



City of Rockaway Beach

Planning Commission Meeting Minutes

Date: Thursday, June 18, 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 Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester (remote),
Present: Nancy Lanyon, Jason Maxfield, Lydia Hess
Council Members Present: Charles McNeilly, Mary McGinnis
Staff Present: Melissa Thompson, City Recorder; Abram Tapia, City Planner

4. APPROVAL OF MINUTES

a. May 21, 2026 Meeting Minutes

Motion by Penny Cole, seconded by Nancy Lanyon, to approve the May 21, 2026 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

a. Planning Department Staff Report

- Tapia summarized the staff report.
- Brief discussion regarding the Short-Term Rental (STR) accessibility program with Becoming rentABLE.
- Explanation of housing production strategies and clarification of scope of work for the Project to Update Residential Development Code and Policy.
- Tapia provided brief updates on active and potential property developments.

7. PUBLIC HEARING - None Scheduled

8. PUBLIC INPUT ON NON-AGENDA ITEMS - None

9. OLD BUSINESS - None Scheduled

10. NEW BUSINESS

a. Flood Overlay Zone Amendments Discussion

- Tapia gave a presentation on proposed amendments to the Flood Hazard Overlay Zone including an amendment timeline, definition of a floodplain, reasons for regulating floodplain development, and an explanation of key changes in the proposed amendments.
- Commissioners discussed the proposed amendments and Tapia answered clarifying questions.
- Comment in support of higher standards to improve insurance ratings.
- Concerns that higher standards prohibiting certain fill would discourage beautification of properties.
- Suggestions to further clarify standards in relation to higher standards prohibiting fill.
- Suggestion to use a 5-year timeframe for proposed cumulative substantial improvements rather than 10 years.
- Suggestion to clearly explain prior to hearings the distinction between Federal Emergency Management Agency (FEMA) flood maps and wetland maps.

11. PLANNING COMMISSION COMMENTS & CONCERNS

- Cole thanked City Planner Tapia for his work on the proposed Flood Hazard Overlay Zone amendments and for helping clarify floodplain-related issues for the community.
- Hess expressed appreciation for the City's Façade Grant program and its positive impact on local businesses and the appearance of the community.
- Johnson encouraged community members to volunteer through Rockaway Beach Volunteers and noted the need for additional volunteers during the busy summer season.
- Lanyon expressed concerns regarding a nuisance property near South 6th Street and Easy Street, encouraged the City to consider policies addressing non-motorized vehicles, and supported adopting a single name for the Big Cedar Boardwalk. Lanyon praised the City's accessibility efforts through the Becoming rentABLE program.
- Maxfield corrected a previous statement and credited the Fire Department with originating the Trunk or Treat event. Maxfield encouraged discussion of regulations related to burning yard debris and expressed concerns about trash burning within City limits. Maxfield also thanked staff and volunteers for their efforts during the busy season.
- Winchester expressed appreciation for the work and public education related to the proposed floodplain code amendments, echoed concerns regarding burning and air quality impacts, and thanked staff and volunteers for their efforts preparing the City for the summer season.
- McGinnis supported adopting a single name for the Big Cedar Boardwalk, thanked Tapia for his work on the floodplain amendments, noted the completion of Façade Grant improvements at Seaquest Treasures, and announced the upcoming update of the City's five-year Strategic Plan, encouraging public participation in the process. McGinnis shared information regarding ongoing discussions about parking and potential impacts from Oregon Coast Scenic Railroad plans.

- McNeilly thanked Maxfield for raising concerns about debris burning and expressed support for additional controls on burning within City limits. McNeilly discussed ongoing efforts to address parking challenges, encouraged attendance at the upcoming City Council Workshop on parking, and advocated for increased events during the shoulder season to support local businesses.
- Hassell encouraged community members to volunteer with David's Chair and announced plans for installation of an ADA-accessible portable restroom near the David's Chair location.

12. ADJOURNMENT

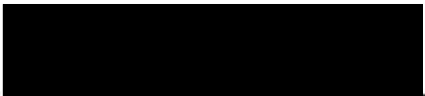
Motion by Sandra Johnson, seconded by Jason Maxfield, to adjourn the meeting at 7:03 p.m.

Motion Passed by the following vote:

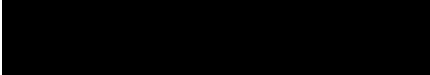
Yes: 7 (Bill Hassell, Penny Cole, Sandra Johnson, Stephanie Winchester, Nancy Lanyon, Jason Maxfield, Lydia Hess)

No: 0 (None)

MINUTES APPROVED THE
16TH DAY OF JULY 2026


William Hassell, President

ATTEST


Melissa Thompson, City Recorder