

# STAFF REPORT

## Planning Department



City of Rockaway Beach

# LUBA 2025-001

On July 2, 2025, the Oregon Land Use Board of Appeals (LUBA) remanded the case brought by the Oregon Shores Conservation Coalition. A City Council public hearing was held on Tuesday, September 9, 2025, where the Council reversed the Planning Commission's decision.

On October 23, 2025, the applicant, Nedonna Wave LLC, informed all parties of their intent to appeal the City Council decision.



**What does this mean?**

# WHAT DOES THIS MEAN?

Staff have prepared and shared the local record with LUBA and Nedonna Wave LLC on November 6, 2025.

Oregon Shores Motioned to intervene.

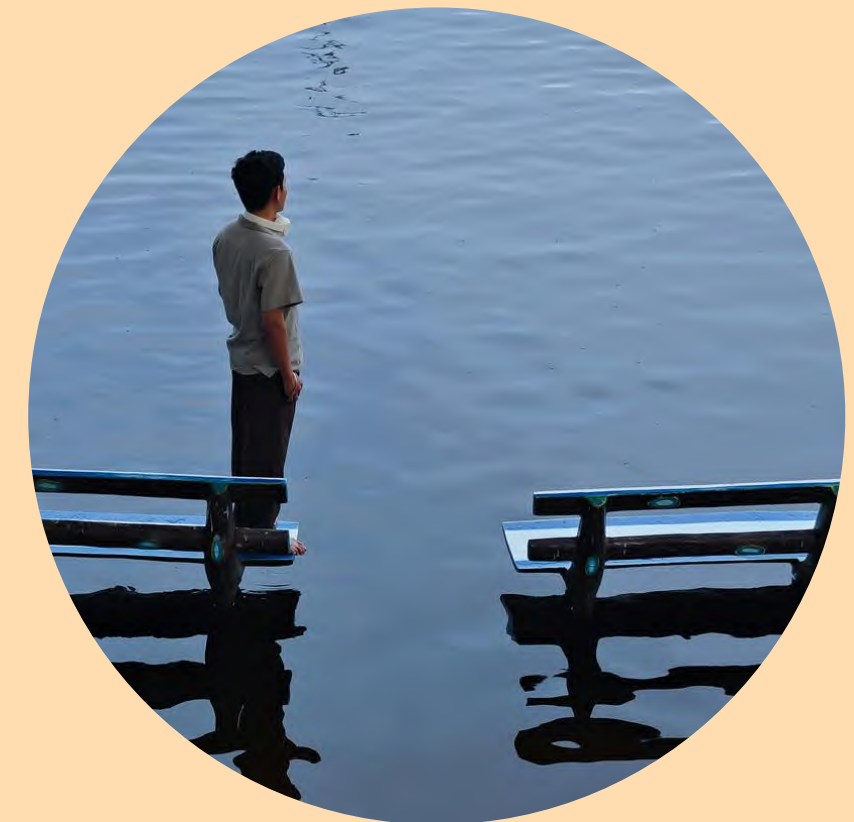
We wait for the Petition for Review, which presents the applicant's legal arguments, to understand better what the applicant found issue with.



# FEMA PICM

On November 12, the City Council moved to stay the hearing regarding the update to the Flood Hazard Overlay Zone until date uncertain. If the Council decides to re-take the issue, the hearing will be re-noticed and returned to the Planning Commission.

City Council directed the Planning Commission to review an update to the Flood Hazard Overlay Zone that is consistent with FEMA's 2020 model code standards, while leaving out the no net loss standards included in FEMA's PICM model code.



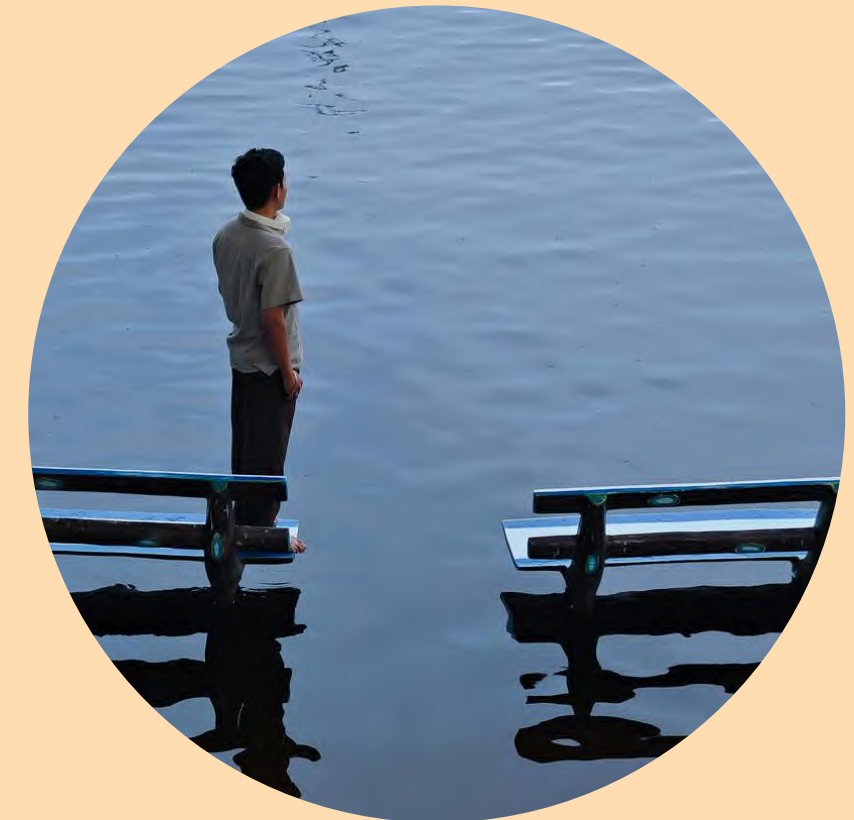
## What does this mean?

# WHAT DOES THIS MEAN?

The standards currently in our zoning ordinance pertinent to the reviews of floodplain permits and zoning permits continue as usual.

FEMA will finalize the Environmental Impact Statement at some point (2027) and pick an Alternative, which will provide direction for the next steps.

Currently not in compliance with the PICM. However, the National Flood Insurance Program (NFIP) lapsed on September 30, 2025, leaving homeowners unable to buy new NFIP flood insurance policies or renew existing policies.





# PROJECT TO UPDATE CODE

**Strategic Plan: 2.11 Complete update of zoning code and 5.2 Update Comprehensive Plan**

**Applied for a Grant from the State. DLCD's Housing Accountability and Production Office (HAPO) offered a Housing Planning Assistance grant award for the 2025–2027 biennium.**

**Consultant team to audit the Zoning Ordinance to identify areas where the code is not in compliance with State housing law, suggest amendments for City Council adoption, and update the Comprehensive Plan accordingly**



**What does this mean?**

# WHAT DOES THIS MEAN?

The project began with scoping this week. The City is in ongoing conversation with DLCD and Cascadia partners to add parameters to the project.

The funding is specific to amendments related to housing and focused on the Zoning Ordinance. The City aims to make the most of this opportunity.

The Planning Commission will serve as the advisory committee to this project. The extent of this role is part of scoping the project.



# SB 403: HOUSING PRODUCTION STRATEGY

Tillamook County, alongside the cities, applied for a grant from the State to complete the remaining work required by SB 403 related to the Oregon Housing Needs Analysis (OHNA).

DLCD offered the funds to contract with a consultant.





# OTHER GRANTS

**DLCD technical assistance grant: focused on preparing a new, parcel specific, zoning and comprehensive plan map that accurately reflects the several changes that have occurred since 1992. This project would complement upcoming Comprehensive Plan and Zoning Ordinance Updates, which DLCD has already offered funding.**



# BUILDING RESILIENCY

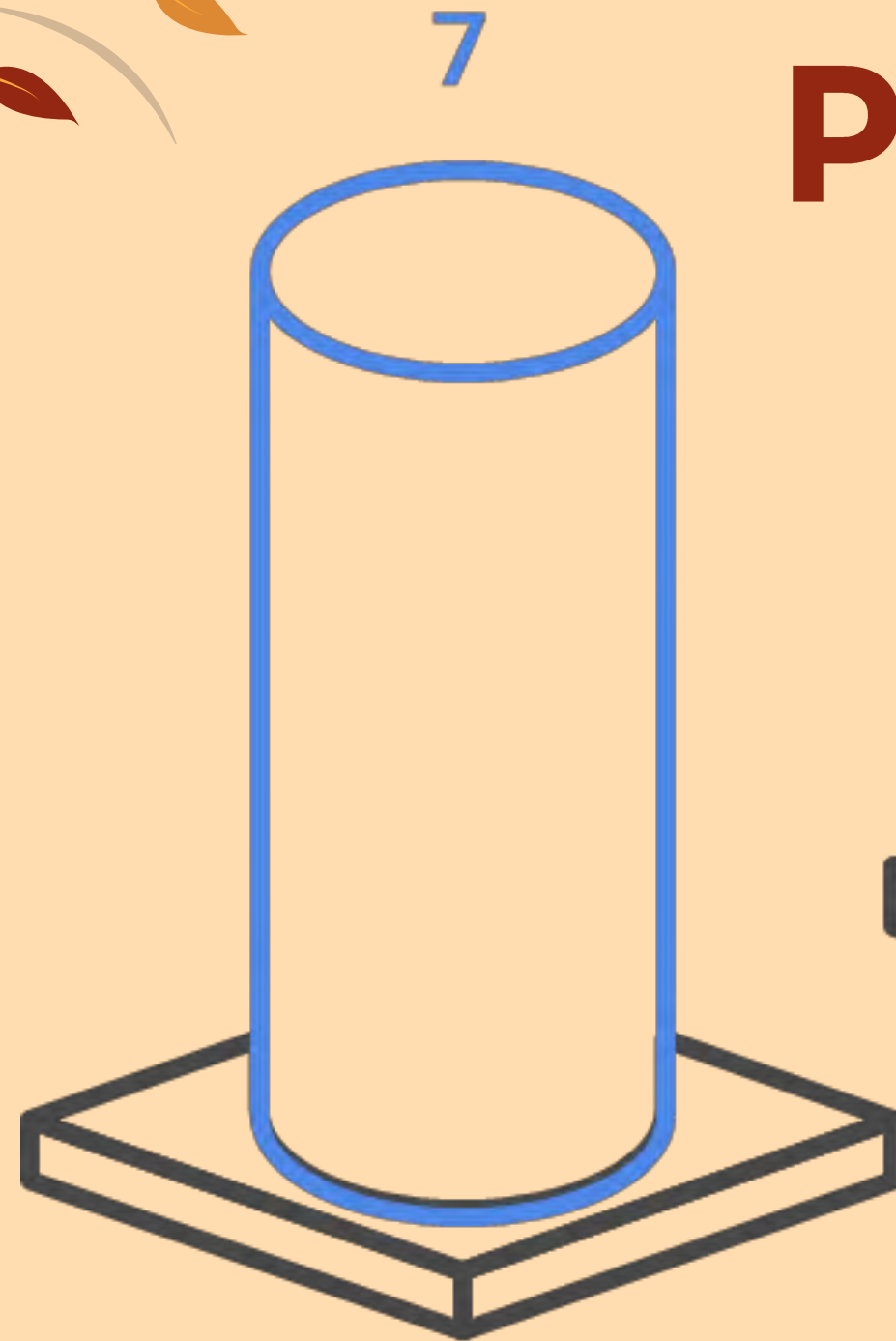
Department of Land Conservation and Development (DLCD) hosted the first Oregon Coastal Resilience Workshop on November 4, 2025.

Attended by planners from the Oregon Coast, including planners from Tillamook County, Lincoln County, and Coos County.

The event was a peer learning event where planners shared success stories and challenges of creating climate change and natural disaster resilient coastal communities.

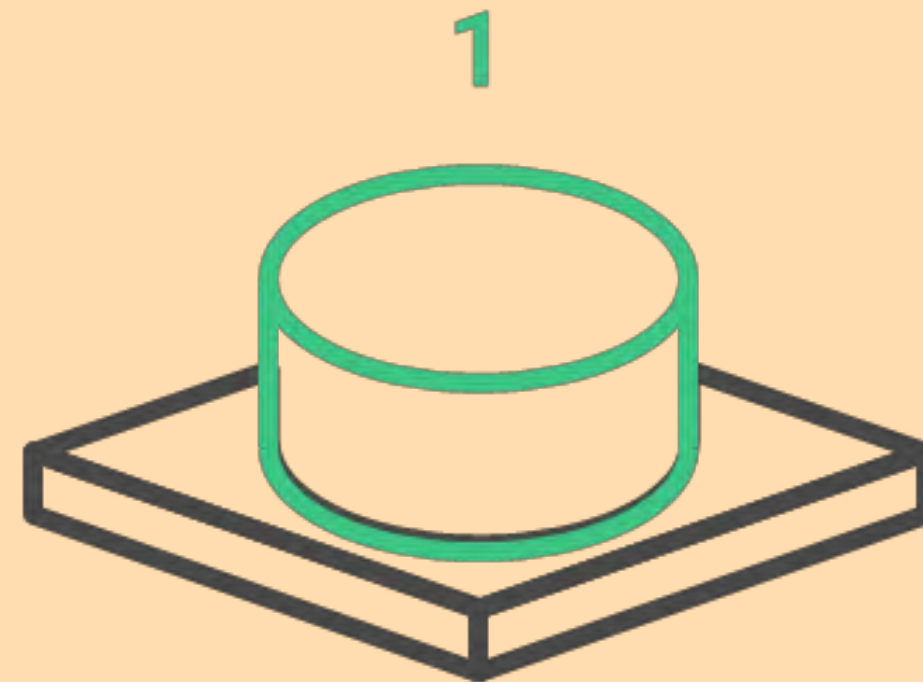


# PERMITS



## Zoning Permits

Total permits reviewed  
and approved



## Dwelling Unit

Single dwelling unit  
approved





**THANK YOU**



# NEW BUSINESS



City of Rockaway Beach



DISCUSSION

# ZONING ORDINANCE AMENDMENT






# MULTI-UNIT HOUSING

Proposing an amendment to the definition of multi-unit housing.

## Why?

In the 2025-2029 Strategic Plan, the City Council directed staff to complete an update of the zoning code to Increase diversity of housing options

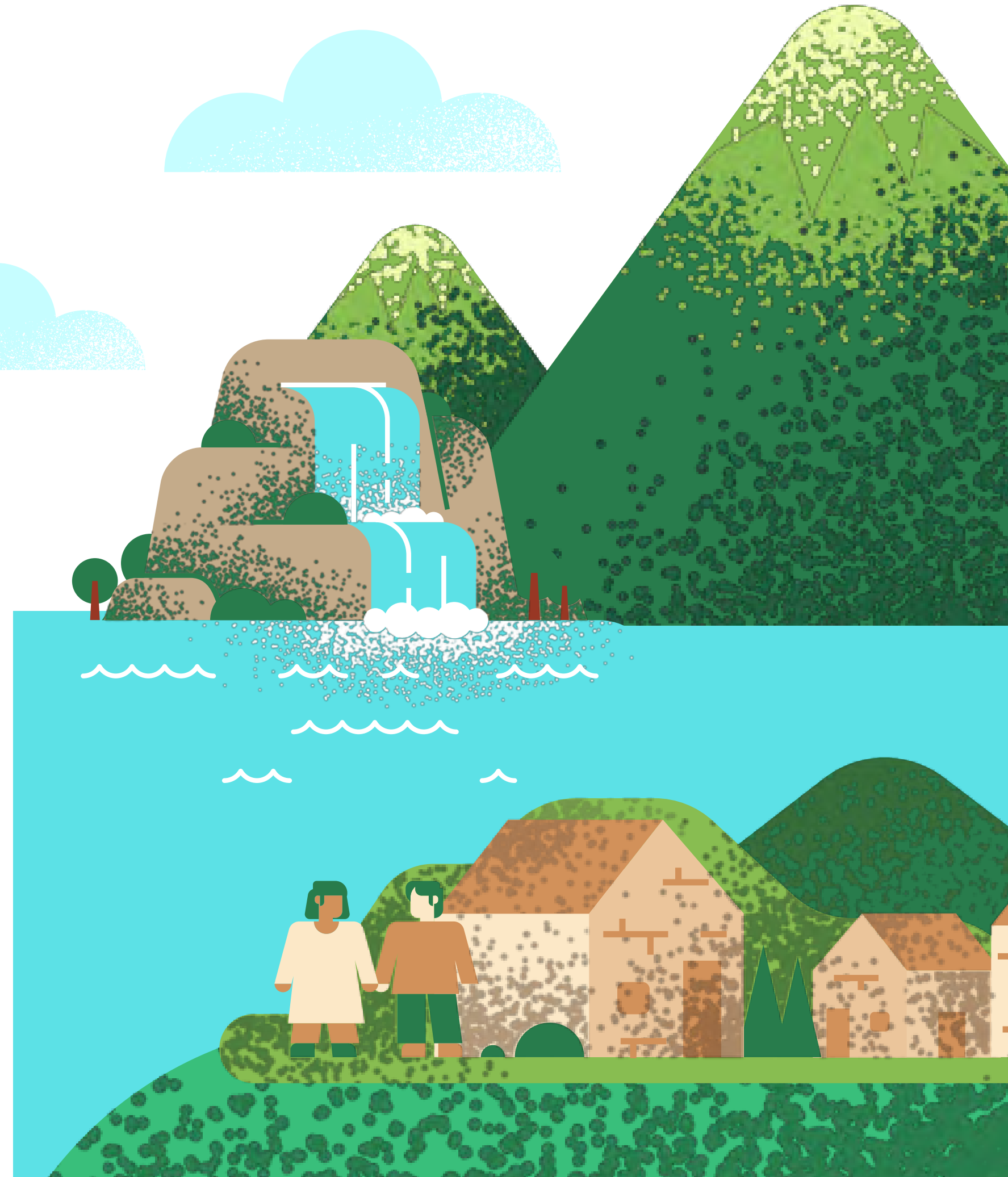


# CURRENT LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** A residential structure containing five or more dwelling units sharing common walls or floors and ceilings, built on a single lot or parcel.

## Why change it?

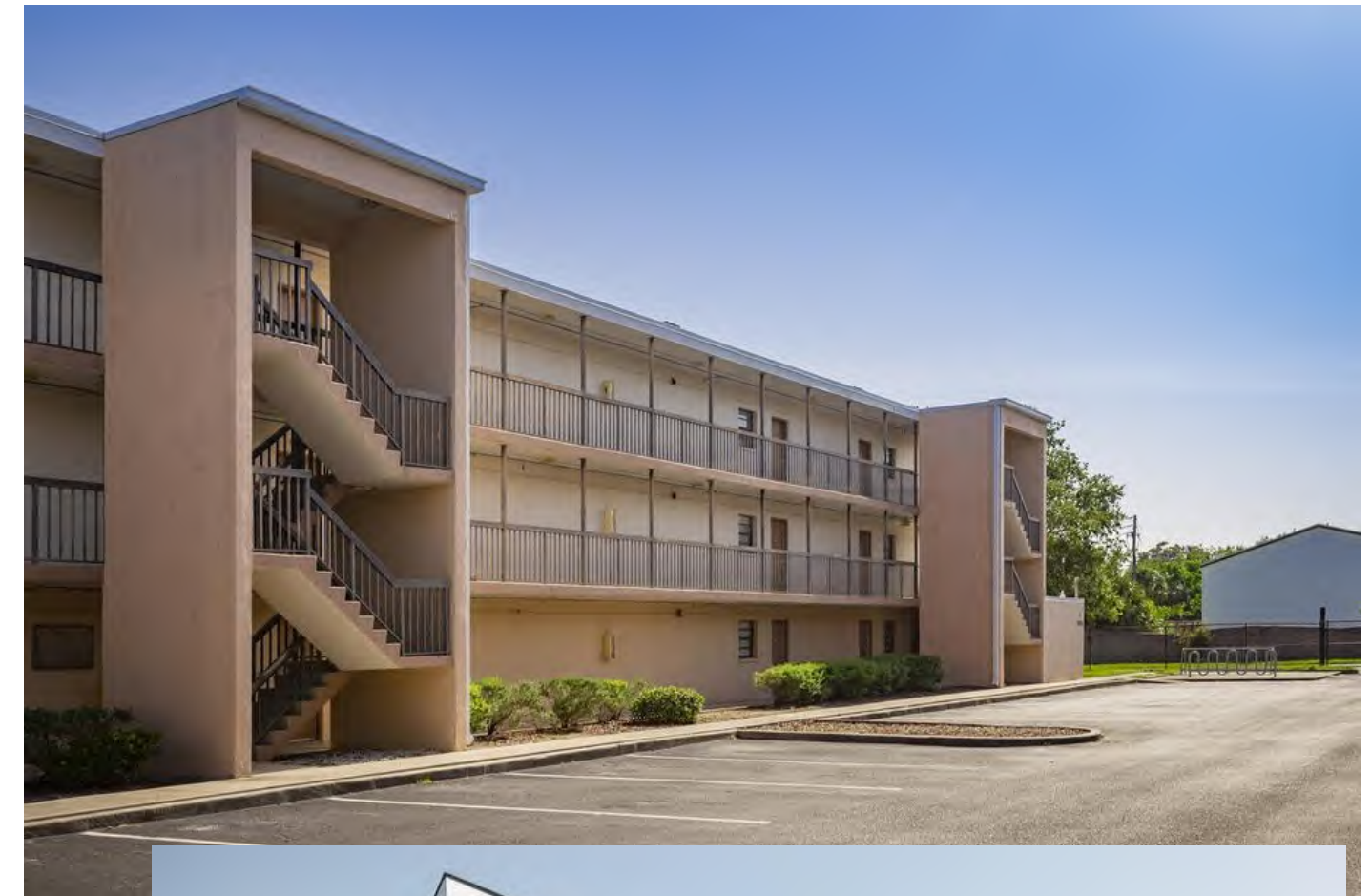
Requires a particular building type where all units are contained in a single building, limiting the possibility for creative configuration and placement of units on a site.





# CURRENT LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** A residential structure containing five or more dwelling units sharing common walls or floors and ceilings, built on a single lot or parcel.



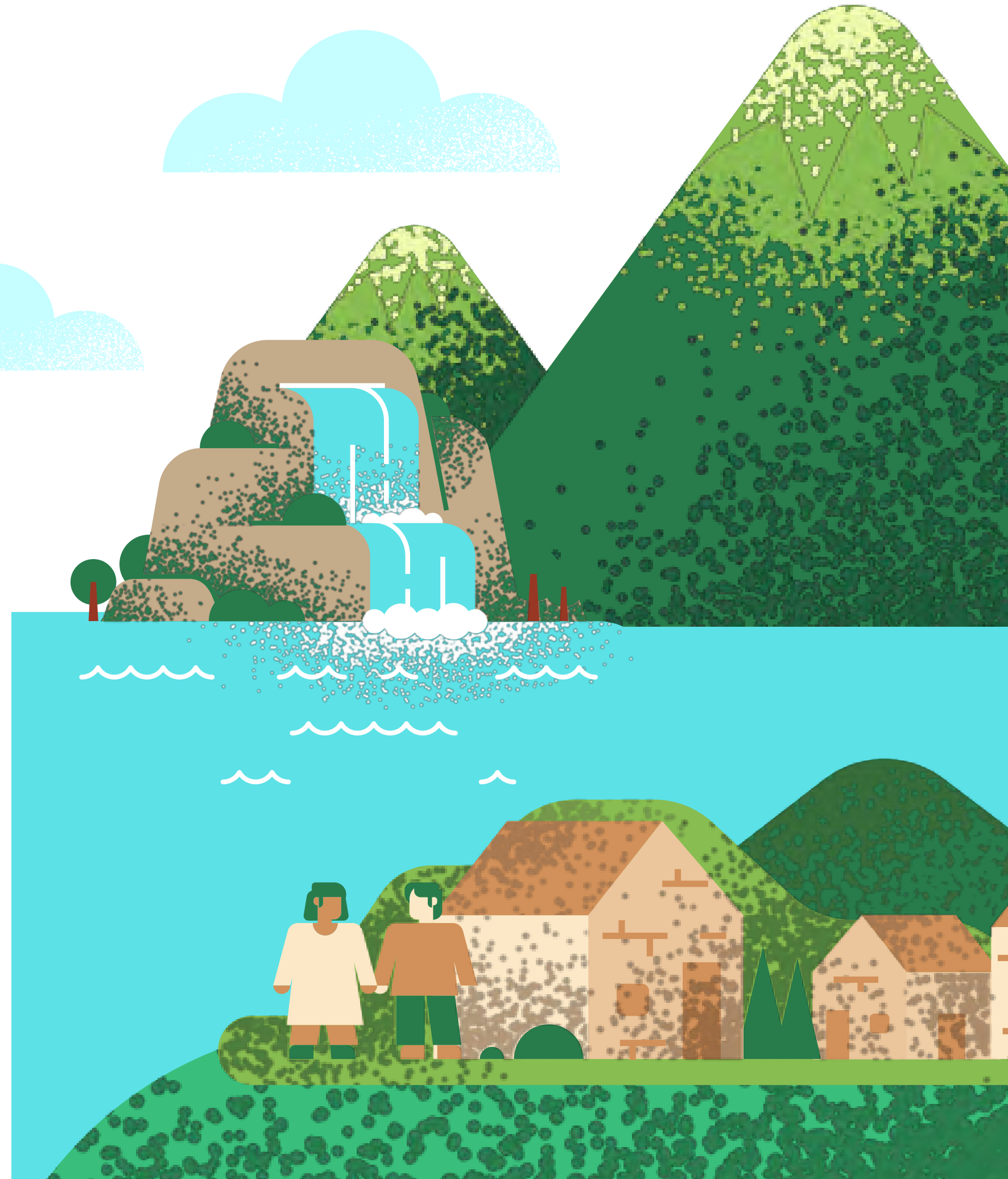


# PROPOSED LANGUAGE

1.030 (22) **Dwelling, Multi-unit.** One or more residential structures containing five or more dwelling units in any configuration built on a single lot or parcel, not including middle housing.

## What changed?

1.030 (22) **Dwelling, Multi-unit.** ~~A One or more residential structures containing five or more dwelling units in any configuration sharing common walls or floors and ceilings,~~ built on a single lot or parcel, not including middle housing.





# PROPOSED LANGUAGE

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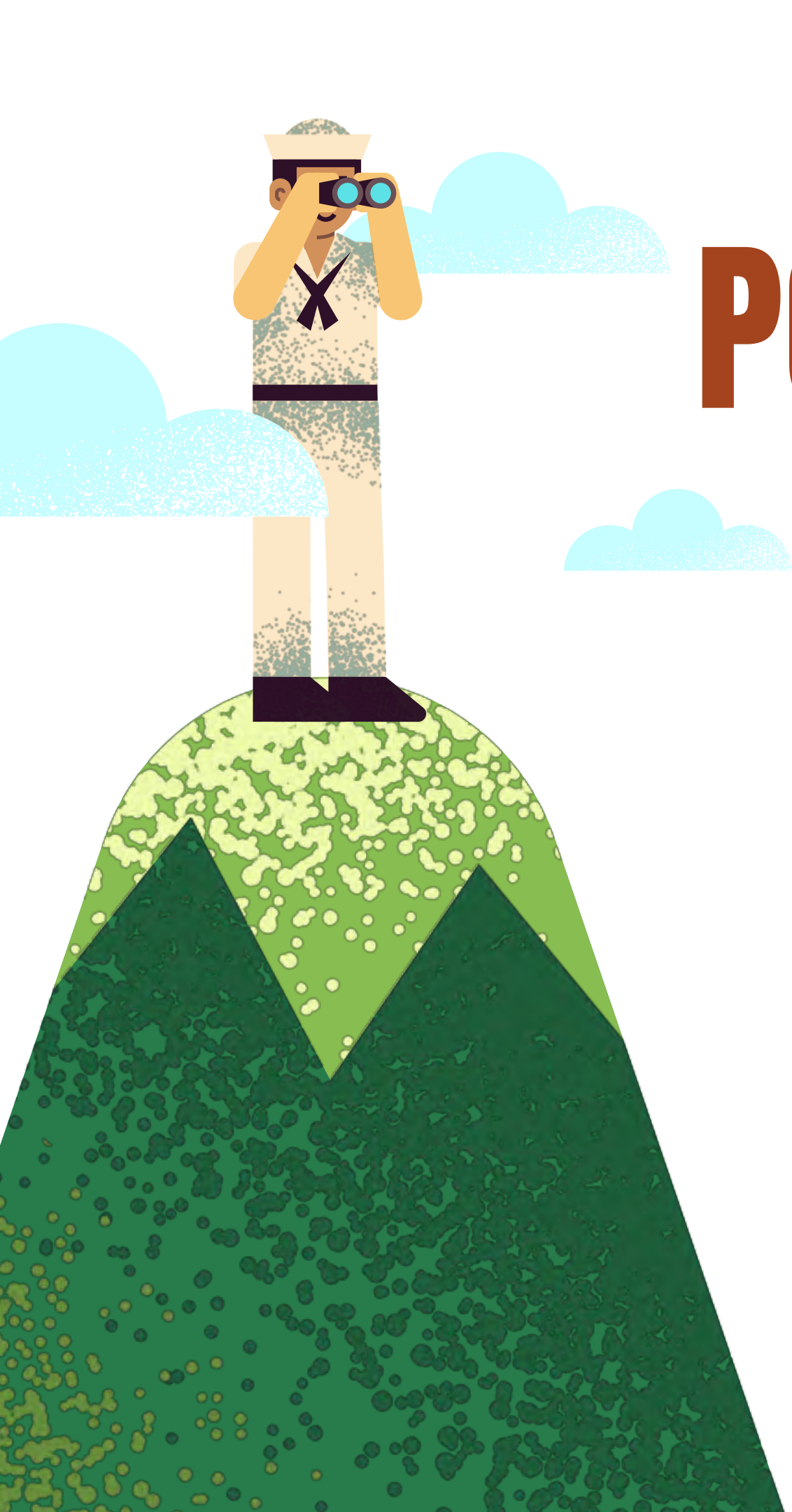


DISCUSSION

# COMPREHENSIVE PLAN AMENDMENT





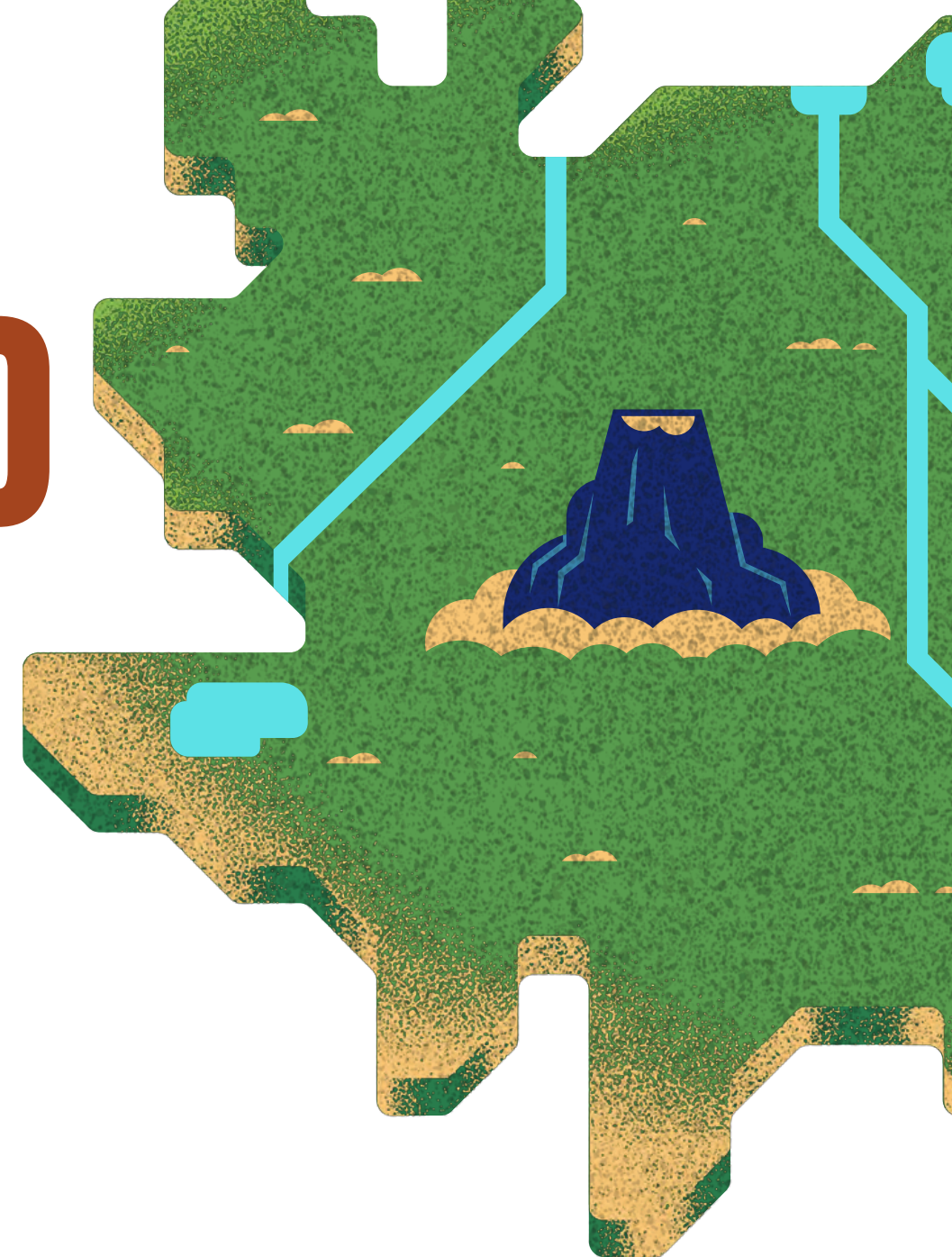


# POLICY RELATED TO THE ECONOMY

Proposing an amendment to the  
language in the comprehensive plan

## Why?

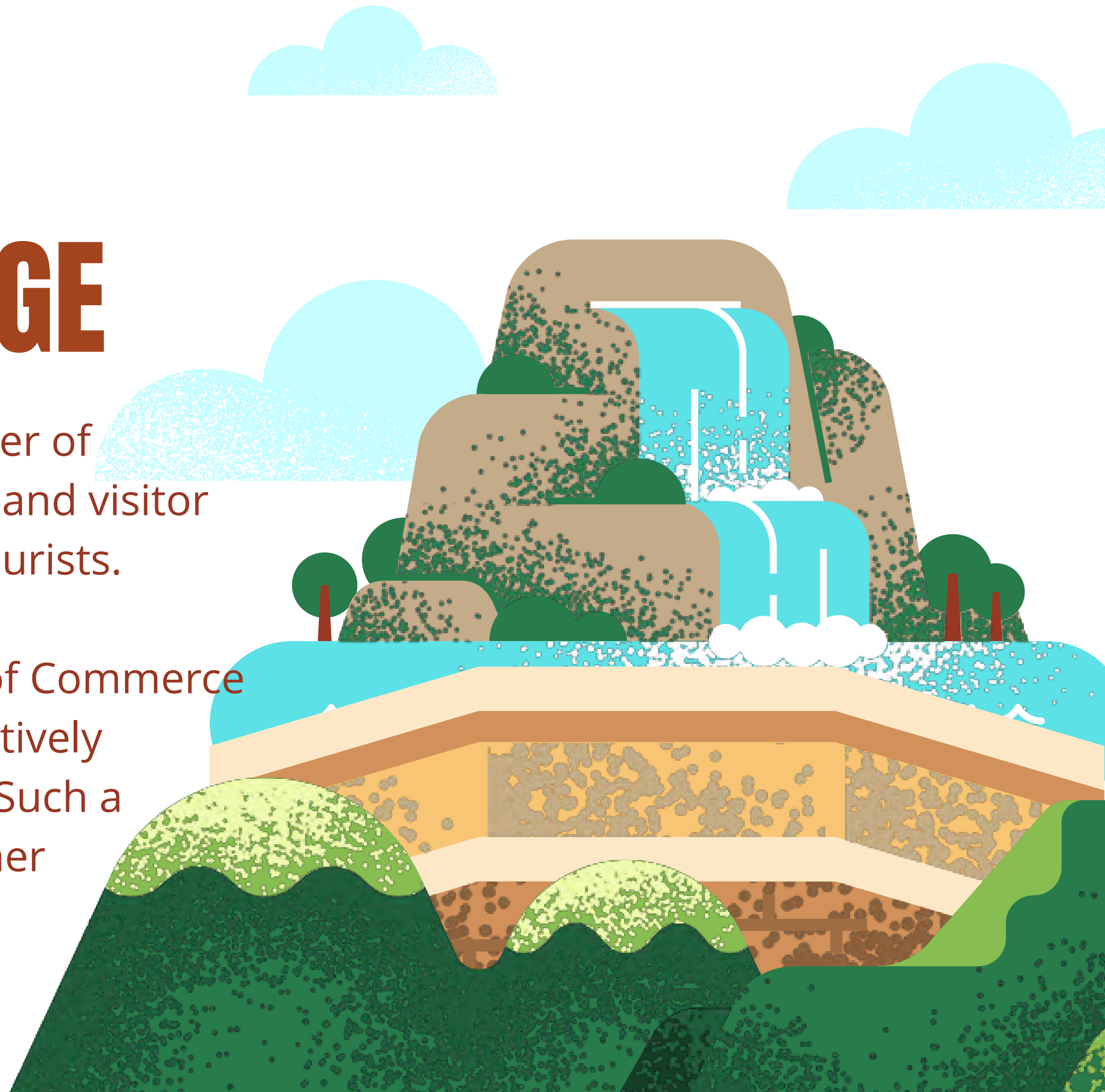
On November 12, the City Council  
directed staff to prepare amendments  
to the Comprehensive Plan to  
promote fair business practices



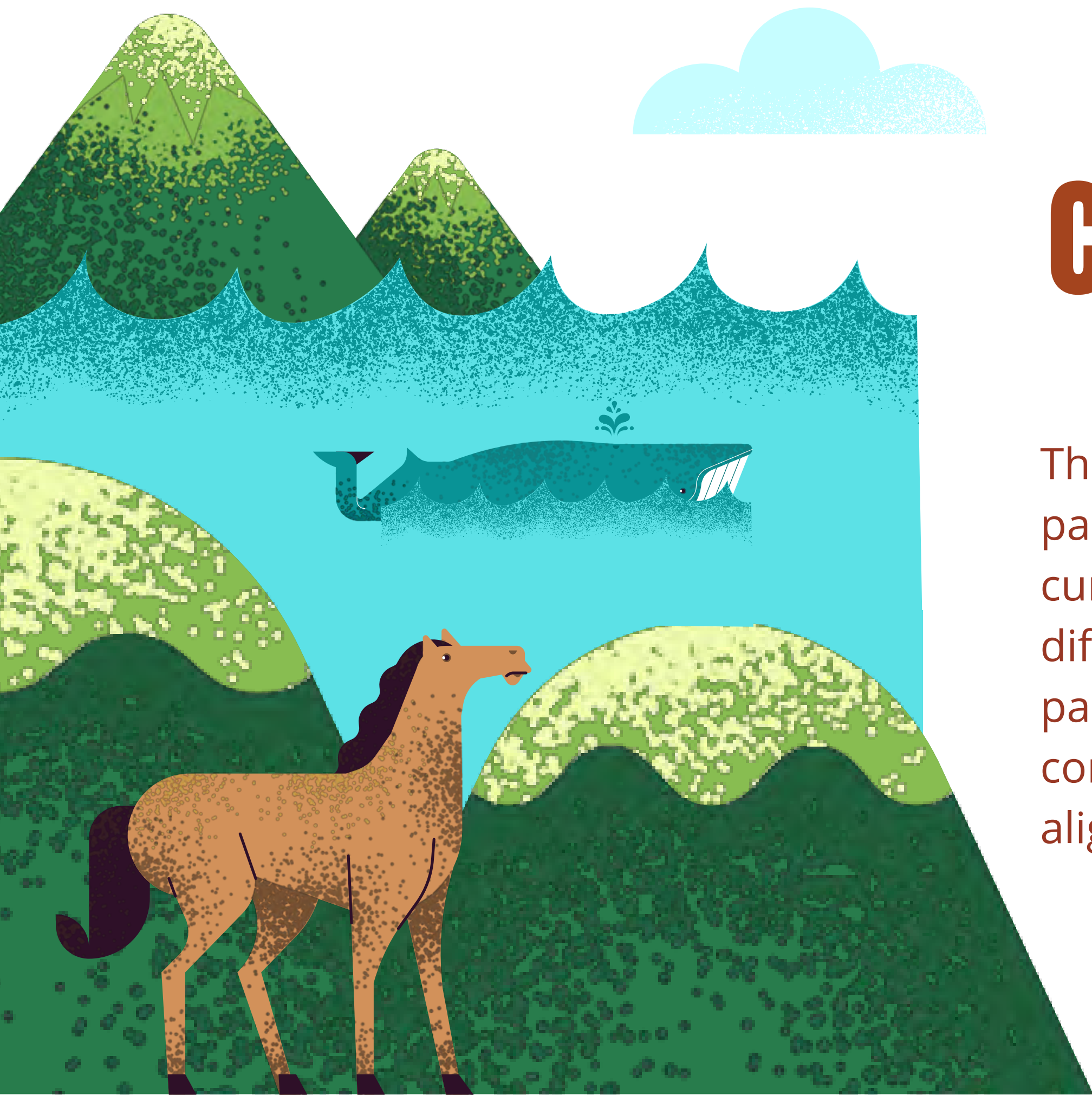
# CURRENT LANGUAGE

4. The City supports the efforts of the Chamber of Commerce and local business persons to expand visitor attractions and events that are available to tourists.

5. The City will cooperate with the Chamber of Commerce in developing a marketing program that effectively promotes the City's attractions and facilities. Such a program should be fully coordinated with other communities in the area.







# CURRENT LANGUAGE

## Why change it?

The language specifies working with a particular non-profit entity over others. The current policy restricts consideration of different options for marketing program partners and does not promote fair competition, fiscal responsibility, and alignment with statutory guidelines .

# PROPOSED LANGUAGE

4. The City supports the efforts to expand visitor attractions and events that are available to tourists.

5. The City will develop a marketing program that effectively promotes the City's attractions and facilities.

## What changed?

4. The City supports the efforts ~~of the Chamber of Commerce and local business persons~~ to expand visitor attractions and events that are available to tourists.

5. The City will ~~cooperate with the Chamber of Commerce in~~ developing a marketing program that effectively promotes the City's attractions and facilities. ~~Such a program should be fully coordinated with other communities in the area.~~





23-01

# ONE-YEAR EXTENSION LAKE LYTTLE ESTATES







# REQUEST

Applicant requests a one-year extension to meet the conditions of approval.

The Applicant has been actively working with our Public Works Team to resolve issues in providing utilities to the lots



# CRITERIA

## 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.**



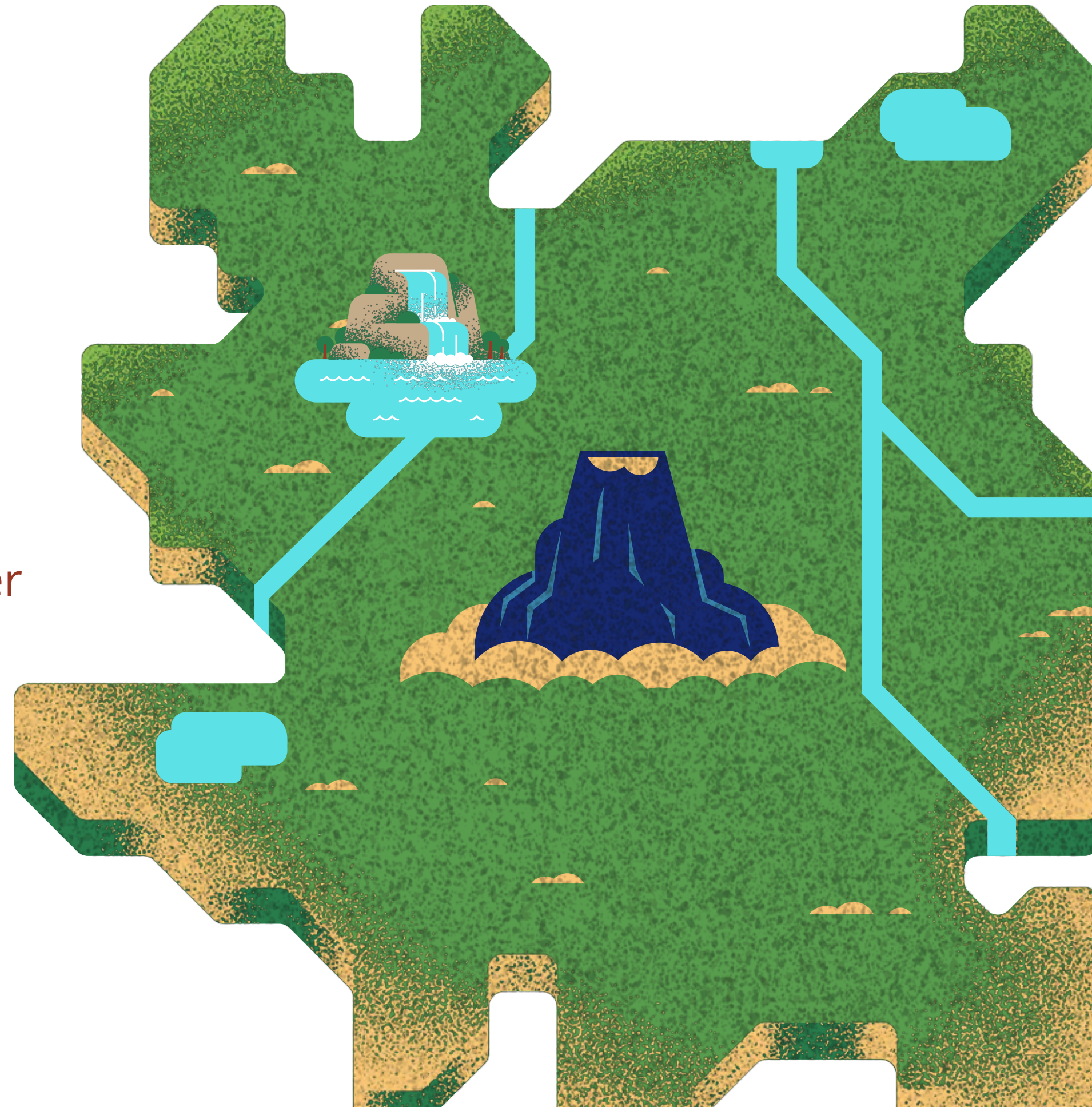


# FACTS

**Have the facts upon which the approval was based changed to an extent sufficient to warrant refiling of the tentative plan?**

None of the changes made to the Zoning Ordinance or Subdivision Ordinance since October 2023 affect the proposed subdivision.

Therefore, none of the facts upon which the approval was based changed to an extent sufficient to warrant refiling of the tentative plan





# REVIEW OF 2026 MEETING DATES



# THANK YOU

