



City of Rockaway Beach Planning Commission Meeting Minutes

Date: Thursday, February 19, 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

Planning Commissioners Excused: 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. January 15, 2026 Meeting Minutes

Motion by Penny Cole, seconded by Sandra Johnson, to approve the January 15, 2026 meeting minutes as presented.

Motion Passed by the following vote:

Yes: 6 (Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield)

No: 0 (None)

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS - None Scheduled

6. STAFF REPORTS

a. Planning Department Staff Report

- Tapia summarized the written staff report.
- Tapia reported he updated the Zoning Ordinance document to make it easier to navigate.

7. PUBLIC HEARING - None Scheduled

8. PUBLIC INPUT ON NON-AGENDA ITEMS

- No audience members wished to comment.

9. OLD BUSINESS - None Scheduled

10. NEW BUSINESS

a. Discussion Regarding Comprehensive Plan Update

- Tapia presented examples of the organization of other cities' Comprehensive Plans and a refresher on statewide planning goals.
- Tapia provided suggested section titles and led discussion on prioritization of the Comprehensive Plan sections.
- Discussion and suggestions included:
 - Suggestion to move the *Public Facilities, Services, and Infrastructure* section closer to *Housing*.
 - Discussion regarding community engagement, visioning or mission statement. Concerns expressed regarding cost, time, and scope. Strategic Plan process and resulting vision statement acknowledged.
 - Staff noted that current resources limit capacity to focus only on problem areas, reorganization, and one or two Planning Commission priorities.
 - Suggestion to develop policies or framework that focuses on livability and quality of life.
 - Suggestion to add the term *Recreation* within a section title.
 - Discussion regarding possibly combining *Wetlands*, etc. with *Coast, Beaches and Dunes*.
 - Staff will use input received to reorganize the current Comprehensive Plan using the proposed sections and framework, and bring it back to the Planning Commission for review and refinement.

11. PLANNING COMMISSION COMMENTS & CONCERNS

- Johnson complemented the new city website and the timestamps on meeting videos.
- Lanyon announced there was an upcoming weekly emergency radio check-in. Lanyon expressed concerns about removal of trees on private property. Lanyon advocated for rental bikes, a parking garage, a worker shuttle between cities, and consideration of open space priorities.
- Maxfield commented on road maintenance issues on Port of Tillamook Bay (POTB) property near the Wayside. Maxfield wondered about barriers to denser, multi-unit housing.
- Winchester appreciated easy access to meeting documents on the new city website. Winchester commented on the success of the community engagement that was held for the Lake Lytle recreational area and recommended that approach for future projects.
- McGinnis explained that the POTB owned the land that was experiencing road maintenance issues.

- McNeilly explained that staff have made a proposal to POTB to lease additional space for parking along Hwy 101, and have also made inquiries with ODOT. McNeilly praised the work of the Planning Commissioners and thanked them for their service.
- Hassell praised the new city website and encouraged referencing documents relevant to the Planning Commission online.

12. ADJOURNMENT

Motion by Sandra Johnson, seconded by Stephanie Winchester, to adjourn the meeting at 6:30 p.m.

Motion Passed by the following vote:

Yes: 6 (Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield)

No: 0 (None)

MINUTES APPROVED THE
19TH DAY OF MARCH 2026



William Hassell, President

ATTEST



Melissa Thompson, City Recorder