



# City of Rockaway Beach Planning Commission Meeting Agenda

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**Date:** Thursday, February 19, 2026

**Time:** 5:00 PM

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

**Watch live stream here:** [rockawaybeachoregon.gov/meetings](https://rockawaybeachoregon.gov/meetings)

**Join here to participate remotely on Zoom:**

<https://us06web.zoom.us/j/83051157009?pwd=PYVTskI3PSDikwgFOCC3UX3jfurMbN.1>

Meeting ID: 830 5115 7009

Passcode: 398666

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](mailto: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. PLEDGE OF ALLEGIANCE**

## **3. ROLL CALL**

## **4. APPROVAL OF MINUTES**

- a. January 15, 2026 Meeting Minutes

## **5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS - None Scheduled**

## **6. STAFF REPORTS**

- a. Planning Department Staff Report

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](mailto:cityrecorder@corb.us) or 503-374-1752.

- 7. PUBLIC HEARING - None Scheduled**
- 8. PUBLIC INPUT ON NON-AGENDA ITEMS**
- 9. OLD BUSINESS - None Scheduled**
- 10. NEW BUSINESS**
  - a. Discussion Regarding Comprehensive Plan Update
- 11. PLANNING COMMISSION COMMENTS & CONCERNS**
- 12. ADJOURNMENT**



# City of Rockaway Beach Planning Commission Meeting Minutes

**Date:** Thursday, January 15, 2026

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

## 1. CALL TO ORDER

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

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

Planning Commissioners Present: Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield, Lydia Hess

Council Members Present: Charles McNeilly, Mary McGinnis

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

## 4. APPROVAL OF MINUTES

a. December 18, 2025 Meeting Minutes

**Motion by** Penny Cole, seconded by Nancy Lanyon, to approve the December 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)

## 5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS - None Scheduled

## 6. STAFF REPORTS

Tapia provided an update on the following:

- Nedonna Wave Land Use Board of Appeals (LUBA) case - Applicant filed a petition for review on December 1st raising three assignments of error. City staff and legal counsel responded by brief addressing two of the assignments of error in the petition for review. Oregon Shores intervened and briefed the remaining issue. LUBA heard oral argument this week, and a final decision is expected by February 9th to determine whether the matter is concluded or remanded to the City.
- Planning Department approved 3 zoning permits in December, and Planning Commission granted a variance and made recommendations to the City Council for amendments to the

**7. PUBLIC HEARING - None Scheduled**

**8. PUBLIC INPUT ON NON-AGENDA ITEMS**

- None

**9. OLD BUSINESS - None Scheduled**

**10. NEW BUSINESS**

**a. Recap of 2025**

- Tapia presented an overview of Planning Department and Planning Commission activity in 2025.
- There was brief discussion regarding publicizing the Middle Housing code updates.

**b. Review of Expected 2026 Projects**

- Tapia presented upcoming business expected to come before the Planning Commission in 2026, including Community Grant application review, Flood Hazard Overlay (FHO) Zone amendments, and comprehensive update to the Development Code project.
- Tapia provided a more detailed overview of the Development Code Update Project, which will be focused on the housing components of the code.
- Tapia invited the Commissioner's input on which sections of the Comprehensive Plan should be prioritized.
- After discussion, three tentative priority areas were identified: economic/downtown policy, wetlands and natural resources, and transportation.
- Tapia proposed that the Commission revisit the discussion in February.
- There were comments that envisioning was an important first step, and suggestion that information be distributed in advance of public engagement.

**11. PLANNING COMMISSION COMMENTS & CONCERNS**

- Cole commented on recent weather.
- Hess advocated for more bike racks and implementing bike lanes, and suggested providing business subsidies for installation of bike racks through the Facade Grant program.
- Lanyon suggested that municipalities ask the state to prioritize repairs of Highway 6. Lanyon presented the book *Pocket Neighborhoods*, written by the architect of Manzanita's Classic Street Cottages, and offered to share it with Commissioners.
- Johnson praised the new city website. Johnson shared that the Forest Stewardship Plan Advisory Committee will meet on January 16th and encouraged all to attend.
- Maxfield gave kudos to the City Council and staff for recent accomplishments. Maxfield shared a vision for making the city more livable. Maxfield proposed the Planning Commission review Short-Term Rental (STR) regulations.

- Winchester was impressed by the new website mobile navigation. Winchester commented on the importance of bicycles, noting them as a possible solution for improving the parking situation. Winchester suggested sharing ideas with businesses about where and how to install racks.
- McGinnis commented that the new website was very usable. McGinnis shared that the City Council was looking at STR updates. McGinnis encouraged the Planning Commission to explore a vision for both tourists and full-time residents.
- McNeilly praised the new website and was pleased that it was an off-the-shelf solution designed for cities. McNeilly complemented the Planning Commission's recent work on recent amendments to the Comprehensive Plan and Zoning code, and acknowledged Tapia for his presentations. McNeilly shared that Shepard received another stellar performance review. McNeilly explained the proposed amendments to STR regulations that were currently under consideration.
- There was discussion regarding STR license transfer regulations.
- Hassell encouraged adding more benches to the Old Cedar Boardwalk. Hassell commented on the improved indexing on the new city website. Hassell was excited about starting Lake Lytle milfoil and caitail cleanup this year.

**12. ADJOURNMENT**

**Motion by** Stephanie Winchester, seconded by Sandra Johnson, to adjourn the meeting at 6:16 p.m.

**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)

DRAFT

MINUTES APPROVED THE  
19TH DAY OF FEBRUARY 2026

\_\_\_\_\_  
William Hassell, President

ATTEST

\_\_\_\_\_  
Melissa Thompson, City Recorder



**City of Rockway Beach, Oregon**

276 S. Highway 101, PO Box 5

Rockaway Beach, OR 97136

(503) 374-1752

[www.corb.us](http://www.corb.us)

**MEMORANDUM**

TO: Planning Commission  
FROM: Abram Tapia, City Planner  
DATE: February 19, 2026  
  
RE: Planning Department Staff Report

LUBA 2025-001/2025-069:

On October 23, 2025, the applicant, Nedonna Wave LLC, appealed the City Council decision, which reversed the Planning Commission's decision from July 18, 2024, regarding application #PUD-24-1, ultimately denying the Planned Unit Development application. Staff and legal counsel prepared a brief in response to the petition for review prepared by the applicant on December 1, 2025. On January 13, LUBA heard oral argument for this case and issued their final opinion on February 9.

In the final opinion, LUBA affirmed the City's decision to deny the request to amend the application for the second phase of the PUD on the grounds that the 2008 PUD application had expired. The Board did not reach petitioner's first and third assignments of error, which related to the application of the SA zone. Even though LUBA's final opinion and order did not reach the SA zone questions, this legal matter has clarified the application of the SA zone as a base zone, with its own allowed uses and standards.

LUBA's final opinions and orders can be appealed to the Oregon Court of Appeals (ORS 197.850), which can result in all or part of LUBA's decision being invalidated. If the applicants sought to appeal this decision, the appeals would need to be filed in the Court of Appeals within 21 days after the date LUBA mailed its final opinion and order. If the applicant would like to move forward without appealing the case further, the City will require they submit a new PUD application and go through the PUD process anew.

Project to Modernize the Comprehensive Plan, Zoning Ordinance, and Subdivision Ordinance:

On October 2, 2025, after a successful grant proposal, DLCD's Housing Accountability and Production Office (HAPO) offered the City of Rockaway Beach a Housing Planning Assistance grant. Staff are in conversation with Cascadia Partners, a regional planning consulting firm, who will be working with the City throughout this project. Both Staff and our consultant team are ready to begin this project, we are waiting for DLCD to disperse the grant funds.

This project seeks to modernize regulations that impact residential development in Rockaway Beach to comply with State housing laws, address permitting and land use barriers to housing production, and facilitate housing production, affordability, and choice. Through this project, Staff will consider amendments to the City's Comprehensive Plan, Comprehensive Plan Map, Zoning Ordinance, Subdivision Ordinance, and Zoning Map, while involving the community through the process by holding

three community engagement events. The planning commission will act as the project's advisory committee.

### Housing Capacity Analysis and Housing Production Strategies

In 2023, the Oregon Legislature passed SB 406, a bill relating to housing in Tillamook County. SB 406 required that certain cities and communities in Tillamook County allow middle housing on residentially zoned lands, to adopt housing production strategies, and to accommodate estimated housing needs upon lands inventoried as buildable lands.

With the support of the cities, Tillamook County obtained a Planning Assistance grant to implement the second phase of SB 406: Housing Capacity Analysis and Housing Production Strategies. The planning consulting firm 3J has been assigned as the consultant to this project. The scope of work for this project is in the process of being finalized. On February 26, Cities and the County will meet with DLCD to finalize the scope of work and better understand the responsibilities of the different jurisdictions.

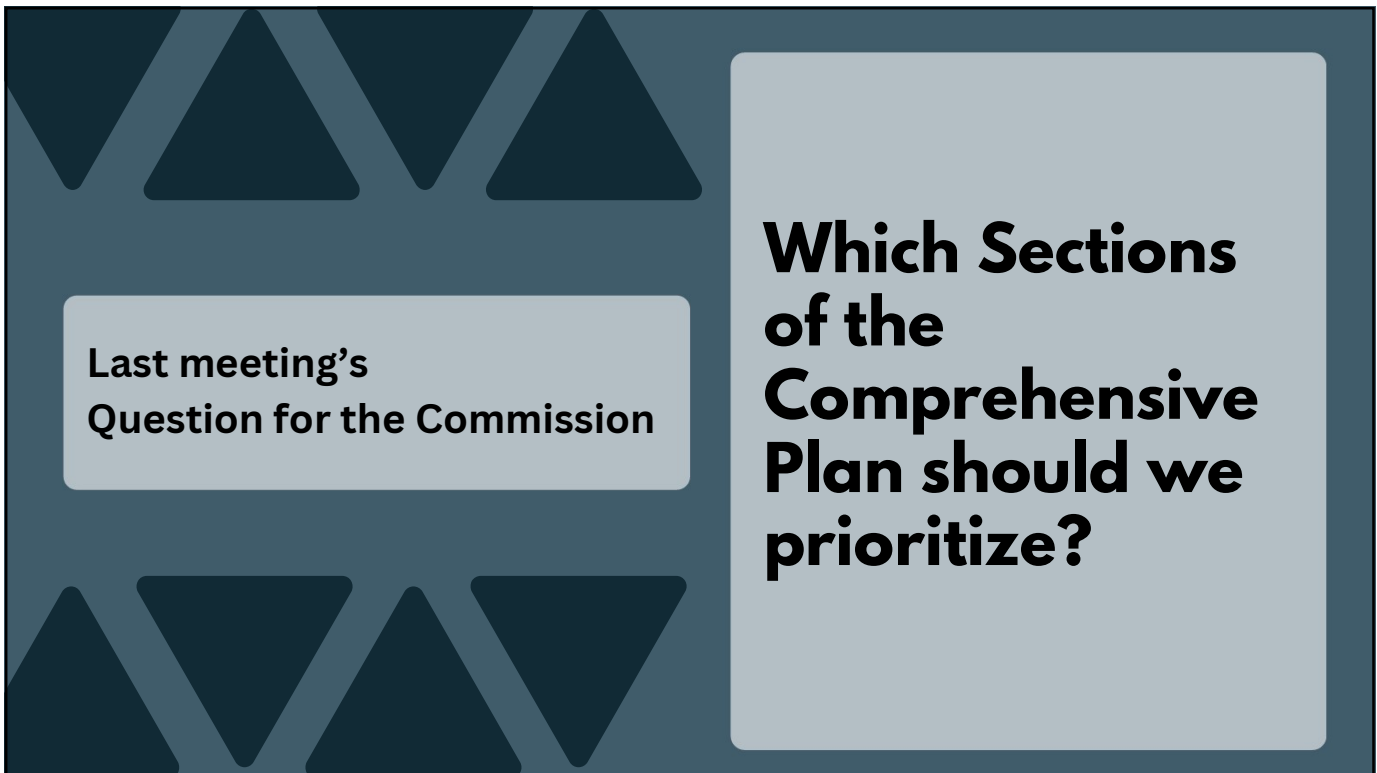
### Permit Review:

In the month of January, the Planning Department approved five zoning permits, including four new dwelling units. The Planning Department denied three zoning permits. Zoning permits are denied if applicants pursue a direction substantially different from the original application or fail to meet a requirement that cannot be addressed in the near future. The Planning Department works very closely with applicants and denies permits as a last resort.

**Presentation Slides  
for Discussion  
Regarding  
Comprehensive Plan  
Update**



1



2

# Comprehensive Plan Sections

- **Envisioning:** What do we want the future to look like?
- **Land Use Categories (Zones)**
- **Comprehensive Plan Map**
- **Goal 1:** Citizen Involvement
- **Goal 2:** Land Use Planning
- **Goal 3:** Agricultural Lands
- **Goal 4:** Forest Lands
- **Goal 5:** Natural Resources, Scenic and Historic Areas, and Open Spaces (Wetlands and Riparian Corridors)
- **Goal 6:** Air, Water and Land Resources Quality
- **Goal 7:** Areas Subject to Natural Hazards
- **Goal 8:** Recreational Needs
- **Goal 9:** Economic Development
- **Goal 10: Housing**
- **Goal 11:** Public Facilities and Services
- **Goal 12:** Transportation
- **Goal 13:** Energy Conservation
- **Goal 14:** Urbanization
- **Goal 17:** Coastal Shorelands
- **Goal 18:** Beaches and Dunes
- **Coordination:** with other organizations and jurisdictions

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# Agenda

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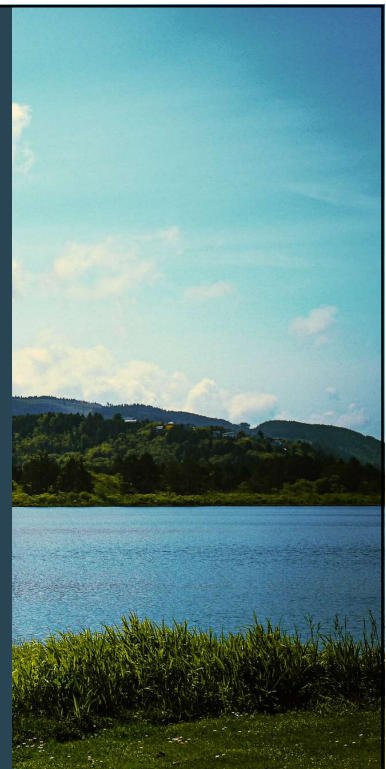
Examples of Comprehensive Plans

2

Refresher on State-Wide Planning Goals

3

Discussion on Prioritization



4



5

Portland

Comprehensive Plan  
Goals and Policies

## 4

### HOUSING <sup>1</sup>

**GOAL:**

**4** Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.

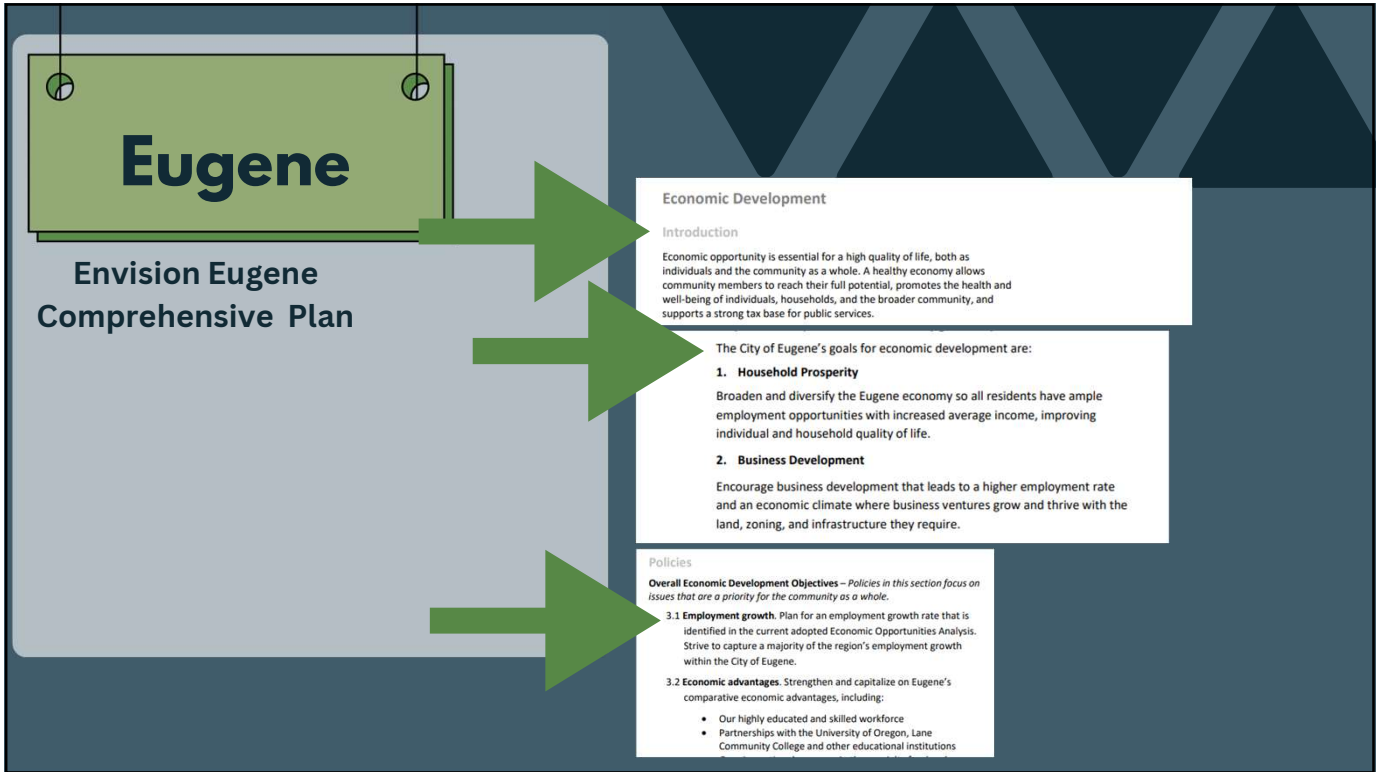
**POLICIES & OBJECTIVES – HOUSING SUPPLY:**

**4.1 Housing Availability**  
Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Portland's households now and in the future.

**Objectives:**

- A. Designate sufficient buildable land for residential development to accommodate Portland's share of regional household growth to reduce the need for urban growth boundary expansions.
- B. Develop new relationships and mechanisms that increase private investment in, and production of, housing.
- C. Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.

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## Comprehensive Plan Sections

- **Envisioning: What do we want the future to look like?**
- **Land Use Categories (Zones)**
- **Comprehensive Plan Map**
- **Goal 1: Citizen Involvement**
- **Goal 2: Land Use Planning**
- **Goal 3: Agricultural Lands**
- **Goal 4: Forest Lands**
- **Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces (Wetlands and Riparian Corridors)**
- **Goal 6: Air, Water and Land Resources Quality**
- **Goal 7: Areas Subject to Natural Hazards**
- **Goal 8: Recreational Needs**
- **Goal 9: Economic Development**
- **Goal 10: Housing**
- **Goal 11: Public Facilities and Services**
- **Goal 12: Transportation**
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- **Goal 14: Urbanization**
- **Goal 17: Coastal Shorelands**
- **Goal 18: Beaches and Dunes**
- **Coordination: with other organizations and jurisdictions**

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## Comprehensive Plan Sections

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# Portland

## Comprehensive Plan Goals and Policies

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# Eugene

## Envision Eugene Comprehensive Plan

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**Salem**

**Salem Area  
Comprehensive Plan**

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## Comprehensive Plan Sections

- **Envisioning:** What do we want the future to look like?
- **Land Use Categories (Zones)**
- **Comprehensive Plan Map**
- **Goal 1:** Citizen Involvement
- **Goal 2:** Land Use Planning
- **Goal 3:** Agricultural Lands
- **Goal 4:** Forest Lands
- **Goal 5:** Natural Resources, Scenic and Historic Areas, and Open Spaces (Wetlands and Riparian Corridors)
- **Goal 6:** Air, Water and Land Resources Quality
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- **Goal 14:** Urbanization
- **Goal 17:** Coastal Shorelands
- **Goal 18:** Beaches and Dunes
- **Coordination:** with other organizations and jurisdictions

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## Goal 1 Citizen Involvement

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Have a citizen involvement program and a committee for citizen involvement (CCI)

Are there Administrative Rules that implement Goal 1? **No**



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## 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 the use of land and to assure an adequate factual base for such decisions and actions.

Establishes the requirement for maintaining a Comprehensive Plan

Are there Administrative Rules that implement Goal 2? Yes



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## Goal 3 Agricultural Lands

To preserve and maintain agricultural lands.

This goal is more relevant for Counties than Cities. Rockaway Beach does not have lands identified as agricultural lands in UGB.

Are there Administrative Rules that implement Goal 3? Yes



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## Goal 4 Forest Lands

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Are there Administrative Rules that implement Goal 4? **Yes**



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## Goal 5

Natural Resources, Scenic and Historic Areas, and Open Spaces

To protect natural resources and conserve scenic and historic areas and open spaces.

Starts with an inventory of resources. Six Goal 5 resource categories: wild and scenic rivers, state scenic waterways, groundwater resources, Oregon recreation trails, Sage Grouse habitat, and wilderness areas.

Are there Administrative Rules that implement Goal 5? **Yes**



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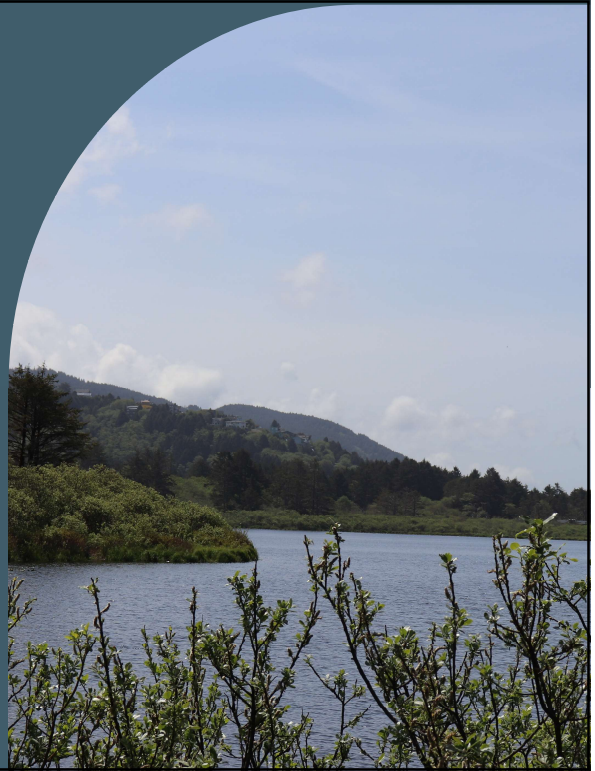
## Goal 6

### Air, Water, and Land Resources Quality

To maintain and improve the quality of the air, water and land resources of the state.

For the protection of air, water, and land resources from pollution and pollutants when developing comprehensive plans.

Are there Administrative Rules that implement Goal 6? **No**



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## Goal 7

### Areas Subject to Natural Hazards

To protect people and property from natural hazards.

**Natural Hazards: Slopes, flooding, coastal erosion, tsunamis.**

Are there Administrative Rules that implement Goal 7? **No**



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## Goal 8 Recreational Needs

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Recreation Planning, Destination Resort Siting, Parks.

Are there Administrative Rules that implement Goal 8? **Yes**



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## Goal 9 Economic Development

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Prepare an Economic Opportunity Analysis based on a 20-year growth forecast.

Are there Administrative Rules that implement Goal 9? **Yes**



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## Goal 10 Housing

To provide for the housing needs of citizens of the state.

Prepare a housing needs analysis (HNA), which is both a product and a process to determine areas of need in their current inventory of housing and their buildable land supply.

Are there Administrative Rules that implement Goal 10? **Yes**



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## Goal 11 Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Include water and sewer services, police and fire protection, health services, recreation facilities, energy and communication services, building permitting, and public works.

Are there Administrative Rules that implement Goal 11? **Yes, but...**



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## Goal 12 Transportation

To provide and encourage a safe, convenient and economic transportation system.

Prepare a transportation system plan that takes into account all relevant modes of transportation: mass transit, air, water, rail, highway, bicycle, and pedestrian.

Are there Administrative Rules that implement Goal 12? **Yes**



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## Goal 13 Energy Conservation

To conserve energy.

Policies to look within existing urban neighborhoods for areas of potential redevelopment before looking to expand. The goal also directs cities and counties to have systems and incentives in place for recycling programs.

Are there Administrative Rules that implement Goal 13? **No**



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## Goal 14 Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

**Includes: policies for the UGB**

Are there Administrative Rules that implement Goal 14? **Yes**

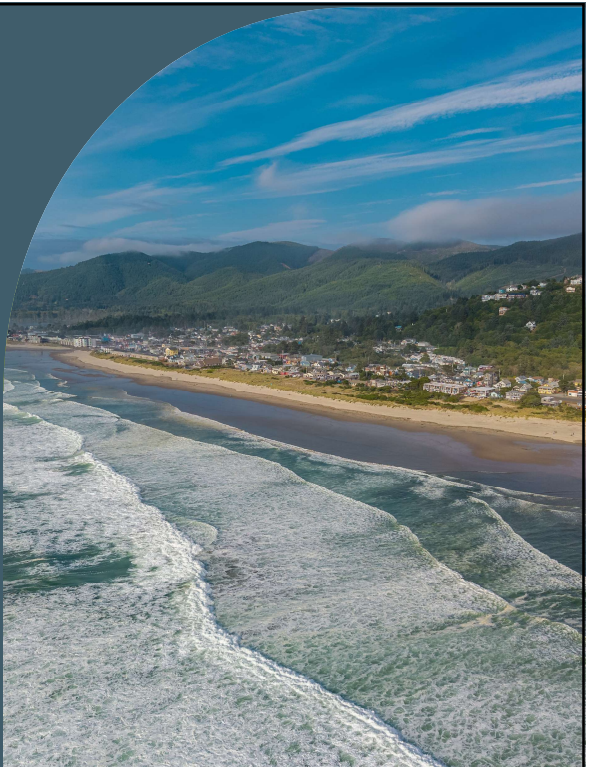


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## Goal 17 Coastal Shorelands

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

Are there Administrative Rules that implement Goal 17? **Yes**



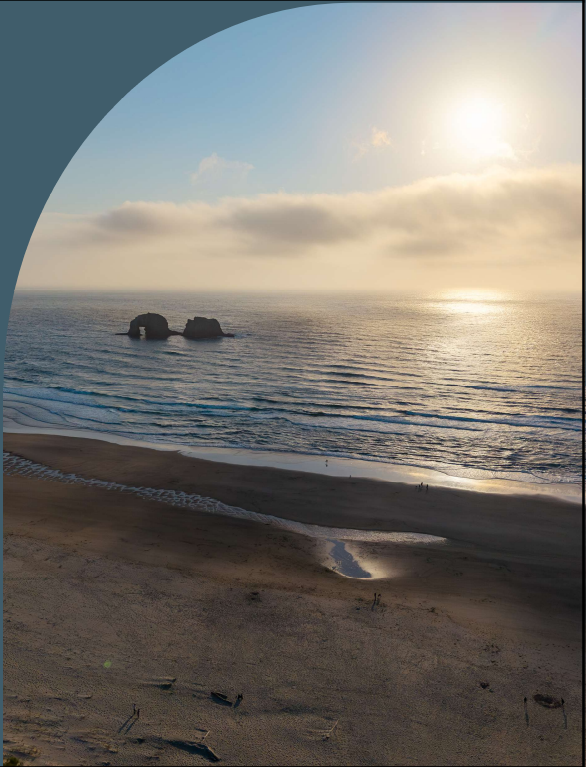
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## Goal 18 Beaches and Dunes

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Includes policies for Prohibition Areas, Shoreline Armoring, Dune Grading, and Ocean Shore Regulation.

Are there Administrative Rules that implement Goal 18? **Yes**



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# Discussion



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## Comprehensive Plan Sections

- **Envisioning:** What do we want the future to look like?
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## Suggested Sections

- **Community Engagement and Involvement**
- **Housing**
- **Transportation and Access**
- **Economic Development and Employment**
- **Public Facilities, Services, and Infrastructure**
- **Open Spaces and Parks**
- **Wetlands, Riparian Corridors, and the Natural Environment**
- **The Coast, Beaches, and Dunes**
- **Natural Hazards**
- **Land Use Planning Process**
- **Land Use Categories and Comprehensive Plan Map**
- **Urban Growth Boundary**

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