



City of Rockaway Beach

Planning Commission Meeting Agenda

Date: Thursday, November 20, 2025
Time: 5:00 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

Watch live stream here: <https://corb.us/live-stream>
View meeting later here: <https://corb.us/planning-commission/>

Join here to attend remotely on Zoom:

<https://us06web.zoom.us/j/89419156761?pwd=V6fRfYuWBCbjpV5a2lEnP2AH5aPi83.1>

Meeting ID: 894 1915 6761

Passcode: 712844

Dial by your location

253 215 8782 US (Tacoma)

- 1. CALL TO ORDER** – Bill Hassell, Planning Commission President
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES**
 - a. September 18, 2025 Meeting Minutes
- 5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS** – None Scheduled
- 6. STAFF REPORTS**
- 7. PUBLIC HEARING** – None Scheduled
- 8. PUBLIC INPUT ON NON-AGENDA ITEMS**
- 9. OLD BUSINESS** – None Scheduled
- 10. NEW BUSINESS**
 - a. Discussion Regarding Zoning Ordinance Amendment of Multi-Unit Definition
 - b. Discussion Regarding Comprehensive Plan Amendment of Policies Relating to the Economy
 - c. Consideration to Approve Request for One-Year Extension for Lake Lytle Estates Phases IV-VII - Preliminary Subdivision Case File #23-01
 - d. Review of 2026 Meeting Dates
- 11. PLANNING COMMISSION COMMENTS & CONCERNS**
- 12. ADJOURNMENT**

City of Rockaway Beach

Planning Commission Meeting Minutes



Date: Thursday, September 18, 2025
Location: Rockaway Beach City Hall, 276 HWY 101 - Civic Facility

1. CALL TO ORDER

Planning Commission President Hassell called the meeting to order at 5:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Commissioners Present: Bill Hassell, Penny Cole, Lydia Hess, Sandra Johnson, Nancy Lanyon, Jason Maxfield, and Stephanie Winchester

Council Members Present: Charles McNeilly, Mayor; and Mary McGinnis, Planning Commission Liaison

Staff Present: Abram Tapia, City Planner; and Melissa Thompson, City Recorder

4. APPROVAL OF MINUTES

Start time: 5:01 p.m.

a. August 21, 2025 Meeting Minutes

Motion by Cole, seconded by Winchester, to approve the August 21, 2025 Meeting Minutes as presented.

Motion carried by the following vote:

Yes: 7 (Cole, Hess, Lanyon, Johnson, Maxfield, Winchester, Hassell)

No: 0

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS – None Scheduled

6. STAFF REPORTS

Start time: 5:02 p.m.

Tapia provided the following Planning Department updates:

- Two permits were processed in the last month. Most of Planning Department time in past month was occupied with remand of decision on Nedonna Wave application #PUD-24-1.

- Tapia shared a presentation providing an overview of the City Council decision on the Nedonna Wave Phase 2 Development remand. Tapia and Shepard answered clarifying questions. Discussion regarding implications of the decision.

7. PUBLIC HEARING – None Scheduled

8. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Start time: 5:41 p.m.

- Daniel Howlett, resident, commented on hiring practices and advocated for advertising of all city positions.

9. OLD BUSINESS – None Scheduled

10. NEW BUSINESS

Start time: 5:44 p.m.

a. Staff Presentation: Tillamook County Housing Needs Analysis

- Tapia gave a presentation providing an overview of Tillamook County's Housing Needs Analysis (HNA).
- Discussion regarding the data presented in the analysis.

11. PLANNING COMMISSION COMMENTS & CONCERNS

Start time: 6:34 p.m.

- Johnson shared a reminder that the October meeting was cancelled. Johnson advocated for consideration of a dark skies ordinance when time permitted, noting there were online resources from groups such as the Dark Sky Oregon.
- Lanyon advocated for shielding street lights. Lanyon shared that National Electric Vehicle Infrastructure (NEVI) Formula Program was offering another round of electric vehicle charger grants, and suggested the marinas should have chargers.
- Winchester expressed appreciation for Tapia's presentations.
- Hess reiterated appreciation for Tapia's presentations, and hoped to find solutions to preserve wetlands and beauty, while also carefully building more housing.
- Maxfield stated dark skies are important for wildlife, and wished that the beach was darker for stargazing. Maxfield expressed skepticism about accuracy of the HNA numbers

and encouraged making plans based on local knowledge and a vision of what the community wants to achieve.

- Cole also advocated for dark skies and suggested a task force. Cole expressed appreciation to Tapia for his work and presentations.
- McGinnis noted that System Development Charges (SDCs) were guided heavily by state law and mentioned some available training on the topic. McGinnis noted that dark skies were ranked lower than other priorities in the Strategic Plan. McGinnis responded to public comments regarding hiring practices, noting that it did not fall under the purview of the Planning Commission.
- McNeilly responded to public comments regarding hiring practices, commending current staff and noting it was not an issue raised by others or resonating in the community.
- Hassell reported that he joined Trail Keepers and shared experience with visitors on the Big Cedar trail. Hassell shared that there were over 50 David's Chair users since its inception, and there was an upcoming training for volunteers.

12. ADJOURNMENT

Motion by Winchester, seconded by Johnson, to adjourn the meeting at 6:49 p.m.

Motion carried by the following vote:

Aye: 7 (Cole, Hess, Johnson, Lanyon, Maxfield, Winchester, Hassell)

Nay: 0

MINUTES APPROVED THE
20TH DAY OF NOVEMBER 2025

William Hassell, President

ATTEST

Melissa Thompson, City Recorder

Rockaway Beach Planning Commission
Minutes – September 18, 2025



**CITY OF ROCKAWAY BEACH
PLANNING COMMISSION ACTION**

STAFF REPORT

Case File: Preliminary Subdivision #23-01
Meeting Date: November 20, 2025

REQUEST: Applicant, Troy Johns, requests a 1-year extension for filing a Final Subdivision Plat.

A. REPORT OF FACTS

The following is a summary of the facts found to be relevant to this decision:

1. The City of Rockaway Beach Planning Commission approved the tentative plat approval for the Lake Lytle Estates Phases IV-VII subdivision on October 26, 2023, effective November 13, 2023. On October 17, 2024, the Planning Commission approved a 1-year extension of the Final Subdivision Plat submission deadline, to November 13, 2025. The Applicant is seeking a second 1-year extension of this deadline, until November 13, 2026.
2. The Rockaway Beach Subdivision Ordinance, Section 5 (11): *The tentative subdivision plan shall be valid for one year from the date of its approval. The Planning Commission, upon written request by the applicant, may grant an extension of the tentative subdivision plan approval for a period of one year. In granting an extension, the Planning Commission shall make a written finding that the facts upon which the approval was based have not changed to an extent sufficient to warrant refiling of the tentative plan.*

B. CONCLUSION

A review of the original application and the Subdivision Ordinance, revised June 2025, the facts upon which the approval was based have not changed, therefore, refiling of the tentative plan is not warranted.

Staff recommend that the Planning Commission approve a 1-year extension of time, until November 13, 2026, to allow the Applicant to file a Final Subdivision Plat with the City of Rockaway Beach.

Planning Commission Meeting Calendar 2026

- January 15, 2026
- February 19, 2026
- March 19, 2026
- April 16, 2026
- May 21, 2026
- June 18, 2026
- July 16, 2026
- August 20, 2026
- September 17, 2026
- October 15, 2026
- November 19, 2026
- December 17, 2026