



City of Rockaway Beach

City Council Workshop Agenda

Date: Wednesday, November 12, 2025

Time: 4:30 P.M. – 5:40 P.M.

Location: Rockaway Beach City Hall, 276 HWY 101 – 2nd Floor Conference Room

Watch live stream here: corb.us/live-stream

View meeting later here: corb.us/city-council

Join here to attend remotely:

<https://us06web.zoom.us/j/84360727148?pwd=MmOTyNGU4D1mGu5bI2RWo0vzeSuaUR.1>

Meeting ID: 843 6072 7148

Passcode: 284610

Dial by your location

253 215 8782 US (Tacoma)

What is a City Council Workshop? Workshops are intended to allow for preliminary discussions by the City Council and staff. Workshops are held to present information to the Council so that the Council is prepared for upcoming regular meetings. Workshops are subject to Oregon's public meeting law and must be noticed accordingly. No final City Council decisions are made during workshops. The public is encouraged to attend workshops but may not participate unless expressly asked.

Note: Agenda item times are estimates and are subject to change.

1. CALL TO ORDER (4:30 p.m.)

2. ROLL CALL

3. COUNCIL BRIEFING/DISCUSSION

- a. FEMA PICM/Flood Hazard Overlay Zone Ordinance/Comprehensive Plan Proposed Amendments** – Armand Resto-Spotts, Attorney, Local Government Law Group (4:31 p.m.)
- b. Sewer Rate Study Analysis** – Mary Mertz, Public Works Director; HDR Engineers (4:50 p.m.)
- c. Review of Wayside Use Applications** (5:15 p.m.)
- d. Strategic Plan Progress Update Q1** (5:25 p.m.)
- e. Review of 2026 City Council Meeting Calendar** (5:36 p.m.)
- f. Other Regular Session Agenda Items Review** (5:37 p.m.)

4. ADJOURNMENT (5:40 p.m.)



City of Rockaway Beach, Oregon

276 S. Highway 101, PO Box 5
Rockaway Beach, Oregon 97136
(503) 374-1752 FAX (503) 355-8221
www.corb.us * cityhall@corb.us

APPLICATION USE PERMIT FOR CITY WAYSIDE or ANCHOR STREET PARK

Submit Completed Application in person or via email cityhall@corb.us

Choose One: ☒ City Wayside

☐ Anchor Street Park – Event Area Only

☒ Portable Restrooms will be provided at event

☒ Dumpster will be provided at event

Organization Name: Rockaway Beach Chamber of Commerce & Community Education

Contact Person: Kristine Hayes

Address: [REDACTED] State: Oregon Zip: 97136

Phone #: [REDACTED] Email: [REDACTED]

Deposit Paid: \$300

Date: _____

Name of Event: 49th Annual Arts & Crafts Fair

Date(s) of Event: July 31st - Aug 2nd, 2026

Times of Event: 9 AM - 7 PM

Estimated # of People Attending: 2,500

Number of Vendors: 15-25

Contact Person(s): Kristine Hayes or Robert Beal

Contact Phone Number(s): [REDACTED]

Contact Email: info@rockawaybeach.net

If traffic control is needed, please explain: Not needed at this time

Incomplete applications will not be forwarded to City Council for approval.

USE REGULATIONS:

1. \$2,000,000 General Liability Insurance listing the City of Rockaway Beach as an additional insured is required. Insurance should be per occurrence and should not be an aggregate.
2. \$300.00 cleaning deposit will be paid at time of application. Deposit will be retained if the site is not cleaned adequately, and if there is damage to City property, including barricades, restrooms, benches, tables, play equipment, etc.
3. Hours of availability are between 7:00 AM and 10:00 PM.
4. Property must be clean and cleared of all trash, papers, cans, bottles, etc. This includes the perimeter area.

5. Property to be barricaded by applicant. Arrangements for barricades to be made with Public Works by applicant. Public Works: 503-374-0586.
6. Any property damage during event is the responsibility of the applicant.
7. No stakes, nails or any pavement or fixture penetrating device will be used to tie down canopies, tents, etc.
8. Any markings denoting spaces shall be done in street chalk.
9. Application must be submitted 45 days prior to the event.
10. Must attach a drawing denoting area of Wayside or Anchor St. Park which will be used and manner of use.
11. Contact Tillamook County Dispatch for after-hours concerns: 503-815-1911.
12. Anchor Street Park Only: Applicant to ensure restrooms, playground and parking outside of event space remains open and accessible by the general public.
13. Deposit to be returned only after post event inspection and authorization from Public Works Department.

APPLICANT: I have read and understand my, or my organization, responsibility regarding these City facilities, and will adhere to the rules set forth.

Kristine Hayes
Signature of Applicant

10/28/2025

Date

FOR OFFICE USE ONLY

Pre-Event

Date Received: 10-29-2025 Received by: LARK REIFENSTAHL

DEPOSIT
Amount Paid: \$ 300 Date Paid: 11-3-2025 Cash/Check # 40629

☒ Insurance ☒ Drawing/Map ☐ Pre-Event Inspection ☐ Deposit Collected ☐ Dumpster Required ☐ Portable Restroom Required

Post-Event

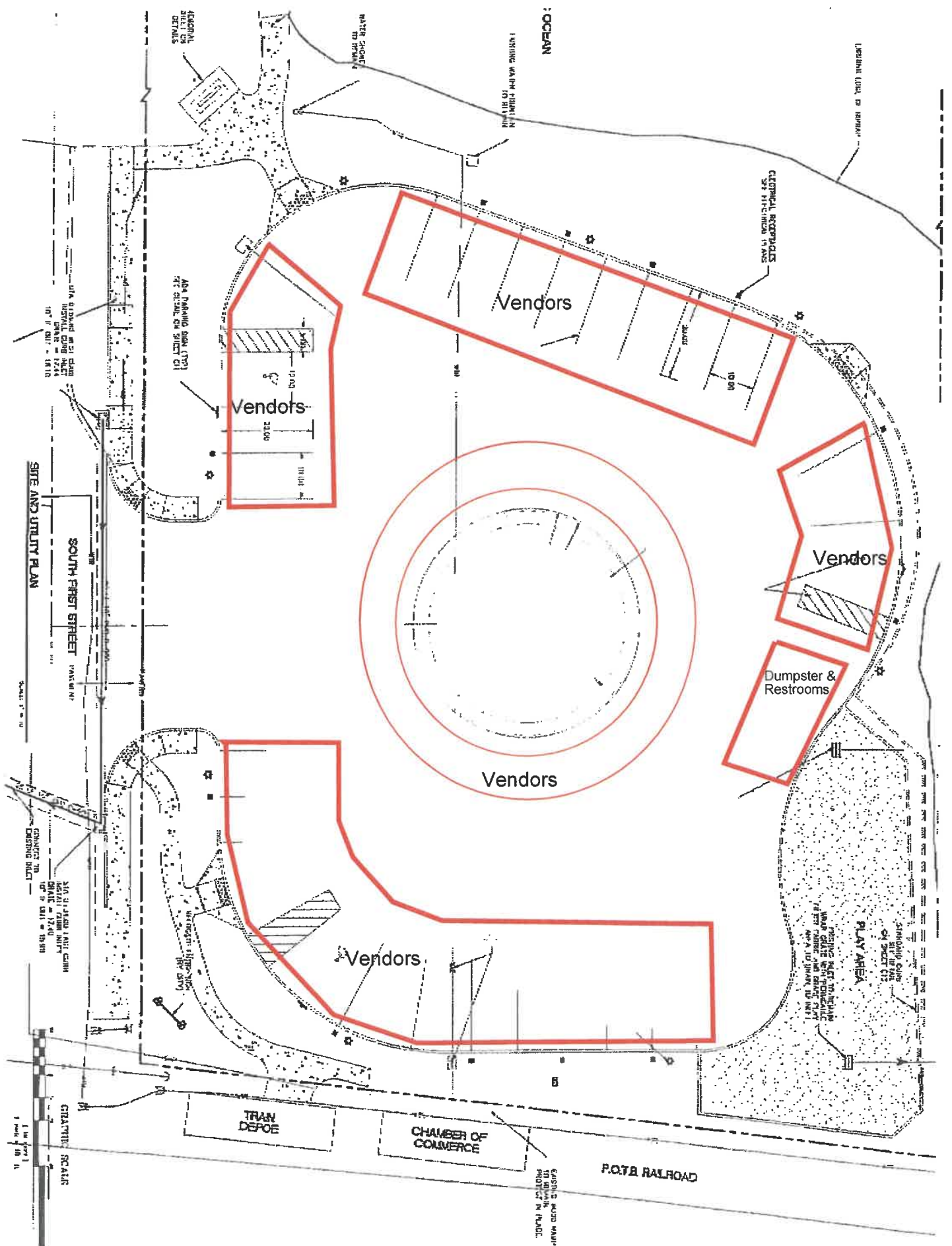
Date approved by City Council _____

Disposition of Deposit: _____

☐ Deposit Returned Date: _____

☐ Amount Retained: _____ (Work order and invoice attached)

☐ Post-Event Inspection: Authorized to return deposit ☐ Yes ☐ No PW Signature: _____





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hudson Insurance and Investment Services 612 PACIFIC AVE. PO BOX 670 TILLAMOOK OR 97141	CONTACT NAME: Cheryl Spellman	
	PHONE (A/C, No, Ext): (503) 842-8213 FAX (A/C, No): (503) 842-4932 E-MAIL ADDRESS: cspellman@hudson-tillamook.com	
INSURED Rockaway Beach Chamber of Commerce Po Box 198 Rockaway Beach OR 97136	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: United States Liability Insurance Co	
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL25102406360 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY			NBP1565751C	10/26/2025	10/26/2026	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR	Y	DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$				
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COM/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO		BODILY INJURY (Per person) \$				
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS		BODILY INJURY (Per accident) \$				
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY		PROPERTY DAMAGE (Per accident) \$				
							\$
A	☒ UMBRELLA LIAB			XL1633207C	10/26/2025	10/26/2026	EACH OCCURRENCE \$ 1,000,000
	☐ EXCESS LIAB	☐ OCCUR ☐ CLAIMS-MADE	AGGREGATE \$ 1,000,000				
	☐ DED ☒ RETENTION \$ 0						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE ☐ OTH-ER ☐
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y ☐ N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder, its officers, agents and employees are Additional Insureds per the form issued by the carrier.

CERTIFICATE HOLDER

City of Rockaway Beach PO Box 5 Rockaway Beach OR 97136

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE



Event Application Staff Review

Organization Name: ROCKAWAY BEACH CHAMBER OF COMMERCE

Event: 49TH ANNUAL ARTS & CRAFTS FAIR

Date(s): 7/31 - 8/2/2026

- ☒ Drawing/Map clearly denoting event set-up including: portable restrooms, dumpsters, barricades, vendors, etc.

Comment/Conditions: _____

☐ Estimated # of People Attending: 2500

☒ Dumpster Required ☒ YES { } NO
Recommended size/capacity: (1) - 1 yard.

☒ Restrooms Required ☒ YES { } NO
Recommended quantity: 2

Other Comments/Conditions: _____

All applications contingent on City Council approval.

Application Reviewed by: LARK REIFENSTAHL
Name

10-29-2025
Date

Dan Emerson
Name

11/3/25
Date



City of Rockaway Beach, Oregon

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Choose One: ☒ City Wayside

☐ Anchor Street Park – Event Area Only

☐ Portable Restrooms will be provided at event ☐ Dumpster will be provided at event

Organization Name: Rockaway Beach Chamber of Commerce & Community Education

Contact Person: Kristine Hayes

Address: [REDACTED] Rockaway Beach, OR 97136 State: Oregon Zip: 97136

Phone #: [REDACTED] Email: [REDACTED]

Deposit Paid: \$300

Date: _____

Name of Event: Independence Day Fundraiser - Merchandise Sales

Date(s) of Event: 07/04/2026 Times of Event: 8 AM - Dusk

Estimated # of People Attending: 1,000-1,500 Number of Vendors: 1

Contact Person(s): Kristine Hayes or Robert Beal

Contact Phone Number(s): [REDACTED]

Contact Email: info@rockawaybeach.net

If traffic control is needed, please explain: Not needed at this time.

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Kristine Hayes
Signature of Applicant

10/28/2025

Date

FOR OFFICE USE ONLY

Pre-Event

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DEPOSIT
Amount Paid: \$300 Date Paid: 11-3-2025 Cash/Check # 40628

☒ Insurance ☒ Drawing/Map ☐ Pre-Event Inspection ☐ Deposit Collected ☐ Dumpster Required ☐ Portable Restroom Required

Post-Event

Date approved by City Council _____

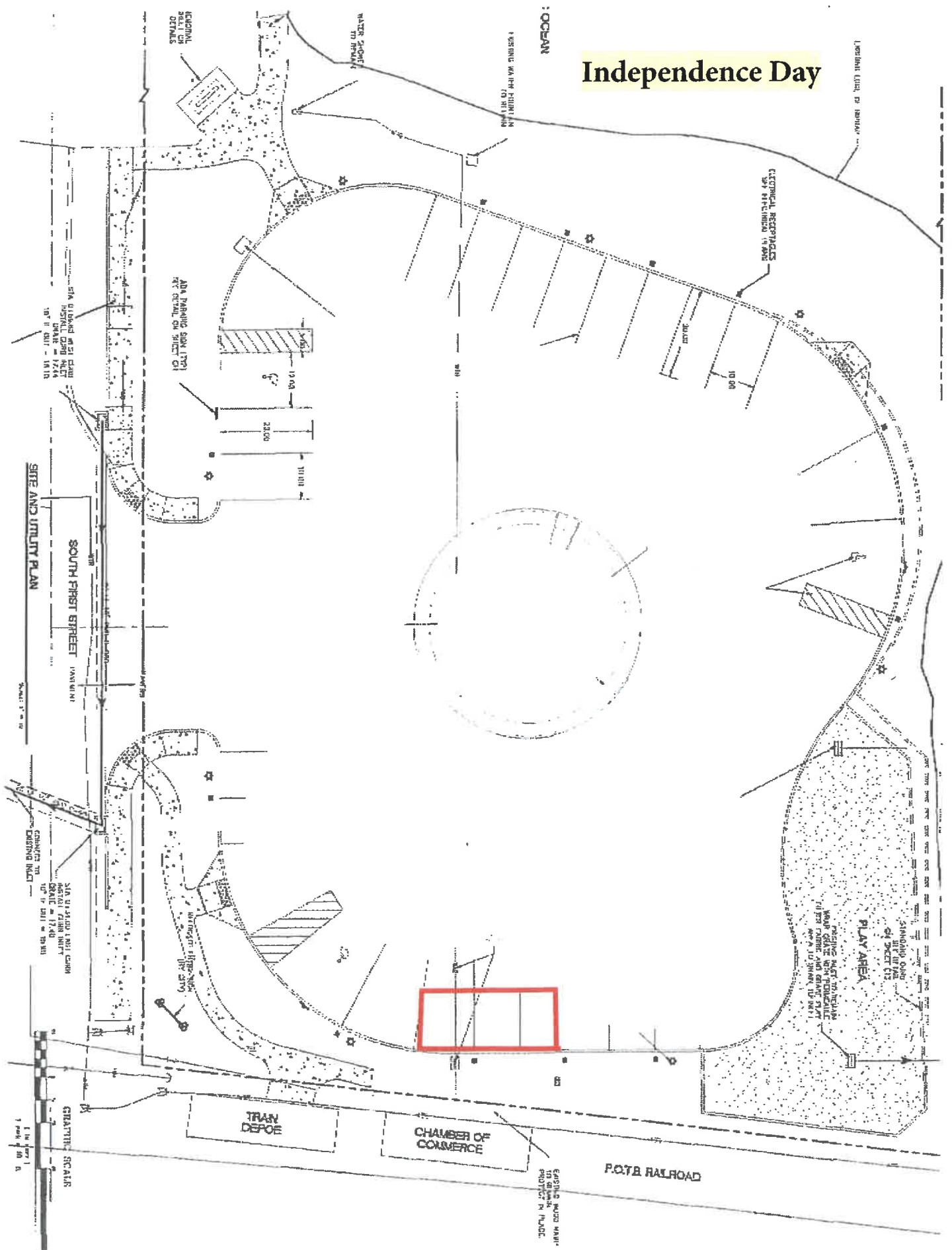
Disposition of Deposit: _____

☐ Deposit Returned Date: _____

☐ Amount Retained: _____ (Work order and invoice attached)

☐ Post-Event Inspection: Authorized to return deposit ☐ Yes ☐ No PW Signature: _____

Independence Day





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PO BOX 670	
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A	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☒ RETENTION \$ 0 OCCUR ☐ CLAIMS-MADE			XL1633207C	10/26/2025	10/26/2026	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

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CERTIFICATE HOLDER	CANCELLATION
City of Rockaway Beach PO Box 5 Rockaway Beach OR 97136	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE

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Event Application Staff Review

Organization Name: ROCKAWAY BEACH CHAMBER OF COMMERCE

Event: INDEPENDENCE DAY FUNDRAISER - MERCHANDISE SALES

Date(s): 7/4/2026



Drawing/Map clearly denoting event set-up including: portable restrooms, dumpsters, barricades, vendors, etc.

Comment/Conditions: _____



Estimated # of People Attending: _____



Dumpster Required { } YES {X} NO

Recommended size/capacity: _____



Restrooms Required { } YES {X} NO

Recommended quantity: _____

Other Comments/Conditions: Wayside reservation not permitted for July 4th as per Resolution 16-646

All applications contingent on City Council approval.

Application Reviewed by:

LARK REIFENSTAHL
Name

Dan Emerson
Name

10/29/2025
Date

11/3/25
Date



City of Rockaway Beach, Oregon

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☐ Anchor Street Park – Event Area Only

☒ Portable Restrooms will be provided at event ☒ Dumpster will be provided at event

Organization Name: Rockaway Beach Chamber of Commerce & Community Education

Contact Person: Kristine Hayes

Address: [REDACTED] Rockaway Beach, OR 97136 State: Oregon Zip: 97136

Phone # [REDACTED]

Email: [REDACTED]

Deposit Paid: \$300

Date: _____

Name of Event: 50th Annual Kite Festival

Date(s) of Event: June 18-June 21, 2026

Times of Event: 9 AM - 7 PM

Estimated # of People Attending: 2,500

Number of Vendors: 15-25

Contact Person(s): Kristine Hayes or Robert Beal

Contact Phone Number(s): [REDACTED]

Contact Email: info@rockawaybeach.net

If traffic control is needed, please explain: Not needed at this time.

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Kristine Hayes
Signature of Applicant

10/28/2025

Date

FOR OFFICE USE ONLY

Pre-Event

Date Received: 10-29-2025 Received by: LARK REIFENSTAHL

DEPOSIT
Amount Paid: \$300 Date Paid: 11-3-2025 Cash/Check # 40627

☒ Insurance ☒ Drawing/Map ☐ Pre-Event Inspection ☐ Deposit Collected ☐ Dumpster Required ☐ Portable Restroom Required

Post-Event

Date approved by City Council _____

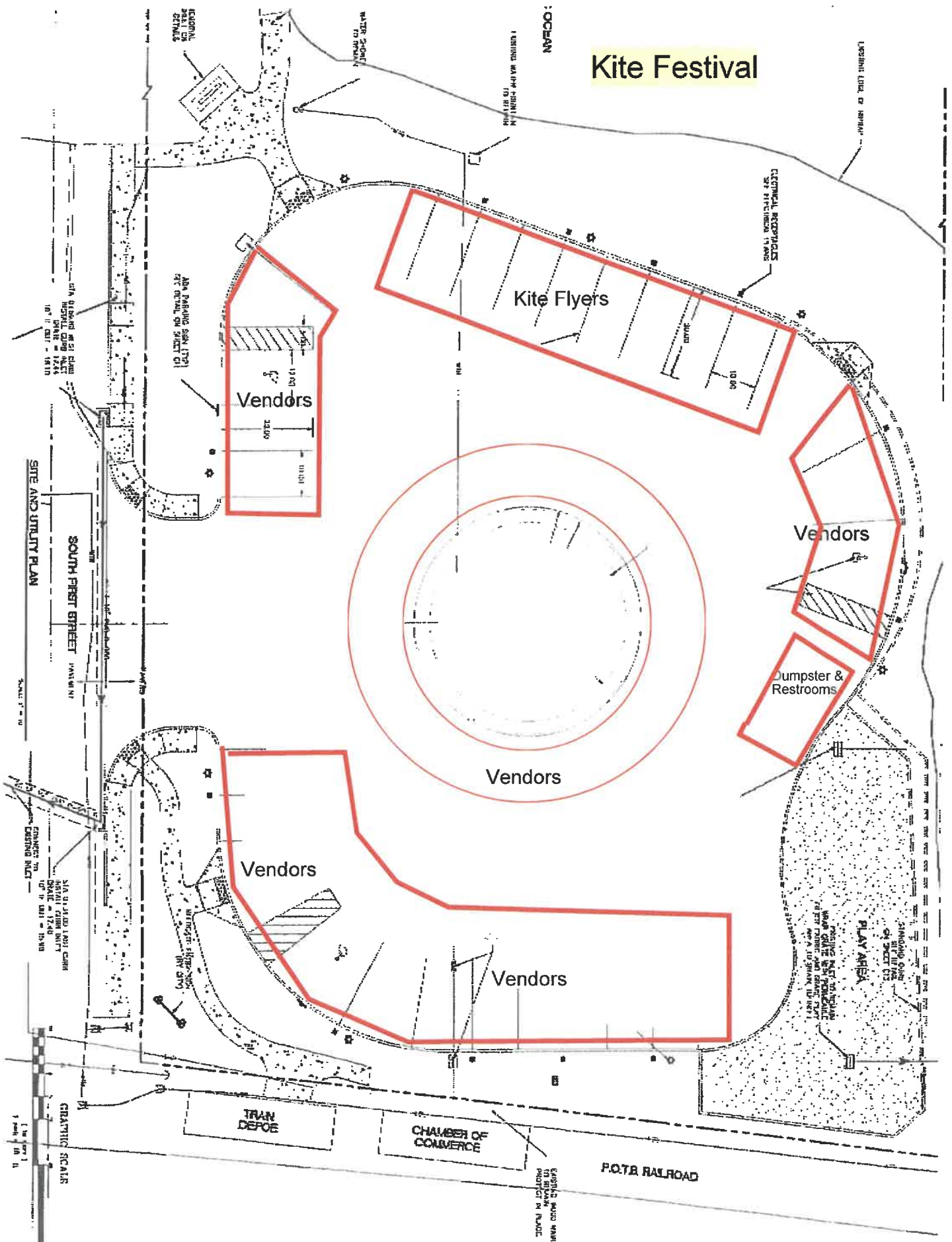
Disposition of Deposit: _____

☐ Deposit Returned Date: _____

☐ Amount Retained: _____ (Work order and invoice attached)

☐ Post-Event Inspection: Authorized to return deposit ☐ Yes ☐ No PW Signature: _____

Kite Festival





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	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N ☐	N / A				PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder, its officers, agents and employees are Additional Insureds per the form issued by the carrier.

CERTIFICATE HOLDER City of Rockaway Beach PO Box 5 Rockaway Beach OR 97136	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Event Application Staff Review

Organization Name: ROCKAWAY BEACH CHAMBER OF COMMERCE

Event: 50TH ANNUAL KITE FESTIVAL

Date(s): 6/18 - 6/21/2026

- ☒ Drawing/Map clearly denoting event set-up including: portable restrooms, dumpsters, barricades, vendors, etc.

Comment/Conditions: _____

☒ Estimated # of People Attending: 2,500

☒ Dumpster Required { ☒ } YES { } NO
Recommended size/capacity: (1) - 1 yard

☒ Restrooms Required { ☒ } YES { } NO
Recommended quantity: 2

Other Comments/Conditions: _____

All applications contingent on City Council approval.

Application Reviewed by: LARK REIFENSTAHL
Name

10/29/2025
Date

Dan Emerson
Name

11/3/25
Date



City of Rockaway Beach, Oregon

276 S. Highway 101, PO Box 5
Rockaway Beach, Oregon 97136
(503) 374-1752 FAX (503) 355-8221
www.corb.us * cityhall@corb.us

APPLICATION USE PERMIT FOR CITY WAYSIDE or ANCHOR STREET PARK

Submit Completed Application in person or via email cityhall@corb.us

Choose One: ☒ City Wayside

☐ Anchor Street Park – Event Area Only

☒ Portable Restrooms will be provided at event ☐ Dumpster will be provided at event

Organization Name: Rockaway Beach Chamber of Commerce & Community Education

Contact Person: Kristine Hayes

Address: [REDACTED] Rockaway Beach, OR 97136 State: Oregon Zip: 97136

Phone #: [REDACTED] Email: [REDACTED]

Deposit Paid: \$300 Date: _____

Name of Event: Thursday Market

Date(s) of Event: See attached. Times of Event: 9 AM - 8 PM

Estimated # of People Attending: 500 Number of Vendors: 10-15

Contact Person(s): Kristine Hayes or Robert Beal

Contact Phone Number(s): [REDACTED]

Contact Email: info@rockawaybeach.net

If traffic control is needed, please explain: No needed at this time.

Incomplete applications will not be forwarded to City Council for approval.

USE REGULATIONS:

1. \$2,000,000 General Liability Insurance listing the City of Rockaway Beach as an additional insured is required. Insurance should be per occurrence and should not be an aggregate.
2. \$300.00 cleaning deposit will be paid at time of application. Deposit will be retained if the site is not cleaned adequately, and if there is damage to City property, including barricades, restrooms, benches, tables, play equipment, etc.
3. Hours of availability are between 7:00 AM and 10:00 PM.
4. Property must be clean and cleared of all trash, papers, cans, bottles, etc. This includes the perimeter area.

5. Property to be barricaded by applicant. Arrangements for barricades to be made with Public Works by applicant. Public Works: 503-374-0586.
6. Any property damage during event is the responsibility of the applicant.
7. No stakes, nails or any pavement or fixture penetrating device will be used to tie down canopies, tents, etc.
8. Any markings denoting spaces shall be done in street chalk.
9. Application must be submitted 45 days prior to the event.
10. Must attach a drawing denoting area of Wayside or Anchor St. Park which will be used and manner of use.
11. Contact Tillamook County Dispatch for after-hours concerns: 503-815-1911.
12. Anchor Street Park Only: Applicant to ensure restrooms, playground and parking outside of event space remains open and accessible by the general public.
13. Deposit to be returned only after post event inspection and authorization from Public Works Department.

APPLICANT: I have read and understand my, or my organization, responsibility regarding these City facilities, and will adhere to the rules set forth.

Kristine Hayes
Signature of Applicant

10/28/2025

Date

FOR OFFICE USE ONLY

Pre-Event

Date Received: 10-29-2025 Received by: LARK REIFENSTAHL

DEPOSIT

Amount Paid: \$300 Date Paid: 11-3-2025 Cash/Check # 40626

☒ Insurance ☒ Drawing/Map ☐ Pre-Event Inspection ☐ Deposit Collected ☐ Dumpster Required ☐ Portable Restroom Required

Post-Event

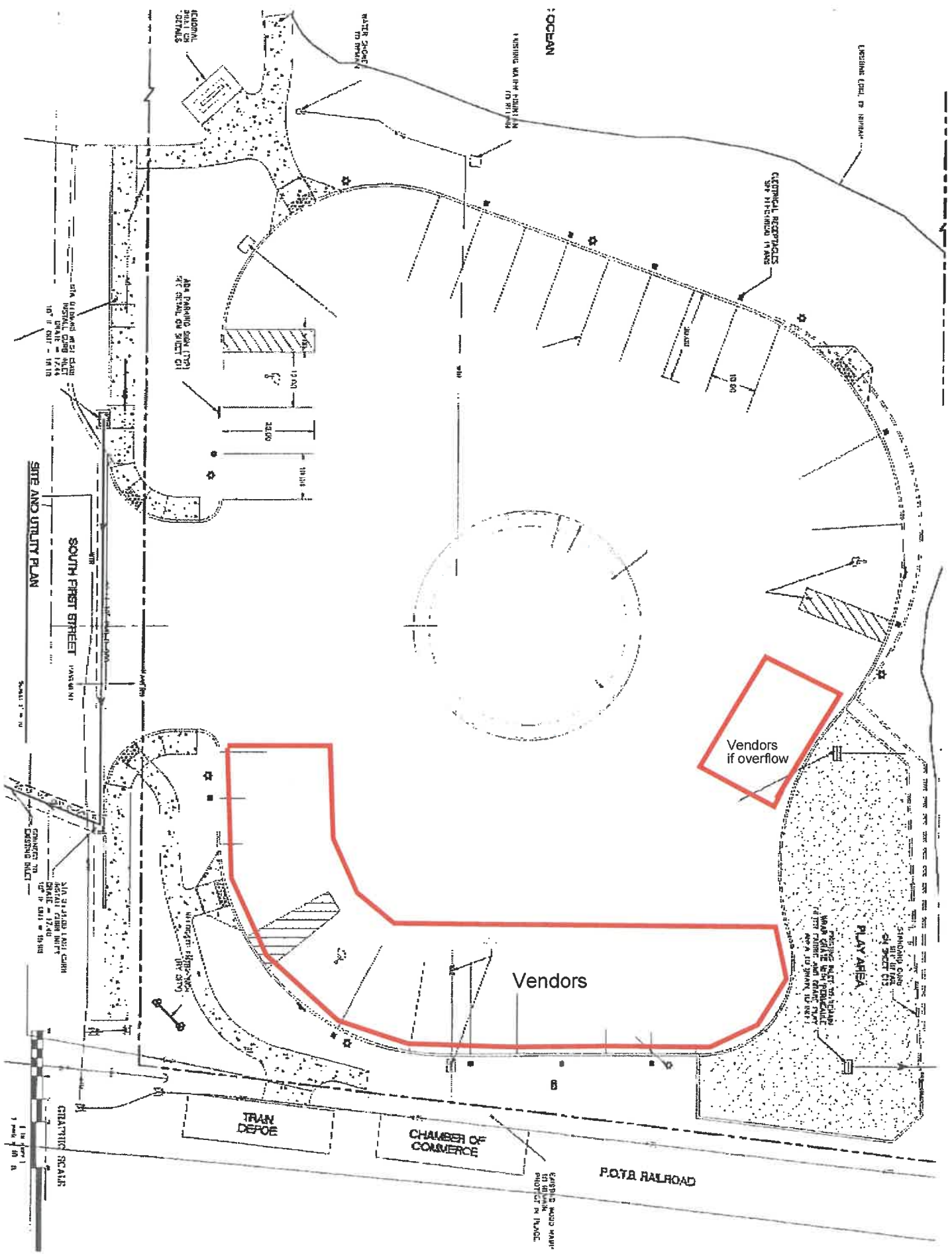
Date approved by City Council _____

Disposition of Deposit: _____

☐ Deposit Returned Date: _____

☐ Amount Retained: _____ (Work order and invoice attached)

☐ Post-Event Inspection: Authorized to return deposit ☐ Yes ☐ No PW Signature: _____



SITE AND UTILITY PLAN

SOUTH FIRST STREET (VANDUIN)

SIN 31-45-00 LAST CORNER
BEHIND CHINA BUILT
GRADE = 12.40
10' 0" DIA. = 10.00'

GRAVITY SCALAR

1 inch = 10 ft

SCALE 1" = 10'

CONCRETE TO

EXISTING INLET

WATERING SHOPS

EXISTING INLET

CHAMBER OF COMMERCE

TRAIN DEPOT

PLAY AREA

Vendors if overflow

Vendors

CIVILIAN RECEPTIONS

WATER SHED TO RAILROAD

EXISTING WATER PILING IN TO RAILROAD

OCEAN

LUNCHING LOUNGE, 10' 0" DIA. = 10.00'

May 7th

Recurring Dates:

June: 4th, 11th, 18th, 25th

July: 2nd, 9th, 16th, 23rd, 30th

August: 6th, 13th, 20th, 27th



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/24/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hudson Insurance and Investment Services 612 PACIFIC AVE. PO BOX 670 TILLAMOOK OR 97141		CONTACT NAME: Cheryl Spellman PHONE (A/C, No, Ext): (503) 842-8213 FAX (A/C, No): (503) 842-4932 E-MAIL ADDRESS: cspellman@hudson-tillamook.com	
INSURED Rockaway Beach Chamber of Commerce Po Box 198 Rockaway Beach OR 97136		INSURER(S) AFFORDING COVERAGE INSURER A: United States Liability Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:** CL25102406360**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC OTHER:	Y		NBP1565751C	10/26/2025	10/26/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COM/OP AGG \$ \$
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	☒ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 0						EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
	☐ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y ☒ N If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder, its officers, agents and employees are Additional Insureds per the form issued by the carrier.

CERTIFICATE HOLDER**CANCELLATION**

City of Rockaway Beach PO Box 5 Rockaway Beach OR 97136	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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Event Application Staff Review

Organization Name: ROCKAWAY BEACH CHAMBER OF COMMERCE

Event: THURSDAY MARKET

Date(s): JUNE 4, 11, 18, 25
JULY 2, 9, 16, 23, 30
AUG 6, 13, 20, 27 > 2026

☒ Drawing/Map clearly denoting event set-up including: portable restrooms, dumpsters, barricades, vendors, etc.

Comment/Conditions: _____

☒ Estimated # of People Attending: 500-1,000

☐ Dumpster Required { } YES {X} NO

Recommended size/capacity: _____

☒ Restrooms Required {X} YES { } NO

Recommended quantity: _____

Other Comments/Conditions: _____

All applications contingent on City Council approval.

Application Reviewed by:

LARK REIFENSTAHL

Name

10-29-2025

Date

Dan Emerson

Name

11-3-25

Date



City of Rockaway Beach

2025-2029

Strategic Plan

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
Public Safety				
Rockaway Beach is an accessible + welcoming community	1	Update the Transportation System Plan (TSP)	Funding Update - DCLD/ODOT TGM Program, \$220,000 in TA. Applied in August, Q4 award (not awarded).	State/Federal Funding Required
	2	Continue Americans with Disabilities Act (ADA) beach access and parking improvements and maintenance	Wayside Beach Access, Anchor St. David's Chair, Boardwalk Benches - Complete - Next-up Lake Lytle	
	3	Complete the Salmonberry Trail enhanced crossings	Planning and 30% Design Almost Complete. Next phase funding applied for (not awarded)	State Funding/Project Costs
	4	Inventory and plan for improvements for beach access		
	5	Complete MOU with David's Chair	Up and Running/ New chair delivered in September, 45 users to date	
People who live and visit here are safe	1	Fully staff Police/Sheriff to achieve full staffing for Rockaway Beach	4th Deputy September	
	2	Explore options for improved law enforcement coverage		

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	3	Expand resources for code enforcement support and education	Program Development & Recruitment Phase	New PW Department Head, County Court, County LE
	4	Increase awareness, education, and enforcement for fireworks	Noticeable reduction in 2025. SO Special Ops./Reader Board/Newsletter/Problem areas identified. More next year - STR Postings and notices.	
We are prepared for emergency response	Tied	Increase EMS training opportunities for Fire personnel	EMT Advanced Class - Boos Certified. EMT Basic - 50+ graduates, ongoing at TBCC, available to RBFD volunteers. First drill each month focused on EMT training. RDFD provides CPR training provided to PW staff and senior meals.	
	Tied	Develop formal emergency management program	Program Draft to CC on 8/20/25, work plan review scheduled for CCWS 11/25.	Record call volume/Staff resources
	Tied	Determine scope and find funding for High Ground project	Phase 1 - Fire Station only, in-progress now. FY 2025/26: Site access, utilities, survey, geotechnical, layout, project and station cost estimates.	
Economy				
Year-round economic vitality	1	Support events and activities to draw people in during shoulder season	Discussions with TVCA Council Workshop March and September 2025	TVCA Reorganization
	2	Continue to monitor short-term rental (STR) properties	Hotline - October Launch. Digital Registration/Database complete and preparation underway for next year's renewals. Host Compliance - complete (fine tuning), GIS Layer - Ready . Code Enforcement to pursue Non-licensed STRs	Many challenges with newly acquired Granicus systems - Extensive staff time, ongoing

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	3	Explore financial options to improve downtown	TGM Grant- Update transportation plan (parking improvements and other). Business Façade grants - over \$200,000 awarded. Rural Opportunities Initiative (ROI) Grant Program - Partner w/ColPac to support downtown revitalization and economy.	Except for Façade Grants, dependent on State/Federal Funding
	4	Develop downtown beautification plan		
	5	Enhance partnerships with Tillamook Coast Visitor's Association (TCVA) for tourism workforce training + education programs	Discussions with TVCA Council Workshop March and September 2025	TVCA Reorganization
Attract new and retain existing businesses	1	Develop an economic development strategic plan	Scope of Work/Consultant Selection near completion (project now pending). Council to discuss scope with consultant in Q1 2026.	Limited staff time/LUBA Remand/STR Cap review
	2	Promote small business grants	Three Off Season Tourism Marketing Grants for a total of \$9,000; and nine Façade Grants for a total of \$209,063. Modified Façade Grant to disperse 50% of the award up front so more local businesses were able to take advantage of the Façade Grant program	
	3	Actively recruit businesses for Rockaway Beach	Green Coast Market opened, Blue Water Fine Arts Gallery opened, Seaquest Gifts have updated their space, The Beach Bite re-opened for pasta and pizza, The Bayocean Food Court opened with three food trucks – Sassy Rocks, Thai Food, Smash Burger, Taqueria Mendez and Tropical Grill Food Trucks opened next to R&R Espresso -Pelican Taproom and Spirits of the West on the way.	

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	4	Build awareness to educate on existing resources for small businesses		
	5	Proactively pursue high-speed internet options for the city	Astound Broadband - Franchise	Outdated state statutes
Increase diversity of housing options	1	Complete update of zoning code	CC/PC presentations 8/2025, Funding app submitted to DLCD (approved). Residential code updates and related comp. plan amendments. Multi year process.	Dependent on DLCD funding and technical assistance
	2	Conduct an inventory of developable lands for affordable housing	Staff compiled list of city owned property. Vast majority in SA zone, wetland or flood.	Historically low value "un-buildable" property donated to city
	3	Explore partnerships with Tillamook County for affordable housing	Planner and County Housing Coordinator meet monthly. One Rockaway development receiving funding assistance. Planner working to assist another. Planner attended Northwest Housing Summit. Secured funding for residential development code amendments.	
	4	Evaluate system development charge (SDC) fees for Accessory Dwelling Units (ADUs)	Capital Improvement Plans updated. Engineer now updating cost estimates. Methodology/Ordinance set for Q2 2026.	WW Rate Study is priority
Transportation & Infrastructure				
Safe + Reliable Infrastructure	1	Complete Update to water and sewer capital improvement plan (CIP)	Capital Improvement Plans updated. Engineer now updating cost estimates. Methodology/Ordinance set for Q2 2026.	WW Rate Study is priority

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	2	Implement street capital improvement plan (CIP)	Completed projects: FY 24/25: P1-2: South Pacific Street (South 3rd Ave. to South 4th Ave.), Completed projects: FY 25/26:P1-7: South Anchor Street (South 2nd Ave to South 5th Ave.), P1-1: North Pacific Street (North 3rd Ave. to North 9th Ave.)	
	3	Mitigate flooding through implementation of flood feasibility plan	Completed Projects FY24/25: Replaced SD#8 (part of Coral/Beacon St. culvert system). Completed Projects FY25/26:Replaced SD#3, 4, 5, 6, and SD#7. Next up: Re-grading the S. Beacon Street channel bottom to eliminate any high points that may prohibit drainage	
	4	Community planning for Jetty Creek watershed	SWPP Completed, State Approval in September. FSPAC Ongoing. Forest Management Plan approval set for Q1 2026.	
Fund expanded infrastructure	1	Identify funding for Jetty Creek watershed acquisition	On path for acquisition Q4 2026. OWEB, CWRF, Forest Legacy, OHA. Funding package awaiting details of CWRF award. On path for acquisition Q4 2026.	Funding sought based on estimated purchase price. Forgivable portion of CWRF TBD.
	2	Complete water and sewer rate study	HDR Engineering - Rates 101 Presentation August, Communication/engagement plan activated. Three public meetings, public hearing, three flyers. Rate adjustment set for December 2025.	
	3	Pursue federal and state grant funding opportunities	Forest Legacy, CWRF,OWEB, DLCD, OPRD LL, OPRD Trails, DLCD Memorial, OHA SWPP, OHA FSP, IFA Nedonna Water	

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	4	Update system development charge (SDC) methodology	Capital Improvement Plans updated. Methodology/Ordinance set for Q2 2026.	WW Rate Study is priority
Preserve natural environment	1	Complete zoning code update for Flood Hazard Overlay (FHO)	Workshop with planner and attorney scheduled for November 2025. Hearing continued to November regular session.	High Impact. Legal uncertainties. Conflicting State and Federal requirements.
	2	Support implementation of new recycling programs	Curbside now available	
	3	Evaluate dark skies policy options		
Community Connection & Engagement				
Expand recreation opportunities	1	Complete Lake Lytle improvement	Phase 1 - Funding secured for "out of water work" - Utilities, ADA restrooms, ADA parking spaces, adjacent oversized parking - Construction set for spring 2026. Phase 2 - "In-water work" - OMB drafted facilities plan and will to provide concept materials, City to gather feedback, Q1 2026 (construction TBD). Milfoil solution - community decision, Q2 2026. Phase 3 - Elevated trail between park and N. 6th St., planning grant application pending.	Regulatory & Permitting. Funding Approvals take time.

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	2	Complete Salmonberry Trail	Planning and 30% Design nearly complete. Next phase (final design and construction) funding through OCP applied for but not awarded.	High cost. State/Federal Funding Environment. Multi-jurisdictional environment.
	3	Conduct a feasibility study to explore opportunities to create community gathering spaces		
	4	Explore partnerships and/or expansion of North County Recreation District	Initial meeting between city and NRCD held in September. NCRD expressed interest in serving Rockaway. Discussed seasonal and summer programs for youth, more to follow.	
	5	Complete Parks and Trails Master Plan	Active trail planning - Lake Lytle Boardwalk / Jetty Creek recreational trails (FSPAC)/Salmonberry Trail	Priority to current trail projects
Engaged community	1	Develop communications and engagement plan		
	2	Improve use of technology for communications and transparency	New Website through Civic Plus w/ Agenda Meeting Management. In-progress - December Launch. Also, launching See-Click-Fix.	
Good Governance				
Effective and Efficient Government	1	Update Comprehensive Plan	CC/PC presentations 8/2025. DLCD grant to fund residential driven updates. Additional funding app submitted to be submitted to DLCD	Resource intensive. Securing funding and technical assistance.

Goal Outcomes	Council Priority	Actions	SEPT 25 Update	Challenges
	2	Align staffing with community needs	Fully staffed Rockaway Beach Patrol. Public Works Director & Admin Asst. completed. Code Enf. & Utility Worker in Q4 2025	Revenue requirements for any additional FTEs
	3	Update City Charter	Charter Amendment: February Kick-off. Narrow scope - errors, inconsistencies, and resolve election cycle imbalance. Ready for 11/3/26 ballot	

Goal Status Color Indicator

	Completed/Ongoing - no endpoint
	In-Progress
	No Action taken

City Council Meeting Calendar 2026

January 14, 2026

February 11, 2026

March 11, 2026

April 8, 2026

May 13, 2026

June 10, 2026

July 8, 2026 – move to July 15, 2026?

August 12, 2026

September 9, 2026

October 14, 2026

November 11, 2026 - Veterans Day – move to November 18, 2026?

December 9, 2026