yes: 7 (Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield, Lydia Hess)

No: 0 (None)

Abstain: 0 (None)

MINUTES APPROVED THE
18TH DAY OF DECEMBER 2025

William Hassell, President

ATTEST

Melissa Thompson, City Recorder

DRAFT



**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

Case File #VAR-25-2

Hearing Date: December 18, 2025

APPLICANT: Gheorghe Horga and Crina Horga

REQUEST: The Applicant is seeking approval for a variance for 25985 Beach Drive in the Rockaway Beach Urban Growth Boundary (Tillamook County Assessor's Map #2N1020CA Lot #6900). The Applicant seeks a variance to the minimum required sideyard setback for corner lots of 15 ft to 8.37 ft. The Applicant plans to construct an addition to a single unit dwelling which is currently non-conforming. The proposed addition would expand the non-conformity of the structure.

A. REPORT OF FACTS:

1. Property Location: 25985 Beach Drive (Tillamook County Assessor's Map #2N1020CA Lot #6900)
2. Lot Size: approximately 8,000 square feet.
3. Zoning Designation: R1 (Residential Zone).
4. Surrounding Land Use: The subject property is adjacent to Sunset Street to the North, Nedonna Avenue to the East, two single dwelling units to the South, and Beach Drive to the West.
5. Existing Structures: A single dwelling unit constructed in 1958.
6. Utilities: The following utilities serve the subject property:
 - a. Water: City of Rockaway Beach
 - b. Electricity: Tillamook P.U.D.
7. Development Constraints: None.

B. EVALUATION OF THE REQUEST

1. General Description of the Proposal: The Applicant plans to construct an addition to a single unit dwelling which is currently non-conforming, as it is encroaching in the minimum required setback for corner lots. The proposed addition increases the street frontage by approximately 50 ft, expanding the non-conformity of the structure. The Applicant seeks a variance to the minimum required setback for corner lots of 15 ft to 8.37 ft, which would lead to the structure encroaching by 6.63 ft.
2. Background: Setbacks in the R1 zone vary between corner lots and other lots. The minimum front yard setback is 15 ft. The minimum side yard for motts lots is 5 ft, except for a corner lot, which require a 15 ft setback.
3. Agency Comments: Tillamook County Assessment and Taxation department noted that taxlots 6900 and 3100 have been combined under taxlot 6900.
4. Ordinance Standards: Rockaway Beach Section 3.010.3 (a) and (g)



C. NOTIFICATION:

Notice of this public hearing was posted online on the City website on November 25, 2025, was mailed to property owners within 200 feet from the exterior boundary of the subject property on November 25, 2025, and was published in the Headlight Herald on November 25, 2025.

D. **RELEVANT CRITERIA:** The following standards apply to this request:

Rockaway Beach Zoning Ordinance:

Section 3.010. Residential (R-1) Zone

In an R-1 zone the following regulations shall apply:

1. **Uses Permitted Outright.** In an R-1 zone the following uses and their accessory uses are permitted outright:
 - a. Single unit dwellings, including modular housing and manufactured homes. Manufactured homes shall be subject to the standards of the Section 4.091.
 - b. Middle housing
 - c. Home occupation (see Section 4.090).
 - d. Manufactured dwellings or recreational vehicles or a temporary structure used during the construction of a permitted use for which a building permit has been issued, but not to exceed 6 months duration.
 - e. Family day care center.
 - f. Residential home.
 - g. Signs subject to Section 4.050.
 - h. Structural shoreline stabilization.
2. **Conditional Uses Permitted.** In an R-1 zone the following conditional uses and their accessory uses are permitted subject to the provisions of Article 6.
 - a. Churches and community meeting buildings.
 - b. Golf course, tennis courts, swimming pools and other private recreation areas.
 - c. Parks and publicly owned recreation areas.
 - d. Public utility structure such as a substation.
 - e. Government or municipal structures.
 - f. Public owned parking lot.
 - g. Non-profit conference ground or center operated for educational, charitable, or religious purposes, meeting the standards of Section 6.050.
 - h. Bed and breakfast.
3. **Standards.** In an R-1 zone the following standards shall apply:
 - a. For single unit dwellings and duplexes, the minimum lot size shall be 3,500 square feet for lots existing at the time of the adoption of Ordinance 235. Lots platted after the adoption of Ordinance 235 shall have a minimum lot size of 5,000 square feet.
 - b. The average lot size for townhouses in a townhouse project shall be a minimum of 1,500 square feet.
 - c. The minimum lot size for triplexes, quadplexes, and cottage clusters shall be 5,000 square feet.
 - d. Minimum lot width is 50 feet, except for lots between 3,500 and 4,999 square feet, the minimum lot width shall be 35 feet. For townhouses, the minimum lot width shall be 20 feet.



- e. Minimum lot depth is 70 feet, except for lots between 3,500 and 4,999 square feet, the minimum lot depth shall be 60 feet.
- f. The minimum front yard shall be 15 feet, unless subsection 3.010(3)(h) applies.
- g. The minimum side yard shall be 5 feet, except that on the street side of a corner lot it shall be 15 feet. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.
- h. The minimum rear yard shall be 20 feet, except that on a corner lot it may be a minimum of 5 feet unless subsection 3.010(3)(h) applies. Oceanfront structures shall conform to Section 5.060(1)(b).
- i. For lots of less than 5,000 square feet in size, but more than 3,500 square feet, the minimum front yard shall be 15 feet and the minimum rear yard shall be 10 feet, except that on a corner lot the rear yard may be a minimum of 5 feet. For lots of 3,500 square feet in size or less, the minimum front yard and rear yard shall be ten feet, except that on a corner lot the rear yard may be a minimum of 5 feet. Notwithstanding the above, oceanfront structures shall conform to Section 5.060(1)(b).
- j. For single unit dwellings, the maximum building height shall be 20 feet on the oceanfront and 24 feet elsewhere except east of Highway 101 it shall be 29 feet.
- k. For middle housing, the maximum building height shall be 25 feet, except east of Highway 101 it shall be 29 feet.
- l. A minimum of 30% of the lot will be maintained in natural vegetation or landscaping.

Section 4.020. Clear Vision Areas.

A clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad.

1. A clear vision area shall consist of a triangular area, two sides of which are lot lines, measured from the corner intersection of the street lot lines for a distance specified in this regulation (15 feet), or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of each is a line across the corner of the lot joining the non-intersecting ends of the other two sides of the triangle.
2. A clear vision area shall contain no planting, fence, wall structure, or temporary or permanent obstruction exceeding 2.5 feet in height, measured from the street center line grade, except that trees exceeding this height may be located in this area provided all branches and foliage are removed to a height of 8 feet above the grade level.
3. The minimum distance for the clear vision area shall be 15 feet from the intersection of the streets as illustrated below.

Article 7. Nonconforming Uses.

Section 7.070. Enlargement or Expansion of a Nonconforming Use. The Planning Commission, pursuant to the procedures of Article 6, Conditional Uses, may authorize the enlargement or expansion of a nonconforming use up to 20% of the existing building's floor area or for uses not involving a building up to 10% of the existing site's lot area.

Article 8. Variances.

Section 8.010. Purpose.

1. The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape,



or dimensions of a site, or the location of existing structures thereon; from geographic, topographic, or other physical conditions on the site or in the immediate vicinity or from population densities, street location, or traffic conditions in the immediate vicinity.

2. The power to grant variances does not extend to use regulations. In other words, no variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

Section 8.020. Criteria.

1. Variances to a requirement of this chapter with respect to lot area and dimensions, setbacks, yard area, lot coverage, height of structures, vision clearance, fences and walls, and other quantitative requirements may be granted only if, on the basis of the application, investigation, and evidence submitted by the applicant, that all four expressly written findings are made:
 - a. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be inconsistent with the objectives of the Comprehensive Plan; and
 - b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone; and
 - c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity; and
 - d. That the granting of the variance would support policies contained within the Comprehensive Plan.

Variances in accordance with this subsection should not ordinarily be granted if the special circumstances upon which the applicant relies are a result of the actions of the applicant or owner.

Section 8.030. Conditions. Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood and otherwise secure the purpose and requirements of this section. Guarantees and evidence may be required that such conditions will be and are being complied with.

E. STAFF SUMMARY:

As outlined below, the Applicant has met the criteria for granting the variance request to allow for a 37.5 feet lot width.

1. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be inconsistent with the objectives of the Comprehensive Plan

SUMMARY: The first criteria have not been met. A strict enforcement of specified lot width requirement would not constitute a practical difficulty or unnecessary hardship. The proposed addition does not conflict with or further any objective contained in the Comprehensive plan.



FINDING: In the application, the applicant noted that strict interpretation and enforcement of the required setback would result in the removal of portions of the existing building. Section 7.010. Continuation of Nonconforming Use states that: “Subject to the provisions of ORS 215.130 and subsequent provisions of this article, a nonconforming use or structure may be continued.” Applying the criteria set by Section 3.010. Residential (R-1) Zone, requiring a minimum setback of 15 would not apply to the existing structure, only the addition. The existing nonconforming structure may be continued.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone

SUMMARY: These criteria have not been met. The conditions, circumstances, and intended use do not generally differ from other properties in the zone.

FINDING: In the application, the applicant did not specify a condition, circumstance, or intended use that generally differs from other properties in the zone.

3. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity

SUMMARY: These criteria have been met. Granting the variance will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.

FINDING: The clear vision area, required on corners of all property at the intersection of two streets per Section 4.020: “A clear vision area shall consist of a triangular area, two sides of which are lot lines, measured from the corner intersection of the street lot lines for a distance specified in this regulation (15 feet), or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of each is a line across the corner of the lot joining the non-intersecting ends of the other two sides of the triangle.” Clear Vision Area is not affected by encroaching on one of the required 15 ft minimum setback for the front yard or the side yard of a corner lot, as long as the other setback meets the minimum requirement.

4. That the granting of the variance would support policies contained within the Comprehensive Plan.

SUMMARY: This criterion has been met. The proposed development is consistent with Comprehensive Plan Housing Element Policy 8.

FINDING: Comprehensive Plan Housing Element Policy 8 states that “Housing development shall be located within the urban growth boundary established in this plan to ensure that efficient, logical extensions of urban services such as sewerage, water, roads and fire and police protection will adequately serve new development.” The applicant’s request does not conflict with this policy as the services needed for the proposed development are adequate.



F. CONCLUSION

If, after hearing the evidence at the hearing, the Planning Commission agrees that sufficient facts exist to deny the variance, they should direct staff to write findings based on the evidence to deny the variance request. If they do not find that sufficient evidence exists to deny the variance, they should establish that the necessary facts exist to grant the application and direct staff to write consistent findings based on the established facts.

G. STAFF RECOMMENDATION

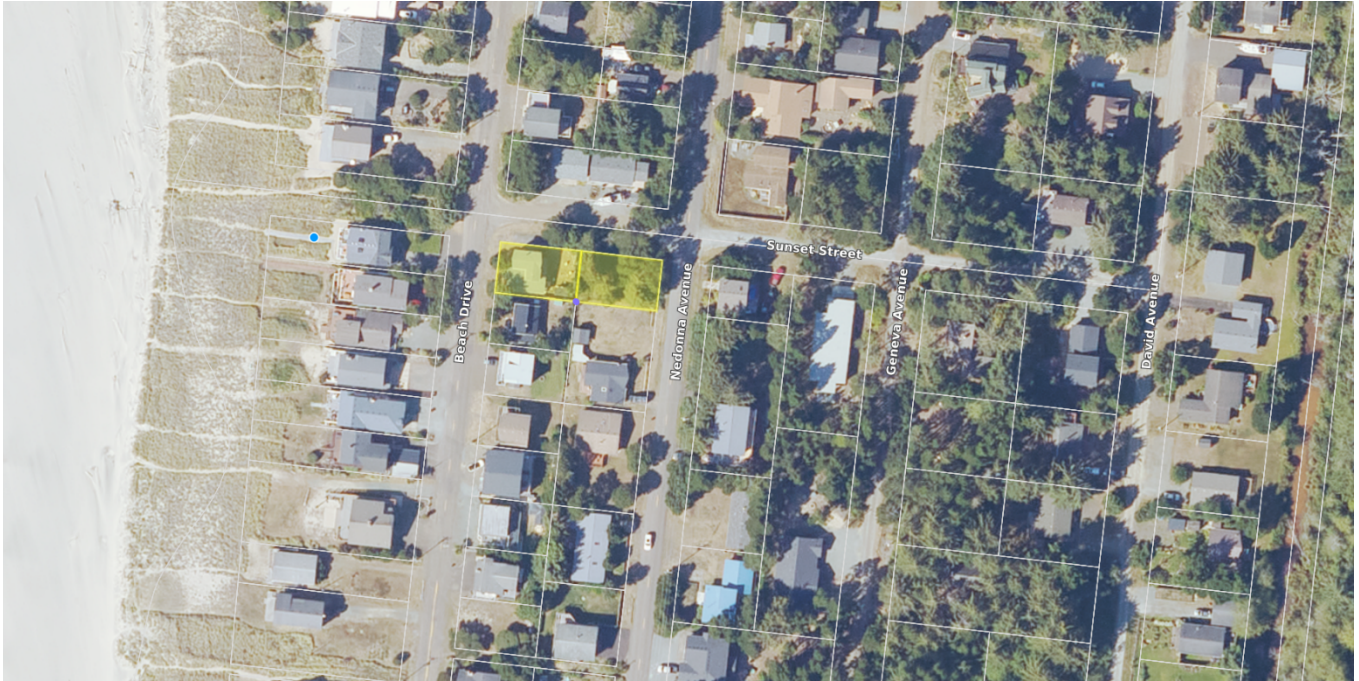
As criteria 1 and 2 have not been met, Staff recommends denial of the Applicant's variance request for a reduction in the required setback for 25985 Beach Drive (Tillamook County Assessor's Map #2N1020CA Lot #6900).

In the event of a denial, Staff offer the following suggested motion for the Planning Commissioner's consideration:

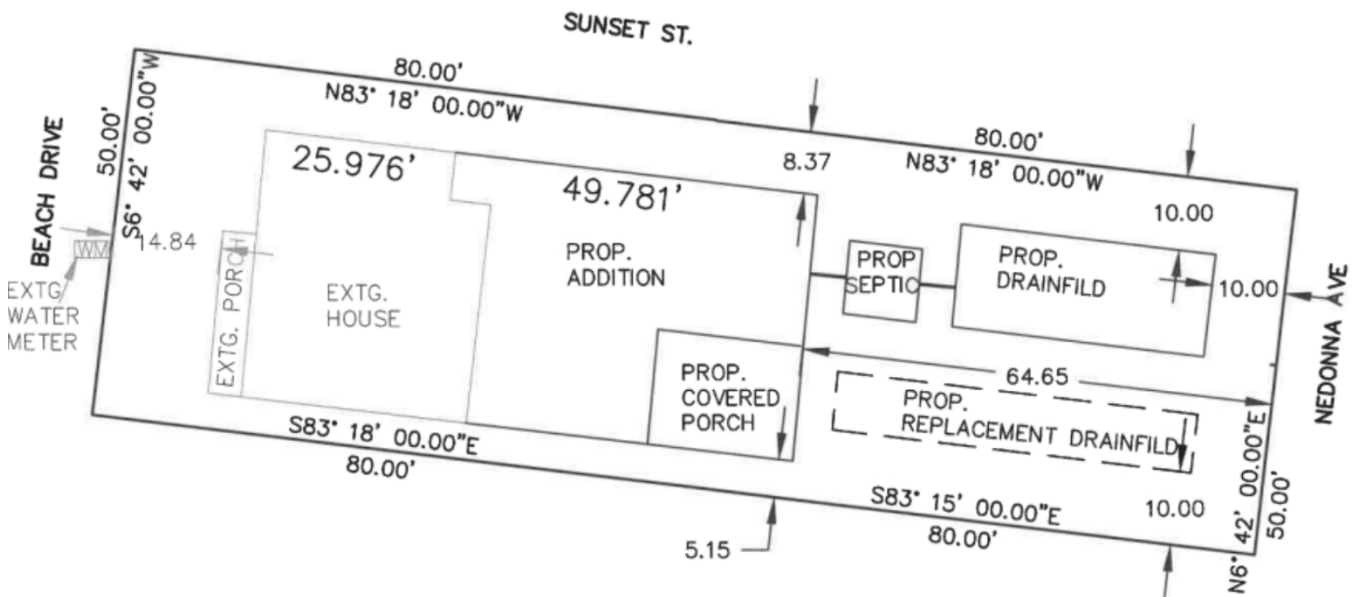
I move that based on the facts and evaluations presented in the City Staff Report, and evidence presented, the Planning Commission deny Variance #25-2 to reduce the required side yard setback for the property in question. I further move to direct staff to prepare findings and conclusions, and authorize the Chair to sign an order to that effect.



APPLICATION LOCATION:

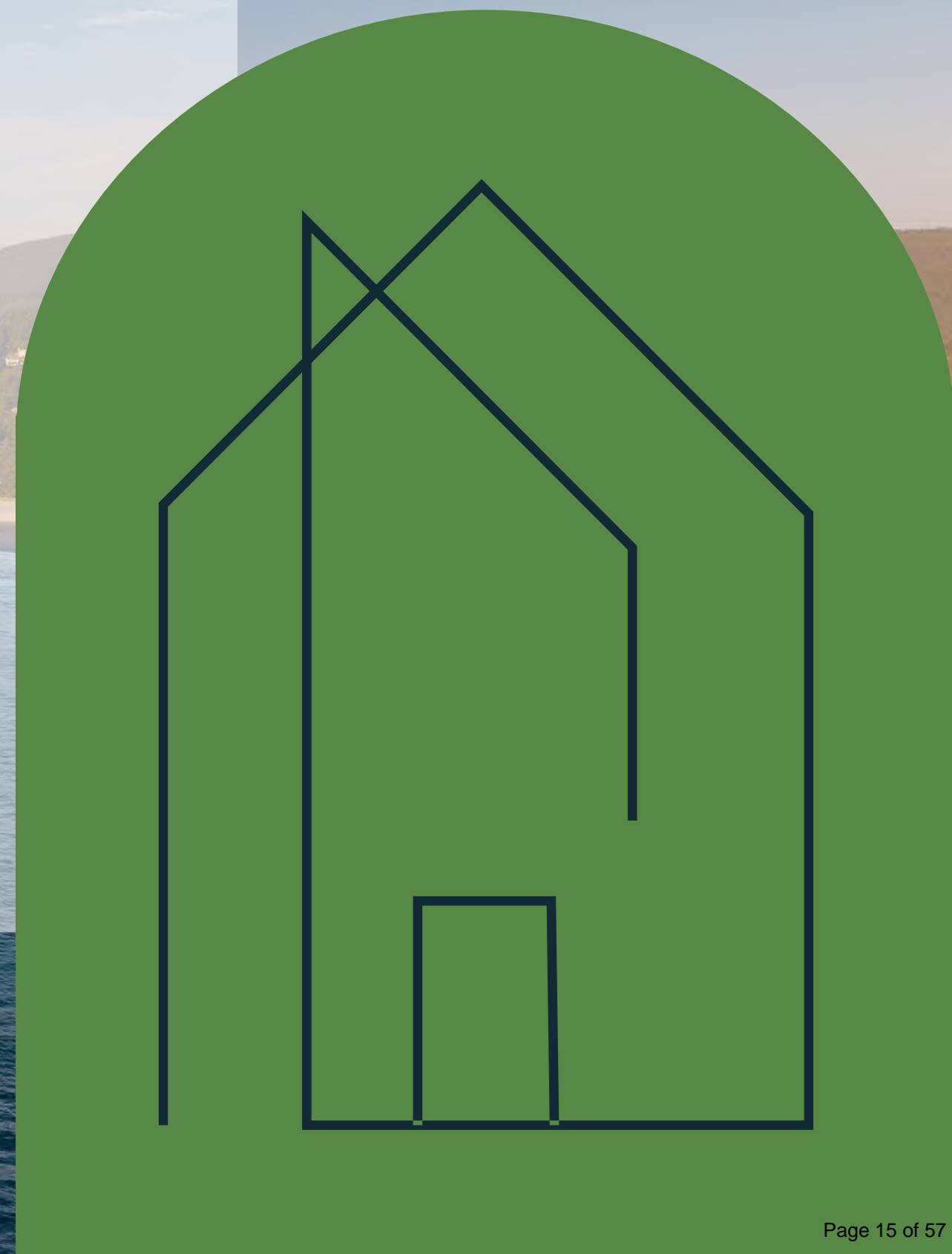


PROPOSED SETBACKS:



Variance Application

#VAR 25-02



Property Information



Location

25985 Beach Drive



Zone

R1-Residential Zone
(In the UGB)



Surrounded by

Sunset Street to the North,
Nedonna Avenue to the
East, two single dwelling
units to the South, and
Beach Drive to the West.



Location

In the Nedonna neighborhood



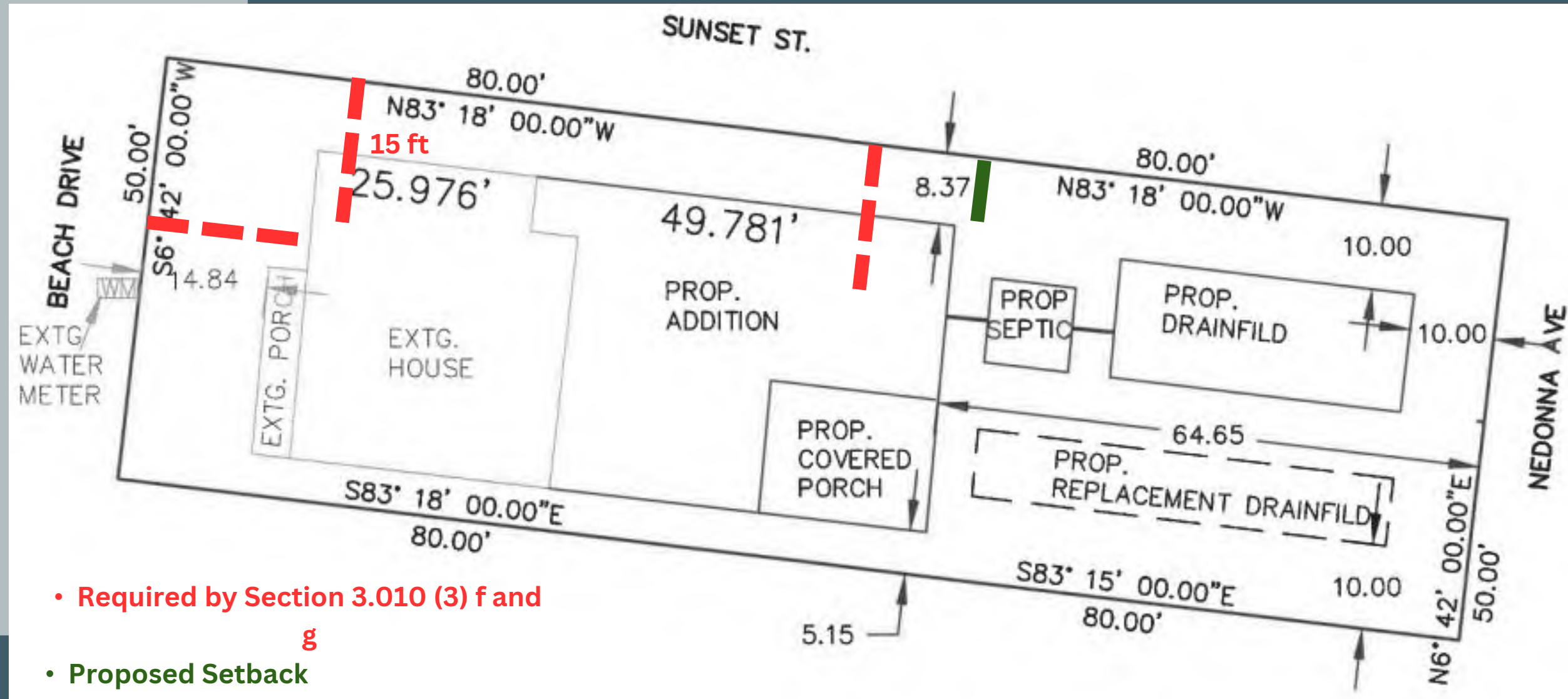
Location

On the corner
between
Beach Drive,
Sunset Street,
and Nedonna
Avenue

Applicant's Request

Applicants Gheorghe Horga and Crina Horga plan to construct an addition to a single-unit dwelling that is currently non-conforming, as it encroaches on the minimum required setback for corner lots.

The Applicant seeks a variance to the minimum required setback for corner lots of 15 ft to 8.37 ft, which would lead to the structure encroaching on the minimum setback by 6.63 ft.



Zoning Ordinance

Section 3.010. Residential (R-1) Zone

f. The minimum front yard shall be 15 feet, unless subsection 3.010(3)(h) applies.

g. The minimum side yard shall be 5 feet, except that on the street side of a corner lot it shall be 15 feet. For townhouses, the minimum side yard along a common wall lot line where units are attached shall be 0 feet.

h. The minimum rear yard shall be 20 feet, except that on a corner lot it may be a minimum of 5 feet unless subsection 3.010(3)(h) applies. Oceanfront structures shall conform to Section 5.060(1)(b).

Section 8.020. Variance Criteria.

The Planning Commission, pursuant to the procedures of Article 8, Variances, may authorize a setback variance.

Criteria 1

(a) That a strict or literal interpretation and enforcement of the specified requirement would result in particular difficulty or unnecessary hardship and (b) would be inconsistent with the objectives of the Comprehensive Plan

Staff Findings

These criteria have not been met. A strict enforcement of the specified lot width requirement would not constitute a practical difficulty or unnecessary hardship. The proposed addition does not conflict with or further any objective contained in the Comprehensive plan.



Criteria 2

That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone

Staff Findings

These criteria have not been met.
The conditions, circumstances, and intended use do not generally differ from other properties in the zone.



Criteria 3

That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity

Staff Findings

These criteria have been met.
Granting the variance will not be detrimental to public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.



Criteria 4

That the granting of the variance would support policies contained within the Comprehensive Plan.

Staff Findings

This criterion has been met. The proposed development is consistent with Comprehensive Plan Housing Element Policy 8.



Staff Recommendation

As criteria 1 and 2 have not been met, Staff recommends denial of the Applicant's variance request to reduce the required setback for 25985 Beach Drive (Tillamook County Assessor's Map #2N1020CA Lot #6900).

If, after hearing the evidence at the hearing, the Planning Commission agrees that sufficient facts exist to deny the variance, they should direct staff to write findings based on the evidence to deny the variance request. If they do not find that sufficient evidence exists to deny the variance, they should establish that the necessary facts exist to grant the application and direct staff to write consistent findings.



City of Rockaway Beach, Oregon

276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 FAX (503) 374-0601
www.corb.us • cityplanner@corb.us



VARIANCE APPLICATION

(# 25 - 02)

Non-Refundable Fee \$880.00

Property Owner(s) Name: Georghe & China Horga

Full Mailing Address: [Redacted]

Email: [Redacted] Phone Number: [Redacted]

Location Information:

Situs Address: 2925 Beach Dr Rockaway AND/OR Map/Tax Lot: 2N10.20CA06900/2N1020CA# 03100

Zoning: residential R-2

Description of Request: We are petitioning a expansion of a non-conforming use for the above address. We are doing a addition to current existing home structure in the back of the home. We purchased the lot behind the house, with the purpose for this addition. The lot met the best use purpose when purchased. Since the new addition goes about 5' over the current property line, we are asking to be granted the non conforming use, and be grandfathered in the current structure.

Justification of variance request. Explain how the request meets each of the following criteria for granting a variance per Rockaway Beach Zoning Ordinance# 143, as amended, Article 8, Variances, Section 8.020, Criteria

1. That a strict or literal interpretation and enforcement of the specified requirement would result in practical difficulty or unnecessary hardship and would be consistent with the objectives of the Comprehensive Plan. Strict application of section 7.070 would require removal of original building/home to meet current setback, creating an unnecessary hardship given the structure's historic designation and properties shape. Granting this non-conforming use, supports the Comprehensive Plans objective to preserve and maintain neighborhood vitality. The proposed use will not create adverse impacts on adjacent properties or the public.
2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone. The subject property and lot involved, is a corner lot that has no neighbor on the North side, therefore the grant of non-conforming use, will not affect the neighbor, or public statements or utilities. The requested variance will allow reasonable and best use of the property while maintaining the intent of the zoning code and will not adversely affect other properties.
3. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the near vicinity. This proposal will not create hazardous traffic, and will not be detrimental to public safety or welfare because it maintains all the required building codes and does not alter existing traffic pattern. The project design and scale are compatible to neighboring properties and will not generate excessive noise, light, or other nuisances. For these reasons, granting the variance will not be materially injurious to nearby properties or improvements.

4. That the granting of the variance would support policies contained within the Comprehensive Plan.

Granting this variance directly supports Comprehensive Plan Goal 2.1 - Conversion and Development needs in Tillamook County that encourages infill and adaptive reuse of existing buildings to promote efficient land use. The lot purchase behind our current home serves perfect purpose for our addition and will support the Comprehensive Plan.

Note: Use extra sheets or documents, if necessary, for answering the above questions.

Attach a scale drawing showing the dimensions of the property, adjacent street(s), dimensions of existing structure and dimensions of proposed development.

I hereby certify that the above information is correct and understand that issuance of a permit based on this application will not excuse me from complying with effective Ordinances and Resolutions of the City of Rockaway Beach and Statues of Oregon, despite any errors on the part of the issuing authority in this application.

Property Owner Signature:  Date: 09/25/2025

OFFICE USE ONLY

Fee \$ 880.00 Date Received: _____ Receipt # 1014 By: AT
Notes: Applicant requested extension for hearing date
Notice Published: _____ Public Hearing Date: 12/18/2025
Variance Granted Denied Date of Order: _____ Final Date to Appeal: _____ t _____
Planning approved by: _____ Date of Order: _____

Addendum to Variance Application

RE: 25985 Beach Dr Rockaway Beach OR 97136

The variance request submitted for this project, is for a variance to the 15 ft front yard setback required for corner lots to expand a non-conforming structure.

Should you have any other questions, please do not hesitate to contact me.

Sincerely,

Crina M. Horga



**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

Economic Policy Comprehensive Plan Amendment
Case File: CPA 25-01
DLCD PAPA File: Amendment 004-25
Hearing Date: December 18, 2025

A. **APPLICANT:** City of Rockaway Beach

B. NATURE OF THE APPLICATION AND BACKGROUND ON THE REQUEST:

The City of Rockaway Beach is proposing to amend the City of Rockaway Beach Zoning Comprehensive Plan. On November 12, the City Council directed staff to prepare amendments to the Comprehensive Plan to remove policies that specify the entity the City must contract with when developing a marketing program. The proposed amendments to the Comprehensive Plan are necessary to promote fair business practices among marketing program partners, fiscal responsibility on behalf of the City, and policy alignment with statutory guidelines.

Comprehensive Plan Amendments:

- Policies Relating to the Economy

Current Language:

4. The City supports the efforts of the Chamber of Commerce and local business persons to expand visitor attractions and events that are available to tourists.
5. The City will cooperate with the Chamber of Commerce in developing a marketing program that effectively promotes the City's attractions and facilities. Such a program should be fully coordinated with other communities in the area.

Proposed Changes:

4. The City supports the efforts ~~of the Chamber of Commerce and local business persons~~ to expand visitor attractions and events that are available to tourists.
5. The City will ~~cooperate with the Chamber of Commerce in~~ developing a marketing program that effectively promotes the City's attractions and facilities. ~~Such a program should be fully coordinated with other communities in the area.~~

Proposed Final Language:

4. The City supports the efforts to expand visitor attractions and events that are available to tourists.
5. The City will develop a marketing program that effectively promotes the City's attractions and facilities.

C. RELEVANT CRITERIA:

The following standards apply to this request:



- **Rockaway Beach Comprehensive Plan. The Planning Process.**

Amendments to the text of the comprehensive plan shall be made only where findings have been adopted that the following criteria are met:

1. The amendment is consistent with the comprehensive plan’s goals and policies; and
2. The amendment is necessary to meet a land use need.

D. NOTIFICATION:

The Department of Land Conservation and Development (DLCD) was provided notice of the proposed legislative amendments on November 13, 2025. Notice of this public hearing was posted online on the City website on November 24, 2025, and was published in the Headlight Herald on November 25, 2025.

E. COMMENTS: None received.

F. DISCUSSION OF REQUEST:

Statewide Goal 9: Economic Development requires that Comprehensive plans and policies contribute to a stable and healthy economy in all regions of the state. This draft set of amendments to the City of Rockaway Beach Comprehensive Plan seeks to establish healthy economic practices and promote continuity between action and policy. In Tillamook County and the Rockaway Beach area, there are several organizations, including the Chamber of Commerce, with which the City can partner when developing a marketing program or establishing visitor attractions and events. The existing policies specify the entity the City must contract with when developing a marketing program, which is neither a fair business practice nor is it fiscally responsible. The proposed amendments allow the City Council to conduct a competitive process to determine how City funds are to be utilized.

G. FINDINGS:

Planning staff finds the following:

1. The amendment is consistent with the comprehensive plan’s goals and policies.

FINDING: This criterion has been met. The amendments are consistent with and compliment current Comprehensive Plan policies as follows:

- The Planning Process: (4) (a) Identification of problems and issues;
- The Planning Process: (4) (b) Development of information and data;
- The Planning Process: (4) (c) Development of alternative policies and recommendations;
- Policies Relating to the Economy: (1) The City shall support economic development activities which enhance its tourism oriented economic base.
- Policies Relating to the Economy: (2) The City shall encourage the expansion of tourist accommodations, with particular emphasis on those accommodations that incorporate meeting room or conference facilities.



- Policies Relating to the Economy: (3) The City will work with the local business community to strengthen the downtown commercial area as an important tourist and commercial center. To achieve this objective, consideration should be given to the following:
 - Upgrading the physical appearance of the area and its buildings including consideration of a unifying theme that reflects the historic development of the City;
 - Provision of additional conveniently located off-street parking; and
 - Development of a pedestrian oriented environment, through the provision of pedestrian amenities.
- Policies Relating to the Economy: (6) The City will provide sufficient commercial land to allow for the reasonable expansion of the community's businesses. Care should be taken to ensure that future commercial development is well designed and relates well to the surrounding neighborhoods and the natural environment.
- Policies Relating to the Economy: (7) The City will encourage local residents to develop small scale home occupations.
- Policies Relating to the Economy: (8) The City will use its designation as part of the Tillamook Enterprise Zone to attract new businesses to Rockaway Beach.
- Policies Relating to the Economy: (9) The City will cooperate with the Tillamook Economic Development Committee in its efforts to strengthen and diversify the economy of Tillamook County.
- Policies Relating to the Economy: (10) The City will work with the Tillamook Economic Development Committee to see that projects supportive of Rockaway Beach's economy are incorporated into the Oregon Tourism Alliance's overall strategy.
- Policies Relating to the Economy: (11) The City recognizes that its retirement community represents an important element of the economy. The City will cooperate with community groups on making community improvements that will enhance the City's attractiveness as a retirement community. Particular attention should be given to enhancing the medical facilities available in the region.
- Policies Relating to the Economy: (12) To meet commercial retail and service land needs the City should:
 - Amend the Comprehensive Plan and Zoning maps to increase the supply of commercial land by approximately four acres;
 - Encourage commercial redevelopment of existing commercial areas; and
 - Require Condominiums in commercially zoned areas to have ground floor commercial space.

2. The amendment is required to meet a land use need.

FINDING: This criterion has been met. Statewide Goal 9: Economic Development requires that Comprehensive plans and policies contribute to a stable and healthy economy in all regions of the state. The proposed amendment addresses administrative policy contained in the Comprehensive Plan that further economic development policy. The proposed amendments do not alter the goal the policies aim to achieve, rather, clarifies the position of the City in partnering with outside organizations. The suggested changes seek to establish healthy economic practices on behalf of the City, as an organization, and seek to promote continuity between action and policy.



3. Oregon's Statewide Land Use Planning Goal 1. Citizen Involvement: *to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

FINDING: This criterion has been met. The City of Rockaway Beach provided notice of the proposed legislative amendments to the Department of Land Conservation and Development (DLCD) on November 13, 2025. OAR 660-018-0025 requires DLCD to provide public notice of all proposals and adoptions received on a weekly basis. Notice of this public hearing was posted online on the City website on November 24, 2025, and was published in the Headlight Herald on November 25, 2025. The Rockaway Beach Planning Commission held a public hearing on December 18, 2025, in which members of the public had the opportunity to provide comment on the proposed amendments.

4. Oregon's Statewide Land Use Planning Goal 2. Land Use Planning: *to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.*

FINDING: This criterion has been met. The proposed amendments reflect due consideration of state and administrative rules consistent with providing a factual basis for land use decisions. The proposed amendment does not include land use changes, rather, address administrative policy contained in the Comprehensive Plan, which does not meet the level of impact that major or minor revision place, as described by Statewide Land Use Planning Goal 2.

5. Oregon's Statewide Land Use Planning Goal 3. Agricultural Lands

FINDING: This criterion is not applicable.

6. Oregon's Statewide Land Use Planning Goal 4. Forest Lands

FINDING: This criterion is not applicable.

7. Oregon's Statewide Land Use Planning Goal 5. Natural Resources, Scenic and Historic Areas, and Open Spaces

FINDING: This criterion is not applicable.

8. Oregon's Statewide Land Use Planning Goal 6. Air, Water and Land Resources Quality

FINDING: This criterion is not applicable.

9. Oregon's Statewide Land Use Planning Goal 7. Areas Subject to Natural Hazards

FINDING: This criterion is not applicable.

10. Oregon's Statewide Land Use Planning Goal 8. Recreational Needs



FINDING: This criterion is not applicable.

11. Oregon's Statewide Land Use Planning Goal 9. Economic Development

FINDING: This criterion has been met. Chapter 5 of the Rockaway Beach Urbanization Study, dated June 2007, serves as the Economic Opportunities Analysis. Current policy supports economic development and addresses the findings of the Economic Opportunities Analysis. The proposed amendments do not have an impact on land designated commercial or industrial, neither do they alter current policy in a way that diverges from the findings of the Economic Opportunities Analysis.

12. Oregon's Statewide Land Use Planning Goal 10. Housing

FINDING: This criterion is not applicable.

13. Oregon's Statewide Land Use Planning Goal 11. Public Facilities and Services.

FINDING: This criterion is not applicable.

14. Oregon's Statewide Land Use Planning Goal 12. Transportation

FINDING: This criterion is not applicable.

15. Oregon's Statewide Land Use Planning Goal 13. Energy Conservation

FINDING: This criterion is not applicable.

16. Oregon's Statewide Land Use Planning Goal 14. Urbanization

FINDING: This criterion is not applicable.

17. Oregon's Statewide Land Use Planning Goal 15. Wilamette River Greenway

FINDING: This criterion is not applicable.

18. Oregon's Statewide Land Use Planning Goal 16. Estuarine Resources

FINDING: This criterion is not applicable.

19. Oregon's Statewide Land Use Planning Goal 17. Coastal Shorelands

FINDING: This criterion is not applicable.

20. Oregon's Statewide Land Use Planning Goal 18. Beaches and Dunes



FINDING: This criterion is not applicable.

H. CONCLUSION AND RECOMMENDATION:

The Planning Commission should review the proposed amendments and make a recommendation to the City Council. The recommendation may include suggested changes to the amendments. Staff recommend the Rockaway Beach Planning Commission approval of the above-mentioned amendments as they are as the amendments are consistent with the applicable criteria and stated goals.

In making a decision, the Rockaway Beach Planning Commission may:

1. Recommend approval of the amendments to the City of Rockaway Beach Comprehensive Plan, as recommended by planning staff.

***Suggested Motion:** I move that based on the facts and evaluations presented in the City Staff Report, and evidence presented, the Planning Commission recommend to the City Council approval and adoption of the amendments to the City of Rockaway Beach Comprehensive Plan, case file CPA 25-01, and direct City Staff to prepare findings consistent with this decision..*

2. Recommend approval of the amendments to the City of Rockaway Comprehensive Plan, with additional changes. In the event of approval with amendments, Staff offer the following suggested motion for the Planning Commissioner's consideration:

***Suggested Motion:** I move that based on the facts and evaluations presented in the City Staff Report, and evidence presented, the Planning Commission recommend to the City Council approval and adoption of the amendments to the City of Rockaway Beach Comprehensive Plan, , case file ZOA 25-01,.with the following changes [**Include changes**] and direct City Staff to prepare findings consistent with this decision*

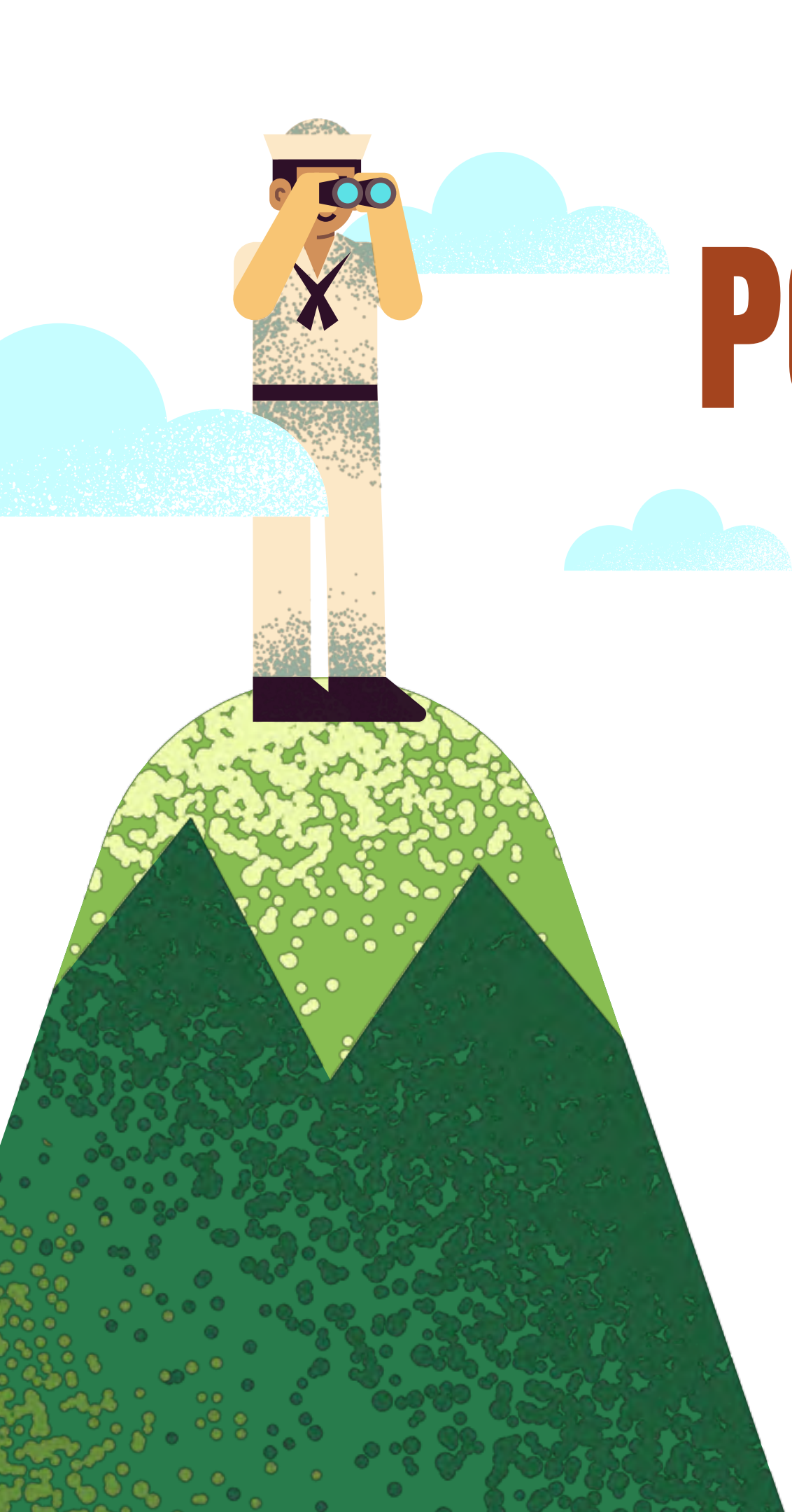
COMPREHENSIVE PLAN

AMENDMENT 25-01

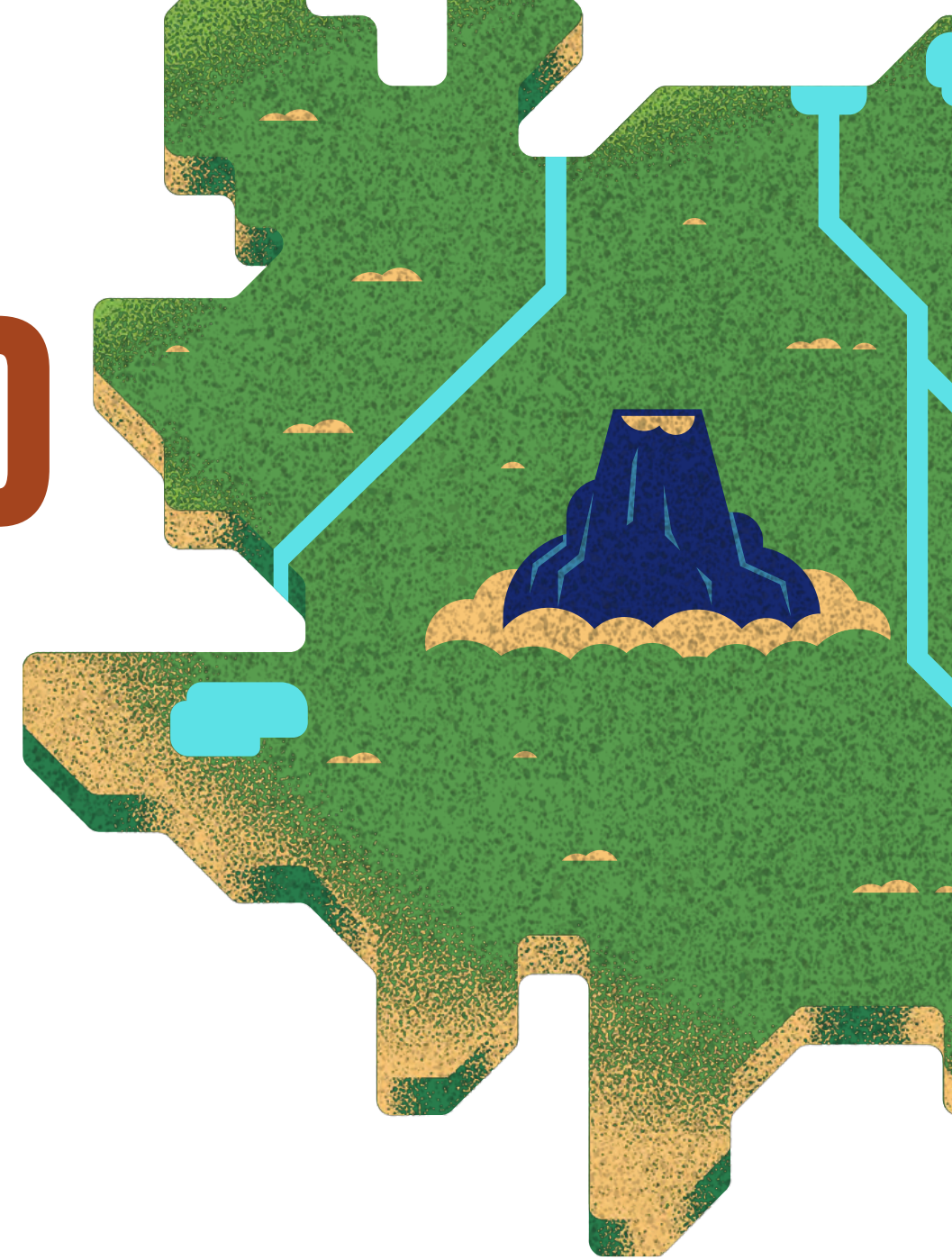


City of Rockaway Beach





POLICY RELATED TO THE ECONOMY



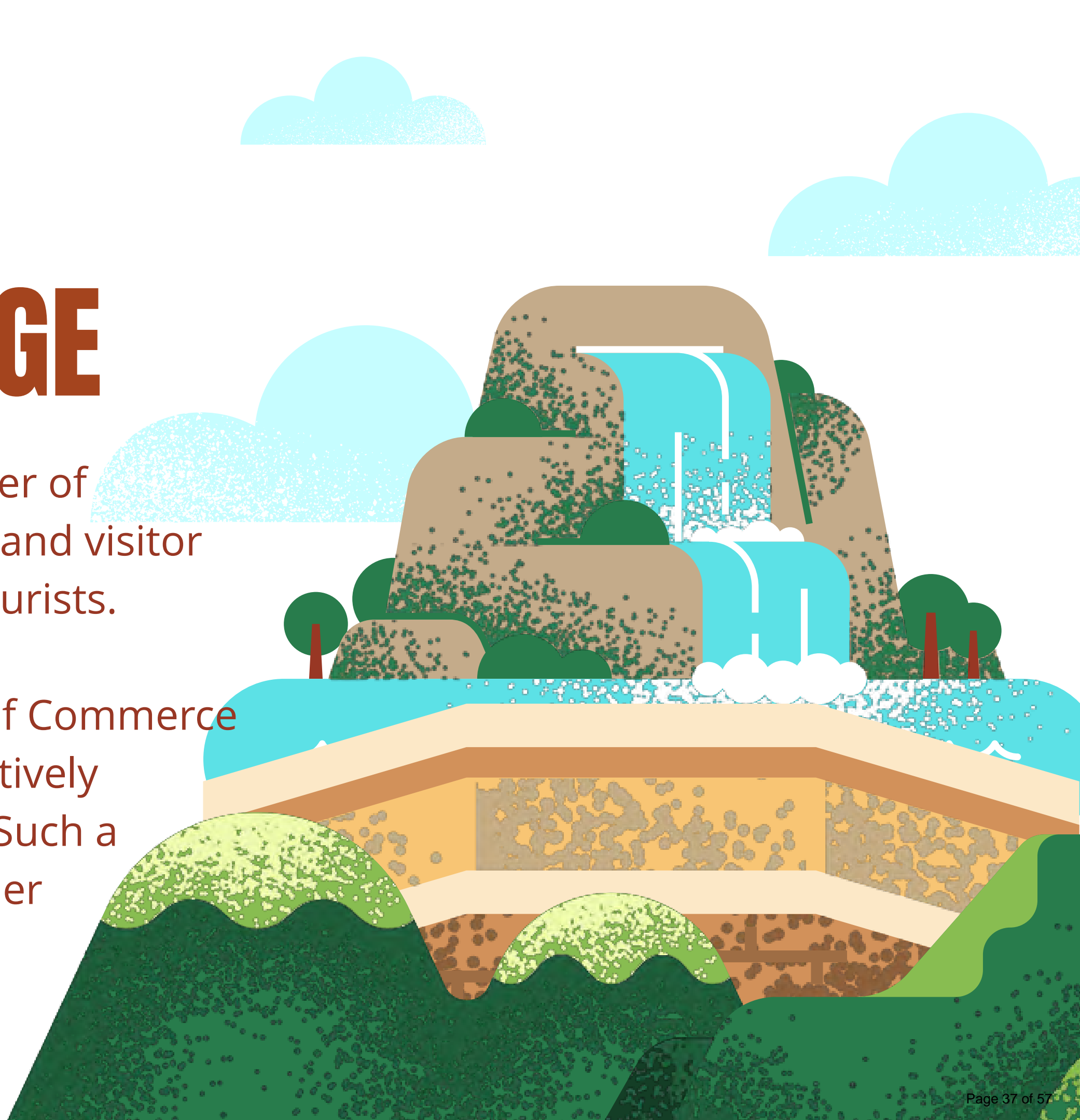
Proposing an amendment to the language in the comprehensive plan

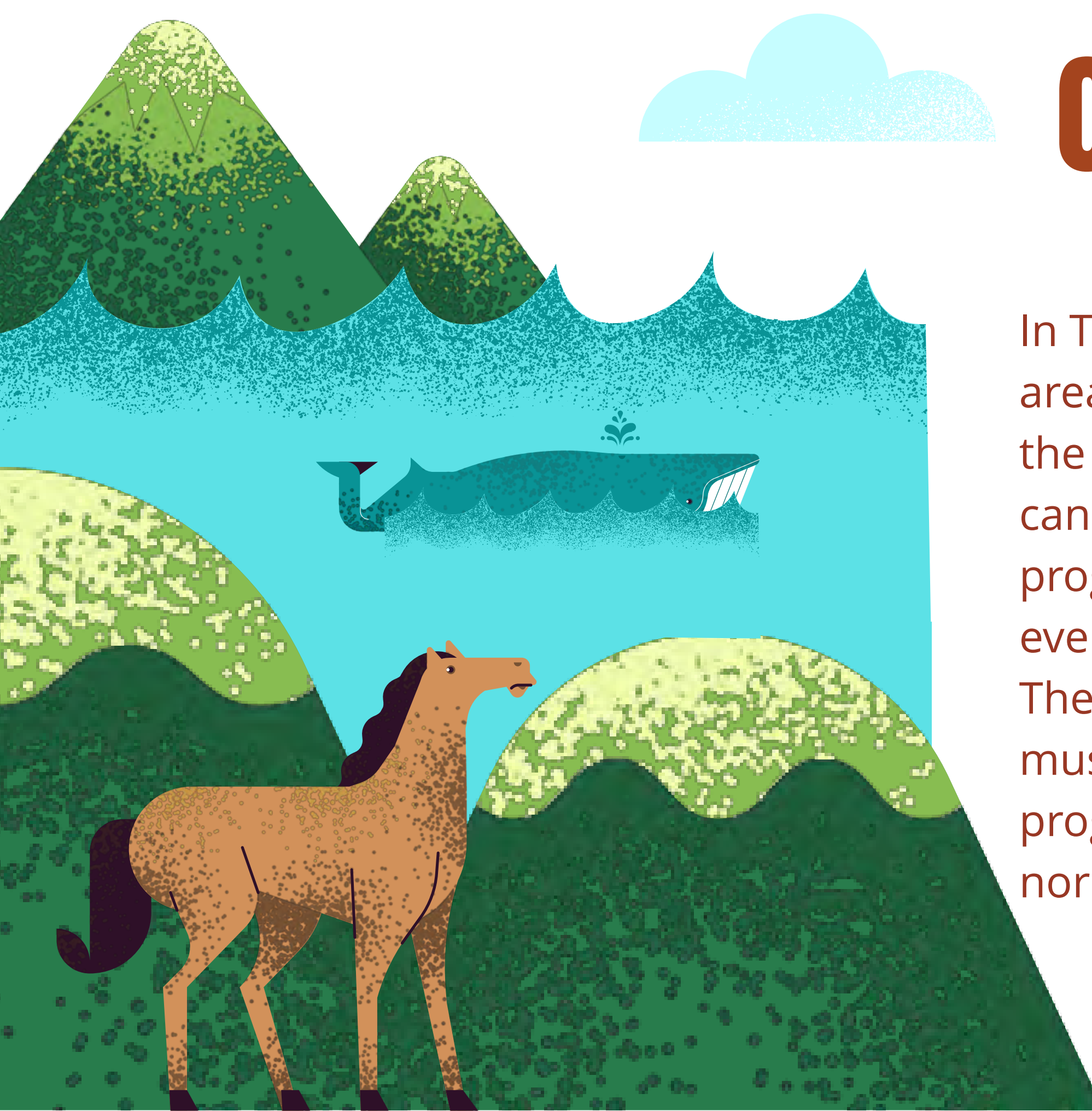
On November 12, the City Council directed staff to prepare amendments to the Comprehensive Plan to promote fair business practices

CURRENT LANGUAGE

4. The City supports the efforts of the Chamber of Commerce and local business persons to expand visitor attractions and events that are available to tourists.

5. The City will cooperate with the Chamber of Commerce in developing a marketing program that effectively promotes the City's attractions and facilities. Such a program should be fully coordinated with other communities in the area.





CURRENT LANGUAGE

Why change it?

In Tillamook County and the Rockaway Beach area, there are several organizations, including the Chamber of Commerce, with which the City can partner when developing a marketing program or establishing visitor attractions and events.

The existing policies specify the entity the City must contract with when developing a marketing program, which is neither a fair business practice nor is it fiscally responsible.

PROPOSED LANGUAGE

4. The City supports the efforts to expand visitor attractions and events that are available to tourists.
5. The City will develop a marketing program that effectively promotes the City's attractions and facilities.

What changed?

4. The City supports the efforts ~~of the Chamber of Commerce and local business persons~~ to expand visitor attractions and events that are available to tourists.
5. The City will ~~cooperate with the Chamber of Commerce in~~ developing a marketing program that effectively promotes the City's attractions and facilities. ~~Such a program should be fully coordinated with other communities in the area.~~

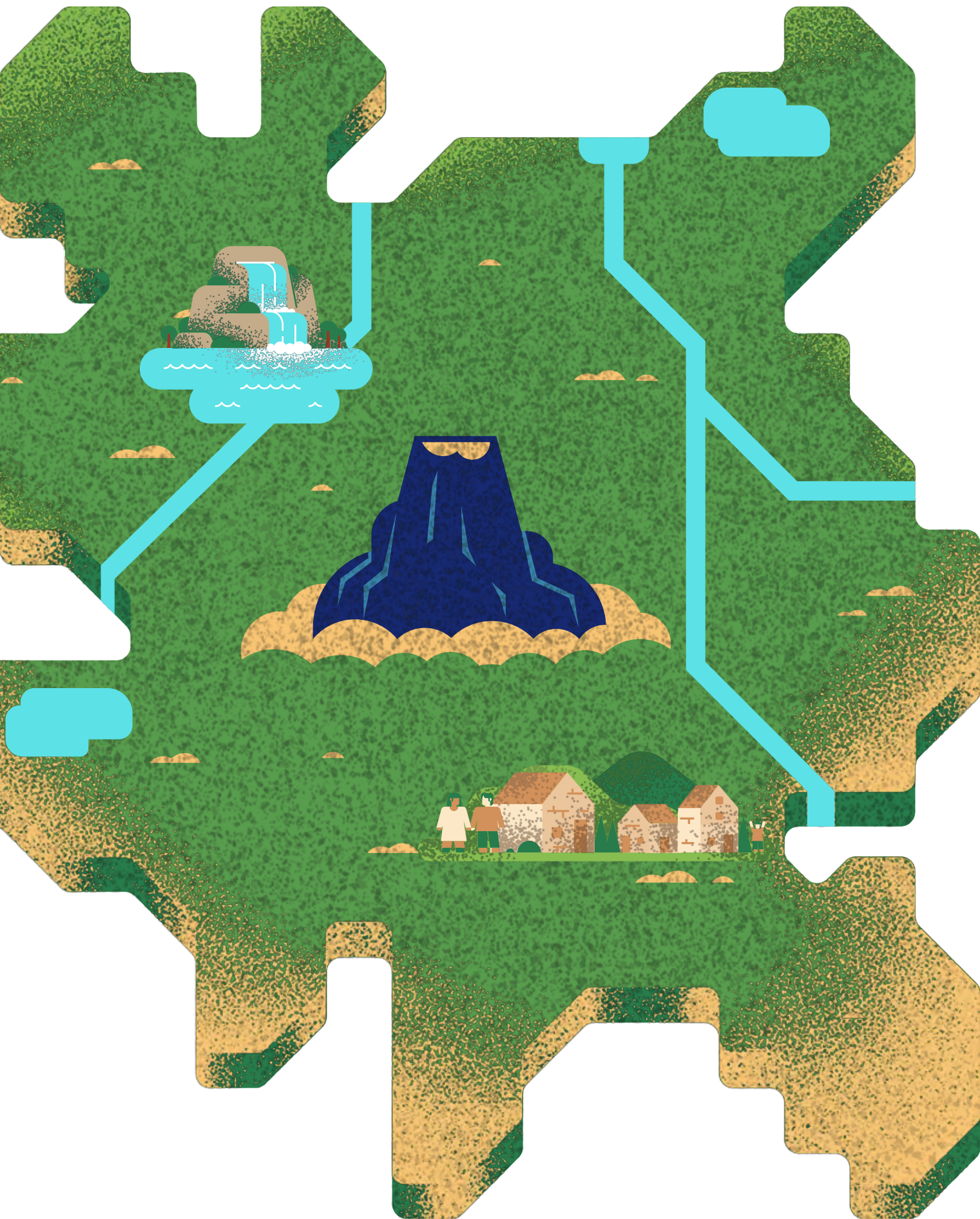


BENEFITS

Statewide Goal 9: Economic Development requires that Comprehensive plans and policies contribute to a stable and healthy economy in all regions of the state. This draft set of amendments to the City of Rockaway Beach Comprehensive Plan seeks to establish healthy economic practices and promote continuity between action and policy.

The proposed amendments allow the City Council to conduct a competitive process to determine how City funds are to be used.





WHAT IS THE PLANNING COMMISSION'S ROLE?

The Planning Commission should review the proposed amendments and make a recommendation to the City Council. The recommendation may include suggested changes to the amendments.

Staff recommends to the Planning Commission approval of the discussed amendments as they are presented tonight.

PROPOSED LANGUAGE

4. The City supports the efforts to expand visitor attractions and events that are available to tourists.
5. The City will develop a marketing program that effectively promotes the City's attractions and facilities.

What changed?

4. The City supports the efforts ~~of the Chamber of Commerce and local business persons~~ to expand visitor attractions and events that are available to tourists.
5. The City will ~~cooperate with the Chamber of Commerce in~~ developing a marketing program that effectively promotes the City's attractions and facilities. ~~Such a program should be fully coordinated with other communities in the area.~~





**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

**Multi-Unit Definition Zoning Ordinance
Amendment**

Case File: ZOA 25-01

DLCD PAPA File: Amendment 003-25

Hearing Date: December 18, 2025

A. **APPLICANT:** City of Rockaway Beach

B. NATURE OF THE APPLICATION AND BACKGROUND ON THE REQUEST:

The City of Rockaway Beach is proposing to amend the City of Rockaway Beach Zoning. The proposed zoning ordinance amends Section 1.030 (22) Dwelling, Multi-unit to differentiate multi-unit housing from middle housing and allow for greater flexibility sitting multi-unit structures on a lot. Through the City of Rockaway Beach 2025-2029 Strategic Plan, City Council set the goal of increasing the diversity of housing options and directed staff to update the zoning code in furtherance of this goal. This amendment, removing language that limits the building type by requiring all units to share common walls or floors and ceilings, supports responsible design by providing greater flexibility in arranging units on a lot in furtherance of the goals of the multi-unit sitting criteria.

Zoning Ordinance Amendments:

- Section 1.030. Definitions

Current Language:

1.030 (22) Dwelling, Multi-unit. A residential structure containing five or more dwelling units sharing common walls or floors and ceilings, built on a single lot or parcel.

Proposed Changes:

1.030 (22) Dwelling, Multi-unit. A residential structure containing five or more dwelling units ~~sharing common walls or floors and ceilings,~~ built on a single lot or parcel, **not including middle housing.**

Proposed Final Language:

1.030 (22) Dwelling, Multi-unit. A residential structure containing five or more dwelling units built on a single lot or parcel, not including middle housing.

C. **RELEVANT CRITERIA:** The following standards apply to this request:

- **Rockaway Beach Zoning Ordinance. Article 9. Amendments.**



Section 9.010. Authorization to Initiate Amendments. An amendment to the text of this ordinance or to a zoning map may be initiated by the City Council, Planning Commission, or by application of the property owner(s), contract purchaser(s), or his/her/their authorized agent.

Section 9.015. Burden of Proof. The burden of proof is placed upon the initiator of the amendment. That burden shall be to prove:

1. The proposed amendment fully accords with applicable Comprehensive Plan goals and policies; and
2. The proposed amendment is required to meet a land use need.

Section 9.020. Amendment Procedures. The following procedures shall be observed in consideration of an amendment request:

1. A request shall be initiated by filing an application with the City pursuant to Section 11.030.
2. Notice of a public hearing shall be given pursuant to Section 11.040.
3. The Planning Commission shall hold a public hearing on the request pursuant to Section 11.060.
4. The Planning Commission will forward its recommendation to the City Council and the City Council will hold a public hearing pursuant to Section 11.060.
5. The City Council will make a decision on the request pursuant to Section 11.060(6).

D. NOTIFICATION:

The Department of Land Conservation and Development (DLCD) was provided notice of the proposed legislative amendments on November 12, 2025. Notice of this public hearing was posted online on the City website on November 24, 2025, and was published in the Headlight Herald on November 25, 2025.

E. COMMENTS:

None received.

F. DISCUSSION OF REQUEST:

The draft amendment to the City of Rockaway Beach Zoning Ordinance revises the definition of Multi-Unit Dwellings to differentiate this building type from middle housing types and to provide the flexibility needed for projects to meet the Multi-Unit Sitting criteria set by Section 4.043 of the Zoning Ordinance, such as the placement of the structure taking advantage of natural features such as streams, shorelines, or hillsides and retaining existing trees wherever feasible. Additionally, the proposed amendments will allow for the possibility for greater diversity of housing style and character that are accessible to residents with a variety of income levels, which furthers the goal of increasing the diversity of housing options.

G. FINDINGS:

Planning staff finds the following:



1. The proposed amendment fully accords with applicable Comprehensive Plan goals and policies.

FINDING: This criterion has been met. The amendments are consistent with current Comprehensive Plan policies as follows:

- The Planning Process: (4) (a) Identification of problems and issues;
- The Planning Process: (4) (b) Development of information and data;
- The Planning Process: (4) (c) Development of alternative policies and recommendations;
- Air, Water and Land Resource Considerations: Policies: (4) Cluster developments shall be encouraged, especially in area with steep slopes, or wetlands, as a means of minimizing the potential adverse impacts of development in such areas.
- Energy Considerations: (1) Cluster development is to be encouraged, thus saving energy in construction, maintenance and heating.
- Natural Features (2): Cluster development is encouraged as a method of minimizing development impacts in areas with sensitive natural features.
- Land Use Categories: The basic philosophy is that there is little land available in the City that does not pose limitations to development, and those areas where development can occur should be more intensively used than sensitive lands such as the wetlands around the lakes, and steep slopes.
- Housing Element: Strategy: To encourage higher densities for middle housing and multi- unit development
- Housing Element: Policies (1) The City shall support all efforts to provide low or moderate income housing in and around Rockaway Beach, and shall cooperate with the Tillamook County Housing Authority, and Northwest Oregon Housing Association.
- Housing Element: Policies (2) The Land use Element of the comprehensive plan and the zoning ordinance shall designate areas within the City where multifamily dwellings may be located, and where mobile home parks may be developed. It is assumed that low cost multi-family housing developed with public or private financing can be located anywhere other multi-family housing is allowed.

2. The amendment is required to meet a land use need.

FINDING: This criterion has been met. Oregon Revised Statute 184.451 directs the Department of Administrative Services and the Office of Economic Analysis to produce the Oregon Housing Needs Analysis (OHNA). The OHNA Methodology report for 2025 identified that Rockaway Beach needs 403 dwelling units that serve the population between 0% and 120% Area Median Income in the next 20 years. Multi-unit housing types are an effective building typology to meet this need. As noted in this report, proposed amendments to the City of Rockaway Beach Zoning Ordinance are necessary to facilitate the production of multi-unit housing.

3. Oregon’s Statewide Land Use Planning Goal 1. Citizen Involvement: *to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.*

FINDING: This criterion has been met. The City of Rockaway Beach provided notice of the proposed legislative amendments to the Department of Land Conservation and Development (DLCD) on November 12,



2025. OAR 660-018-0025 requires DLCD to provide public notice of all proposals and adoptions received on a weekly basis. Notice of this public hearing was posted online on the City website on November 24, 2025, and was published in the Headlight Herald on November 25, 2025. The Rockaway Beach Planning Commission held a public hearing on December 18, 2025, in which members of the public had the opportunity to provide comment on the proposed amendments.

4. Oregon's Statewide Land Use Planning Goal 2. Land Use Planning: *to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.*

FINDING: This criterion has been met. The proposed amendments reflect due consideration of housing related state laws and administrative rules consistent with providing a factual basis for land use decisions.

5. Oregon's Statewide Land Use Planning Goal 3. Agricultural Lands

FINDING: This criterion is not applicable.

6. Oregon's Statewide Land Use Planning Goal 4. Forest Lands

FINDING: This criterion is not applicable.

7. Oregon's Statewide Land Use Planning Goal 5. Natural Resources, Scenic and Historic Areas, and Open Spaces

FINDING: This criterion is not applicable.

8. Oregon's Statewide Land Use Planning Goal 6. Air, Water and Land Resources Quality

FINDING: This criterion is not applicable.

9. Oregon's Statewide Land Use Planning Goal 7. Areas Subject to Natural Hazards

FINDING: This criterion is not applicable.

10. Oregon's Statewide Land Use Planning Goal 8. Recreational Needs

FINDING: This criterion is not applicable.

11. Oregon's Statewide Land Use Planning Goal 9. Economic Development

FINDING: This criterion is not applicable.

12. Oregon's Statewide Land Use Planning Goal 10. Housing: *to provide for the housing needs of the citizens of the state*



FINDING: This criterion has been met. The proposed amendments will allow for a wider variety of building type outcomes in zones where multi-unit dwellings are permitted. The amendment to the definition of multi-unit dwellings should further housing production needs of Rockaway Beach identified in the 2019 and 2025 Tillamook County Housing Needs Analysis (HNA). The 2025 Tillamook County HNA finds that in 2023, 53% of the population of Rockaway Beach face some form of rent cost burden, while 35% of the population face some form of mortgage cost burden. While the Buildable Lands Inventory (BLI) for 2007-2027 identified a surplus of residential buildable lands, low wages and high housing costs have been identified in the 2019 HNA and Comprehensive Plan as barriers to housing production for full-time residents. The proposed amendments should facilitate the production of multi-unit housing, which tends to be more affordable than other housing types. Additionally, further consider the impacts of the proposed amendments on land capacity will be studied in the next Housing Needs Analysis, as required by SB 406.

13. Oregon’s Statewide Land Use Planning Goal 11. Public Facilities and Services: *to plan efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

FINDING: This criterion has been met. The proposed amendments do not alter or conflict with the Public Facilities policies found in the Comprehensive plan. Allowing multi-unit projects to arrange units in separate buildings does not impact otherwise established plans, nor does the differentiation of multi-unit dwellings from middle housing.

14. Oregon’s Statewide Land Use Planning Goal 12. Transportation

FINDING: This criterion is not applicable.

15. Oregon’s Statewide Land Use Planning Goal 13. Energy Conservation

FINDING: This criterion is not applicable.

16. Oregon’s Statewide Land Use Planning Goal 14. Urbanization

FINDING: This criterion is not applicable.

17. Oregon’s Statewide Land Use Planning Goal 15. Willamette River Greenway

FINDING: This criterion is not applicable.

18. Oregon’s Statewide Land Use Planning Goal 16. Estuarine Resources

FINDING: This criterion is not applicable.

19. Oregon’s Statewide Land Use Planning Goal 17. Coastal Shorelands

FINDING: This criterion is not applicable.



20. Oregon’s Statewide Land Use Planning Goal 18. Beaches and Dunes

FINDING: This criterion is not applicable.

H. CONCLUSION AND RECOMMENDATION:

The Planning Commission should review the proposed amendments and make a recommendation to the City Council. The recommendation may include suggested changes to the amendments. Staff recommend the Rockaway Beach Planning Commission approval of the above-mentioned amendments as they are as the amendments are consistent with the applicable criteria and stated goals.

In making a decision, the Rockaway Beach Planning Commission may:

1. Recommend approval of the amendments to the City of Rockaway Beach Zoning, as recommended by planning staff.

***Suggested Motion:** I move that based on the facts and evaluations presented in the City Staff Report, and evidence presented, the Planning Commission recommend to the City Council approval and adoption of the amendments to the City of Rockaway Beach Zoning Ordinance, case file ZOA 25-01, and direct City Staff to prepare findings consistent with this decision.*

2. Recommend approval of the amendments to the City of Rockaway Beach Zoning Ordinance, with additional changes. In the event of approval with amendments, Staff offer the following suggested motion for the Planning Commissioner’s consideration:

***Suggested Motion:** I move that based on the facts and evaluations presented in the City Staff Report, and evidence presented, the Planning Commission recommend to the City Council approval and adoption of the amendments to the City of Rockaway Beach Zoning Ordinance, case file ZOA 25-01, with the following changes **[Include changes]** and direct City Staff to prepare findings consistent with this decision*

ZONING ORDINANCE AMENDMENT 25-01



City of Rockaway Beach






MULTI-UNIT HOUSING

Proposing a Zoning Ordinance amendment limited to the definition of multi-unit housing.

Through the City of Rockaway Beach 2025-2029 Strategic Plan, City Council set the goal of increasing the diversity of housing options and directed staff to update the zoning code in furtherance of this goal.



CURRENT LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** A residential structure containing five or more dwelling units sharing common walls or floors and ceilings, built on a single lot or parcel.

Why change it?

Requiring common walls or floors and ceilings leads to a particular outcome and building type.

This definition also describes Townhouses.



CURRENT LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** A residential structure containing five or more dwelling units sharing common walls or floors and ceilings, built on a single lot or parcel.

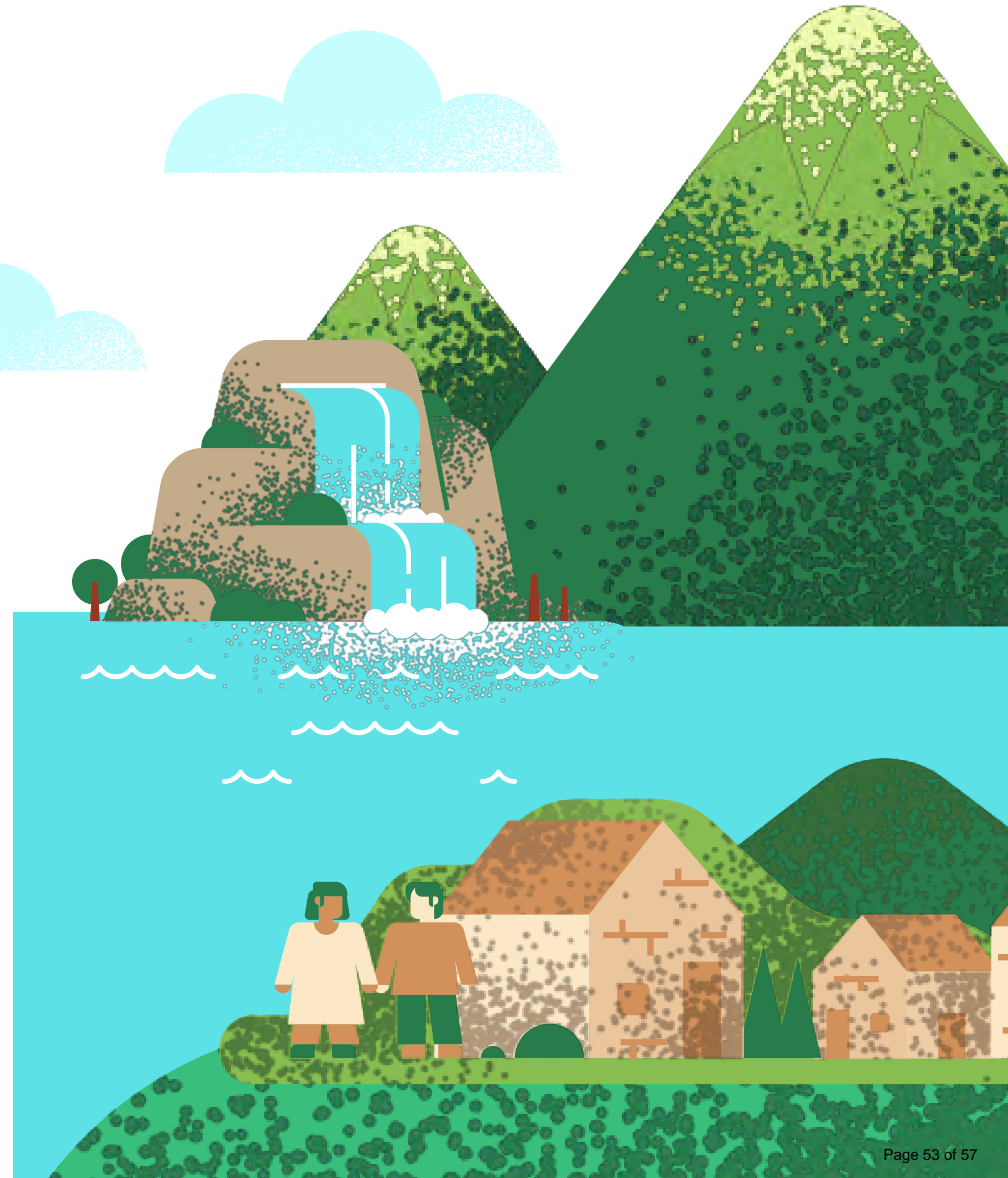


PROPOSED LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** One or more residential structures containing five or more dwelling units in any configuration built on a single lot or parcel, not including middle housing.

What changed?

1.030 (22) **Dwelling, Multi-unit.** ~~A One or more residential structures containing five or more dwelling units in any configuration sharing common walls or floors and ceilings,~~ built on a single lot or parcel, not including middle housing.



PROPOSED LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** One or more residential structures containing five or more dwelling units in any configuration built on a single lot or parcel, not including middle housing.



BENEFITS

Proposed amendments provide the flexibility needed for projects to meet the Multi-Unit Sitting criteria set by Section 4.043 of the Zoning Ordinance, such as the placement of the structure taking advantage of natural features such as streams, shorelines, or hillsides and retaining existing trees wherever feasible.

The proposed amendments will allow for the possibility of greater diversity of housing style and character.



WHAT IS THE PLANNING COMMISSION'S ROLE?

The Planning Commission should review the proposed amendments and make a recommendation to the City Council. The recommendation may include suggested changes to the amendments.

Staff recommends to the Planning Commission approval of the discussed amendments.



PROPOSED LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** One or more residential structures containing five or more dwelling units in any configuration built on a single lot or parcel, not including middle housing.

What changed?

1.030 (22) **Dwelling, Multi-unit.** ~~A One or more residential structures containing five or more dwelling units in any configuration sharing common walls or floors and ceilings,~~ built on a single lot or parcel, not including middle housing.

