

























June 11, 2025

# Rockaway Beach City Council Meeting





## Public Hearing:

Ordinances 2025-05 and 2025-06

- Consideration to Continue the Public Hearing on Ordinances 2024-05 and 2025-06 Updating the Zoning Ordinance and Comprehensive Plan Related to the Flood Hazard Overlay Zone to August 20, 2025, at 6:00 p.m.
  - The court granted a 60-day stay in the proceedings of the case Oregonians for Floodplain Protection v. FEMA. The City to “continue the matter” until the case plays out.





## Public Hearing 2

Ordinances 2025-04, 2025-05, 2025-06

- Updating the Zoning Code, Subdivision Code, and Comprehensive Plan Related to Middle Housing
  - Amendments to Ordinances and the Comprehensive Plan that are necessary to meet state requirements for duplexes, triplexes, quadplexes, townhouses and cottage clusters.
  - The City must take action to amend its development code and Comprehensive Plan policies by June 30, 2025, as directed by Senate Bill (SB) 406.

CITY OF ROCKAWAY BEACH, OREGON  
ORDINANCE NO. 2025-02

AN ORDINANCE AMENDING CITY OF ROCKAWAY BEACH ZONING  
ORDINANCE 143 (CODE CHAPTER 155) RELATED TO MIDDLE HOUSING

WHEREAS, the City of Rockaway Beach ("City") recognizes that certain amendments to the Rockaway Beach Zoning Ordinance (Code Chapter 155) are needed to implement HB 2001 (2019), as directed by Senate Bill (SB) 406 ("Proposed Amendments"); and

WHEREAS, at a minimum, cities and unincorporated communities within Tillamook County served by water and sewer must permit all forms of middle housing - duplexes, triplexes, quadplexes, townhouses, and cottage clusters - in zones where single-family dwellings are permitted, consistent with the state's adopted rules for Middle Housing in Large Cities; and

WHEREAS, the Proposed Amendments also put in place design standards for triplex, quadplex, townhouse, and cottage cluster projects consistent with the Oregon Department of Land Conservation and Development's Model Code for Large Cities; and

WHEREAS, through regular Planning Commission meetings in September 2024 and March 2025, City staff and consultants Cascadia Partners worked with the Planning Commission to develop the Proposed Amendments to address updates for middle housing;

WHEREAS, on March 13, 2025, the City provided proper notice of the Proposed Amendments to the Department of Land Conservation and Development;

WHEREAS, on April 17, 2025, the Rockaway Beach Planning Commission conducted a properly noticed public hearing on the Proposed Amendments, and having received no objections, recommended that City Council adopt the Proposed Amendments;

WHEREAS, on \_\_\_\_\_, 2025, the City Council conducted a properly noticed public hearing and first and second reading on the Proposed Amendments; and

WHEREAS, based upon all materials relevant to the proposal, staff reports, findings made by the Rockaway Beach Planning Commission, and testimony and comments submitted at the public hearings, both orally and in writing, the Rockaway Beach City Council has made the findings of fact as set forth in Exhibit A.

NOW, THEREFORE, The City of Rockaway Beach ordains as follows:

Section 1. Findings. The City Council hereby adopts the Findings of Fact set forth in the above recitals and attached as Exhibit A as its basis for adopting the Proposed Amendments to the Rockaway Beach Zoning Ordinance.

Section 2. Amendments. The Rockaway Beach Zoning Ordinance 143 (Code Chapter 155) is hereby amended, as shown in attached Exhibit B, to now read in full as shown in Exhibit C.

# Ordinances 2025-02,03 & 04

## Timeline to Enact ORD. 2025-01

- *Town Hall 2/26/25*
- *Planning Commission 3/20/25*
- *Planning Commission 4/17/25*
- *City Council Workshop 6/11/25*
- *City Council Meeting 6/11/25*
- *Tentative Adoption Schedule*
  - Public Hearing – Tonight
  - First and Second Reading – Tonight
  - Adoption - Tonight
  - Effective Date – July 14, 2025



**RESOLUTION NO. 2025-30**

**A RESOLUTION REAPPOINTING MEMBERS TO THE PLANNING COMMISSION**

**WHEREAS**, the Rockaway Beach Charter Chapter III, Section 7 authorizes the Mayor, with the approval of a majority of the Council, to make appointments to committees; and

**WHEREAS**, the City of Rockaway Beach Planning Commission has two members whose terms are expiring on June 30, 2025; and

**WHEREAS**, Council Meeting Rules and Procedures provide that the Mayor may consider reappointment of incumbents; and

**WHEREAS**, the Mayor wishes to nominate both members to serve another term.

**NOW, THEREFORE, THE CITY OF ROCKAWAY BEACH RESOLVES AS FOLLOWS:**

**Section 1.** The City of Rockaway Beach City Council hereby approves the reappointment of Penny Cole to Planning Commission Position 3, for a term ending 06/30/2029.

**Section 2.** The City of Rockaway Beach City Council hereby approves the reappointment of Lydia Hess to Planning Commission Position 7, for a term ending 06/30/2029.

**Section 3.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 11<sup>th</sup> DAY OF JUNE 2025.**

APPROVED

\_\_\_\_\_  
Charles McNeilly, Mayor

ATTEST

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

# Resolution 2025-30

## Reappoint Planning Commission Members

- Terms for positions 3 and 7 expire June 30, 2025
- Penny Cole – Position 3
- Lydia Hess – Position 7
- Current members filling unexpired terms, recently appointed
- Terms ending June 30, 2029

**RESOLUTION NO. 2025-31**

**A RESOLUTION APPROVING THE COLLECTIVE BARGAINING AGREEMENT WITH  
EMPLOYEES REPRESENTED BY THE AMERICAN FEDERATION OF STATE, COUNTY  
AND MUNICIPAL EMPLOYEES LOCAL 2734-1, AFSCME COUNCIL NO. 75 AFL-CIO**

**WHEREAS**, the purpose of the Collective Bargaining Agreement (CBA) between the City and the American Federation of State, County and Municipal Employees (AFSCME) Local 2734-1, Council 75, is for establishing wages, hours and conditions of employment, and establishing an equitable and peaceful procedure for the resolution of differences between the parties; and

**WHEREAS**, the City's Leadership and AFSCME bargaining teams have negotiated on limited and specific articles of the current CBA and reached a tentative agreement on a new four-year CBA for the period July 1, 2025 to June 30, 2029; and

**WHEREAS**, the tentative agreement must be approved by the City Council before it becomes effective.

**NOW, THEREFORE, THE CITY OF ROCKAWAY BEACH RESOLVES AS  
FOLLOWS:**

**Section 1.** The City of Rockaway Beach City Council hereby approves the Collective Bargaining Agreement with AFSCME Local 2734-1, attached as Exhibit A.

**Section 2.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 11TH DAY OF JUNE  
2025.**

APPROVED

\_\_\_\_\_  
Charles McNeilly, Mayor

ATTEST

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

# Resolution 2025-31

## Approve Collective Bargaining Agreement

- Agreement between AFSCME Local 2734-1 and City of Rockway Beach
- Establishes wages, hours and conditions of employment etc.
- New four-year CBA July 1, 2025, through June 30, 2029



**RESOLUTION NO. 2025-32**

**A RESOLUTION APPROVING AWARDS FOR THE 2025 FAÇADE IMPROVEMENT GRANT PROGRAM**

**WHEREAS**, the City of Rockaway Beach designed the Façade Improvement Grant to encourage economic development by making buildings more attractive and accessible to visitors, through repairs, painting, signage, ADA entries, ADA bathrooms at hotels, and other projects; and

**WHEREAS**, this grant program is funded with lodging tax collected by the City of Rockaway Beach and administered through the Tillamook Coast Visitors Association (TCVA); and

**WHEREAS**, sufficient funds are available for this year's grant program to allow a maximum request of \$30,000 with no match required; and

**WHEREAS**, TCVA and staff have reviewed grant applications for eligibility and completeness; and

**WHEREAS**, authority to award funds lies with the Rockaway Beach City Council who has reviewed the grant applications and now wishes to approve awards.

**NOW, THEREFORE, THE CITY OF ROCKAWAY BEACH RESOLVES AS FOLLOWS:**

- Section 1.** The City of Rockaway Beach City Council hereby awards a 2025 Façade Improvement Grant to the recipients and in the amounts specified in attached Exhibit A.
- Section 2.** TCVA shall execute contracts with awardees, issue grant reimbursements, and manage project contracts.
- Section 3.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 11TH DAY OF JUNE 2025.**

APPROVED

\_\_\_\_\_  
Charles McNeilly, Mayor

# Resolution 2025-32

## Approve Business Façade Grants Agreement

- Grant designed to encourage economic development by making commercial buildings more attractive and accessible.
- Funded by City of Rockaway Beach through TLT revenue
- City received 13 applications for a total of \$321,349 in requested funding
- \$370,000 allocated to program

**RESOLUTION NO. 2025-33**

**A RESOLUTION ESTABLISHING THE FOREST STEWARDSHIP PLAN ADVISORY COMMITTEE**

**WHEREAS**, the City of Rockaway Beach is actively pursuing the acquisition of the lower half of the Jetty Creek Watershed and recently adopted Resolution 2025-19 approving a Source Water Protection Plan; and

**WHEREAS**, a completed Forest Stewardship Plan is required by the Oregon Watershed Enhancement Board Drinking Water Source Protection Grant award of \$1,422,270; and

**WHEREAS**, the City Council wishes to engage the residents of Rockaway Beach during the development of a comprehensive, long-term strategy for managing the Jetty Creek Watershed; and

**WHEREAS**, the City of Rockaway Beach policy 100.1 *Council Meeting Rules and Procedures*, section 3.17 provides that the City Council may establish ad hoc and advisory committees as needed by resolution for a specific purpose; and

**WHEREAS**, the Council wishes to establish an advisory committee for the purpose of receiving and reviewing project information and providing community input to the Forest Stewardship Plan facilitator during the development of the City's Forest Stewardship Plan.

**NOW, THEREFORE, THE CITY OF ROCKAWAY BEACH RESOLVES AS FOLLOWS:**

**Section 1.** The City's Forest Stewardship Plan Advisory Committee is hereby established for the purposes of receiving project information, reviewing reports, and providing community input to the City's Forest Stewardship Plan facilitator during the development of the City's Forest Stewardship Plan.

**Section 2.** The advisory committee will consist of five members who are served by the Rockaway Beach Water District. At least four members shall be residents of the City. Three members shall have served on the Source Water Protection Plan Development Advisory Committee. Appointments will be made according to the City Charter and by resolution of the City Council.

**Section 3.** The City shall solicit application packets from parties interested in serving on the committee. These packets shall include an application, letter of interest and resume.

**Section 4.** The committee is an official public body governed by Oregon Public Meeting Law and other applicable statutes. Minutes shall be kept

# Resolution 2025-33

## Establish Forest Stewardship Plan Development Advisory Committee

- Five-Member Advisory Committee
- Review Progress and Provide Input During Plan Devolvement
  - How will the City Manage the Jetty Creek Watershed?
- Accepting Applications Through July 7
- Estimated 6-month Commitment



**RESOLUTION NO. 2025-34**

**A RESOLUTION RECOMMENDING GRANTING OF LIQUOR LICENSE  
APPROVAL FOR PELICAN BREWING COMPANY**

**WHEREAS**, Oregon law requires an applicant for issuance of a new liquor license issued under ORS chapter 471 to provide written notice of the application to the local government to obtain a recommendation from the local governing body prior to submitting their application to the Oregon Liquor and Cannabis Commission (OLCC); and

**WHEREAS**, Pelican Brewing Company has submitted the required form to the City requesting a recommendation for a new Full On-Premises Commercial liquor license; and

**WHEREAS**, staff has reviewed the form, attached as Exhibit A, and recommends approval; and

**WHEREAS**, the Council has considered and reviewed the request before them;

**NOW, THEREFORE, THE CITY OF ROCKAWAY BEACH RESOLVES AS FOLLOWS:**

**Section 1.** The City of Rockaway Beach City Council hereby approves recommending to OLCC that the application from Pelican Brewing Company for a new Full On-Premises, Commercial liquor license be granted, and authorizes the City Manager to sign the recommendation.

**Section 2.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 11TH DAY OF JUNE  
2025.**

APPROVED

\_\_\_\_\_  
Charles McNeilly, Mayor

ATTEST

\_\_\_\_\_  
Melissa Thompson, City Recorder  
Resolution No. 2025-34

Page 1 of 1

# Resolution 2025-34

## Recommend Granting of Liquor License Approval for Pelican Brewing Company

- Recommends Approval of Liquor License for Pelican Brewing Company
- Requesting Full On-Premises Commercial Liquor License for Pelican Tap Room Rockaway Beach
- Oregon Liquor and Cannabis Commission issues Liquor License

**RESOLUTION NO. 2025-04**

**A RESOLUTION APPOINTING THE CITY MANAGER AS BUDGET OFFICER FOR THE  
2025-2026 FISCAL YEAR**

**WHEREAS** Oregon Local Budget Law (ORS 294.331) provides that the governing body of each municipal corporation shall designate one person to serve as budget officer; and

**WHEREAS** the City's Charter states that the City Manager shall prepare and administer the annual city budget; and

**WHEREAS** the City of Rockaway Beach is initiating preparation of its 2025-2026 Fiscal Year Budget process.

**NOW, THEREFORE, THE CITY OF ROCKAWAY BEACH RESOLVES AS  
FOLLOWS:**

**Section 1.** The City Council of the City of Rockaway Beach hereby appoints the City Manager as the Budget Officer for the 2025-2026 Fiscal Year.

**Section 2.** This Resolution shall be effective immediately upon adoption.

**APPROVED AND ADOPTED BY THE CITY COUNCIL THE 12<sup>TH</sup> DAY OF  
FEBRUARY 2025.**

APPROVED

\_\_\_\_\_  
Charles McNeilly, Mayor

ATTEST

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

# Resolution 2025-35 Appointing Grand Marshal and Volunteer of the Year

## Congratulations!

- 2025 Grand Marshal
  - Pat Olson
- 2025 Volunteer of the Year
  - Barb Riley

# MAY 20



**ANCHOR**  
S 3<sup>rd</sup> - S 4<sup>th</sup>



**N MILLER**  
NW 13<sup>th</sup> - NW16<sup>th</sup>



**N 3<sup>rd</sup>**  
N Dolphin - N Falcon





North Miller St.







North Third Ave.







South Anchor St.





# Public Meetings: June and July



- Jun. 11 City Council Workshop & Regular Meeting
- Jun. 18 Coffee With Mayor and City Manager
- Jun. 26 Planning Commission Meeting
- Jul. 16 City Council Workshop & Regular Meeting
- Jul. 17 Planning Commission Meeting
- Jul. 24 Coffee With Mayor and City Manager

A festive poster for the Rockaway Beach 4th of July Parade. The background is dark blue with several stylized fireworks in red, white, and blue. The text is white and red. At the top, it says 'ROCKAWAY BEACH' in large white letters. Below that, a red banner contains '4TH OF JULY PARADE' in white. The main text reads 'NOW ACCEPTING PARADE APPLICATIONS' in large white letters. Below that, it says '2025 PARADE THEME: "WAVES OF FREEDOM" FRIDAY, JULY 4, 2025' in smaller white letters. At the bottom, a red banner contains 'More information & application here' in white. Small text at the bottom left provides contact information for the parade coordinator.

**ROCKAWAY BEACH**

**4TH OF JULY PARADE**

**NOW ACCEPTING  
PARADE APPLICATIONS**

2025 PARADE THEME:

**"WAVES OF FREEDOM"**

FRIDAY, JULY 4, 2025

Questions? Contact Parade Coordinator - Laura Schmidt  
(503) 606-6094 or oregoncoasteventco@gmail.com

**More information & application here**

A hand-drawn graphic on a white background. The words 'Happy 4th of July' are written in a stylized, hand-drawn font. 'Happy' is in red, '4th' is in dark blue, 'of' is in dark blue, and 'July' is in dark blue. Several red and dark blue stars are scattered around the text, with thin black lines connecting them to the text, giving the impression of fireworks or stars exploding around the message.

**Happy  
4<sup>th</sup> of July**

June 11, 2025

# Rockaway Beach City Council Meeting





# Mayor Report

June 11, 2025

# New Businesses

- Pelican Brewpub
- Bayocean Food Court
- Blue Water Fine Art Gallery

# Thank You



# RBvolunteers1@gmail.com

- Red, White and Blue Bunting Hanging on downtown buildings on June 25<sup>th</sup> beginning at 5:30 pm
- Music and Movies in the Park Thursday evenings beginning June 26<sup>th</sup> (except July 3<sup>rd</sup>) through August
- 4th of July Parade Assistance July 4<sup>th</sup>.
- 4th of July Wiener Dog Races Assistance July 4<sup>th</sup>.
- Rockaway Beach Music Festival August 15<sup>th</sup>, 16<sup>th</sup>, and 17<sup>th</sup>.
- Meals for Seniors Monday, Wednesday and Friday
- Emergency Management Teams (Preparedness, CERT, Radio Group)

# City of Rockaway Beach Coffee w/ Manager and Mayor

Third Thursday of March

9:00 am to 10:00 am

City Hall 2<sup>nd</sup> Floor Conference Room

Wednesday, June 18, 2025

Bring your questions, comments and suggestions

We look forward to our interaction!

cmcneilly@corb.us

June 11, 2025

# Rockaway Beach City Council Meeting

