

**CITY OF ROCKAWAY BEACH, OREGON  
PUBLIC HEARING NOTICE**

**This is to notify you that the City of Rockaway Beach has proposed a land use regulation that may affect the permissible uses of your property and other properties.**

The City of Rockaway Beach Planning Commission will conduct a public hearing on Tuesday, April 23, 2019, at 6:00 pm in the Council Chambers at 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of forwarding its recommendation to City Council an ordinance to amend the City of Rockaway Beach Zoning Ordinance. The City of Rockaway Beach City Council will conduct a public hearing on Wednesday, June 12, 2019, at 6:00 pm in the Council Chambers at 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of adopting an ordinance to amend the City of Rockaway Beach Zoning Ordinance. The City of Rockaway Beach has determined that adoption of these amendments may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

City of Rockaway Beach Draft Ordinance #19-433 includes amendments to the Rockaway Beach Zoning Ordinance as follows:

Add Section 3.140, Tsunami Hazard Overlay Zone: Establishes a Tsunami Hazard Overlay Zone

Add Section 3.141, Definitions: Establishes definitions for use in the Tsunami Hazard Overlay Zone

Add Section 3.142, Definitions: Establishes regulations and standards for the Tsunami Hazard Overlay Zone

Applicable criteria for amendments are specified in Rockaway Beach Zoning Ordinance Sections 9.010 – 9.030, and Rockaway Beach Comprehensive Plan sections titled Citizen Involvement, Coordination, and The Planning Process.

A copy of the proposed amendments is available for inspection at no cost during regular business hours at Rockaway Beach City Hall located at 276 Highway 101 S, Rockaway Beach, Oregon 97136. Copies of the proposed amendments are also available for purchase at a reasonable cost. A staff report will be available for inspection at least seven (7) days before the hearing and may be obtained at a reasonable cost. All interested parties are invited to attend the public hearing and to provide testimony on the matter. Written testimony may also be addressed to the Rockaway Beach Planning Commission, Rockaway Beach City Hall, at P.O. Box 5, Rockaway Beach, Oregon 97136. In raising an issue, the relevant Rockaway Beach Zoning Ordinance Section, Comprehensive Plan Section, or other relevant criteria to which the issue is directed must be specified. Failure to raise an issue in person or by letter precludes appeal to the Oregon Land Use Board of Appeals on that issue. The Rockaway Beach Planning Commission reserves the right to modify the amendments, or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. For additional information concerning City of Rockaway Beach Draft Ordinance #19-433 you may contact City Hall staff at (503) 374-1752.

Scott Fregonese, Rockaway Beach City Planner

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*You may be wondering why you received this notice from the City of Rockaway Beach Planning Department. In 1998, Oregon's voters passed a law known as Ballot Measure 56 (BM56). It requires that notices like this one be mailed to landowners when a change in land-use laws **might** limit use of their property. The law requires the City to use the above wording in such notices, even though that wording does not describe the likely effects from the change in land-use laws very well. BM56 also requires the notice to say that the City has determined that proposed land-use changes "may change the value of your property" however; the City does not know how these amendments might affect the value of your property, if at all. You should contact the Tillamook County Assessor's office for property value information.*