



City of Rockaway Beach Planning Commission Meeting Minutes

Date: Thursday, March 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, 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. February 19, 2026 Meeting Minutes

Motion by Penny Cole, seconded by Stephanie Winchester, to approve the February 19, 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 gave a presentation providing updates on the Nedonna Wave LLC Land Use Board of Appeals (LUBA) case, development code modernization project, Senate Bill 406, Flood Hazard Overlay Zone updates, updates to rules on Statewide Land Use Planning Goal 5, and permits approved in February. Tapia answered clarifying questions for the Commission.

7. PUBLIC HEARING - None Scheduled

8. PUBLIC INPUT ON NON-AGENDA ITEMS - None

9. OLD BUSINESS - None Scheduled

10. NEW BUSINESS

a. Review of Small Community Grant Applications

- Tapia gave a presentation sharing the scoring and compiled rankings for the Small Community Grant Applications.
- Commission reviewed scores and discussed each application.
- Discussion regarding ineligibility of for-profit entities. Concerns expressed regarding Birdies Bay Golf application. Comments that the intent was not to allow for-profit entities and suggestions to explicitly state it in the application materials going forward.
- Comments that several of those present were members of the nonprofit applicants. It was noted that as nonprofit members, public officials were exempt from potential conflicts of interest related to this decision.

Motion by Sandra Johnson, seconded by Stephanie Winchester, to recommend that the City Council award Small Community Grants in the dollar amounts as follows:

Go Rockaway \$4,999
TCDD Program \$1,799
NCAM \$4,999
Meals for Seniors \$4,999

- Lanyon suggested that staff share the Commissioner's concerns with Birdies Bay Golf.
- Hess requested that staff inform TCDD that the Commission hoped they would ask for more money next year.

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)

11. PLANNING COMMISSION COMMENTS & CONCERNS

- Cole commented on the nice weather and visitors in town.
- Hess was proud of the town for passing the Proclamation supporting the community and human rights of all under the US Constitution. Hess suggested improvement of Phyllis Baker Park restrooms.
- Johnson expressed appreciation for the City passing the Proclamation. Johnson was proud of improved storefront facades due to grants, and fewer empty spaces. Johnson thanked the Planning Commission and City for developing Anchor Street Park and commented on the number of people using and enjoying the park.

- Lanyon was glad to be addressing parts of the Comprehensive Plan and commented on work in other municipalities. Lanyon advocated for the City Council to create an advisory committee for parks and paths. Lanyon commented on the Oregon Coast Scenic Railroad schedule. Lanyon commented on the Salmonberry Trail, and encouraged bike path connections.
- Maxfield was impressed by the momentum in town, including grants and projects. Maxfield advocated for improvements to Phyllis Baker Park. Maxfield supported design standards for downtown and beautification standards. Maxfield expressed support for more investment in bike infrastructure. Maxfield shared information about earning free benches for the community through plastic recycling.
- Winchester advocated for more bike racks. Winchester appreciated others' comments and was thankful to the Mayor and Council for her reappointment to the Planning Commission. Winchester was proud of the momentum of the Planning Commission.
- McGinnis commented on how facade grants help improve the look of the town, and how it draws in more tourists. McGinnis suggested possible Planning Commission involvement in developing design standards. McGinnis expressed concerns about potholes on Miller Street that are under the jurisdiction of the Port of Tillamook Bay (POTB). McGinnis supported improvements at Phyllis Baker Park, noting that the restrooms are clean, but old, and need lights. McGinnis thanked those who were reappointed to the Planning Commission.
- McNeilly shared that the City was planning to refresh the Strategic Plan and encouraged all who were sharing ideas to participate in the Strategic Plan engagement. McNeilly said he was investigating the possibility of a trolley. McNeilly expressed concerns, as a resident, about buildings in the R2 zone that comply with current code, but appear like they belong in an industrial zone.
- Hassell thanked the Mayor for helping with David's Chair. Hassell announced that they would be getting a portable battery charger for David's Chair. Hassell advocated for more benches for each turnout on the Old Cedar boardwalk.

12. ADJOURNMENT

Motion by Jason Maxfield, seconded by Sandra Johnson, to adjourn the meeting at 6:12 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)

MINUTES APPROVED THE
16TH DAY OF APRIL 2026



William Hassell, President

ATTEST



Melissa Thompson, City Recorder