



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: 6 (Cole, Hess, Lanyon, 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 of 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

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