

Rockaway Beach Community Open House March 13, 2018



Why are we here tonight?

- Learn about proposed zoning changes and give your feedback
- Learn about upcoming Tsunami Resilience project
- Discuss the community's vision for the future of Rockaway Beach



Tonight's Agenda

- Welcome and Introductions
- Brief Background Presentation
- Live Polling Questions
- Zoning Code Update Presentation
- Open House – Visit poster stations, talk with City staff, and share your feedback



Current Conditions

UGB

City Limits

Tax Lots

Zoning

R1 - Single Family

R2 - Residential

R3 - Lower Density Residential

C1 - Commercial

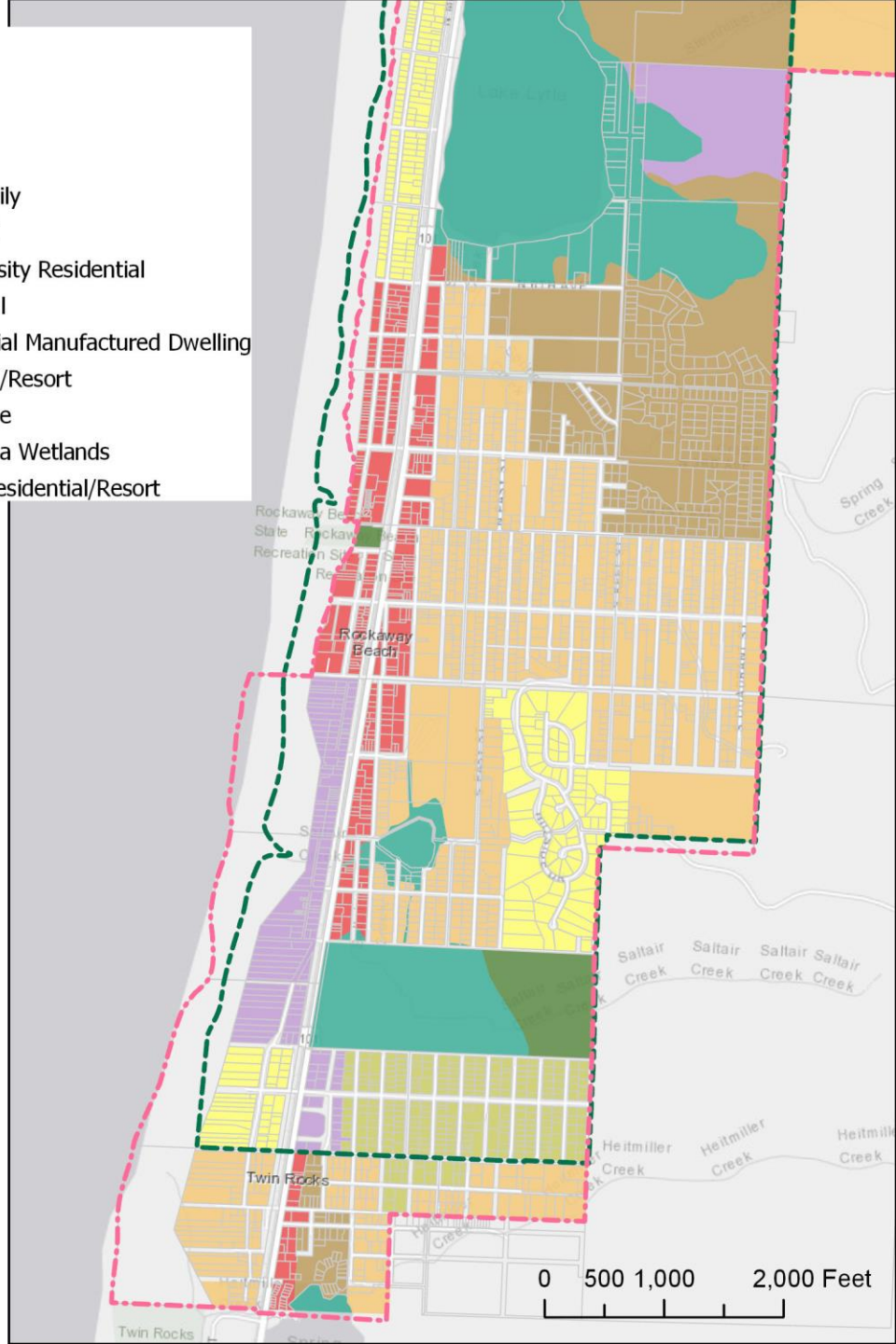
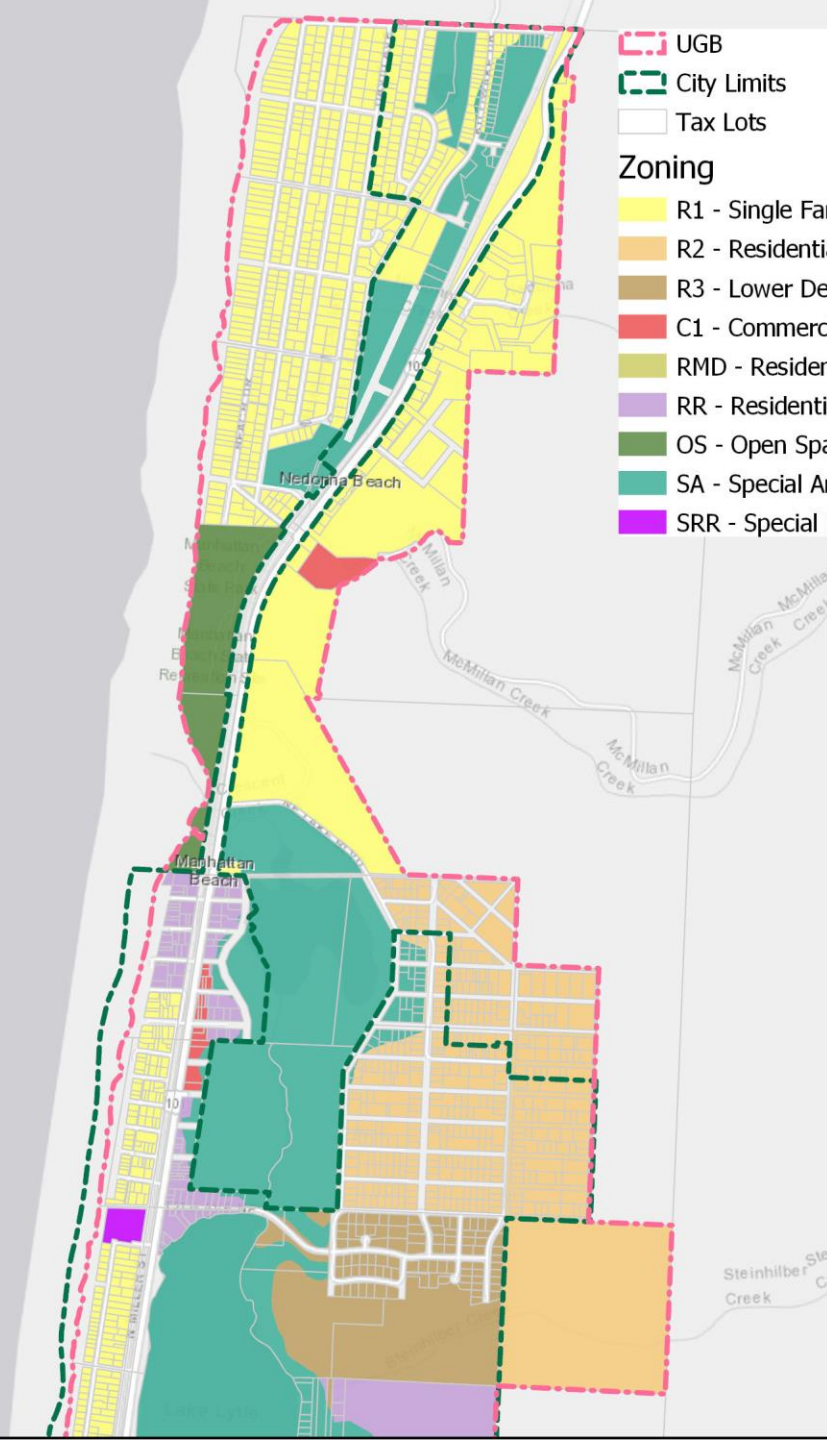
RMD - Residential Manufactured Dwelling

RR - Residential/Resort

OS - Open Space

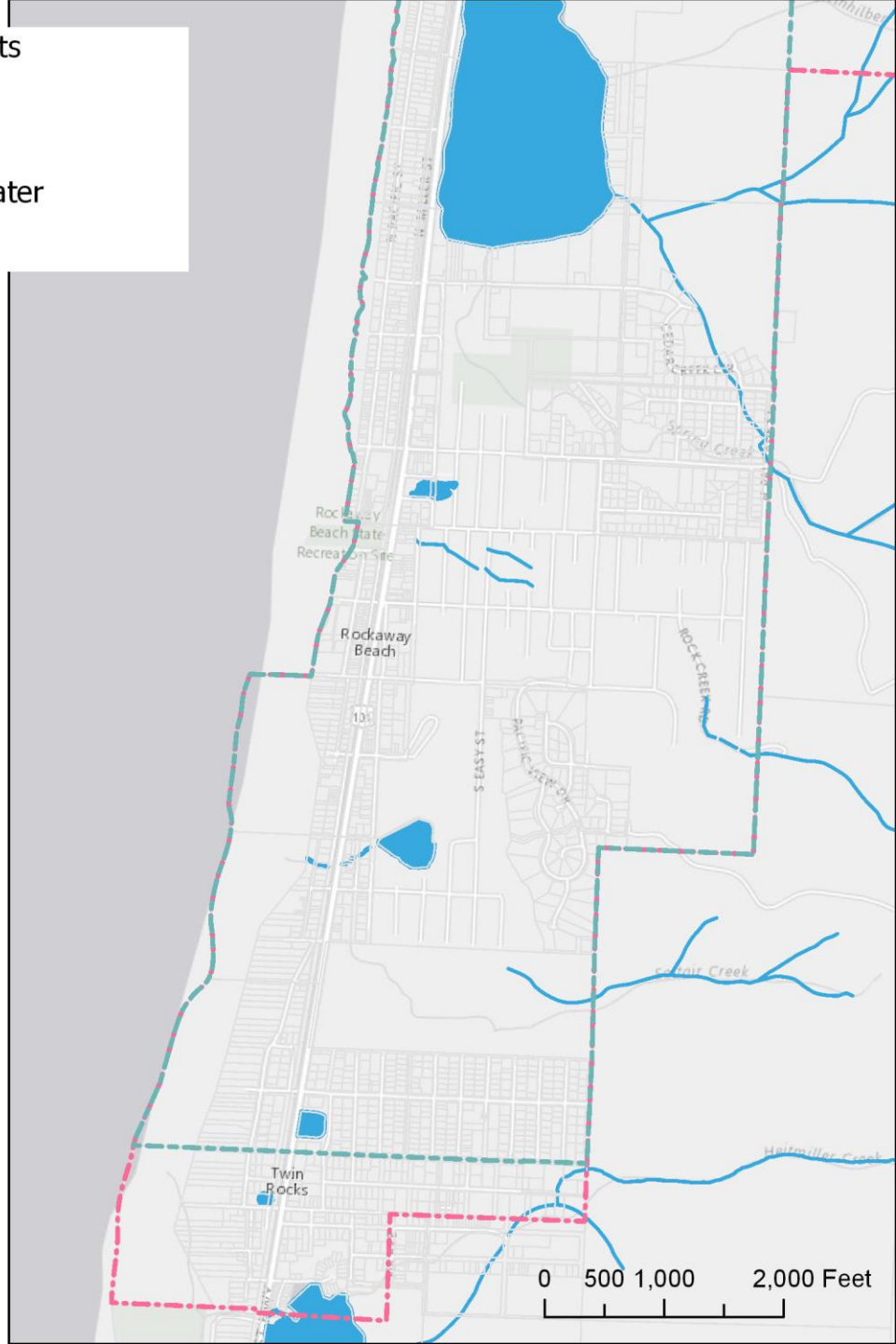
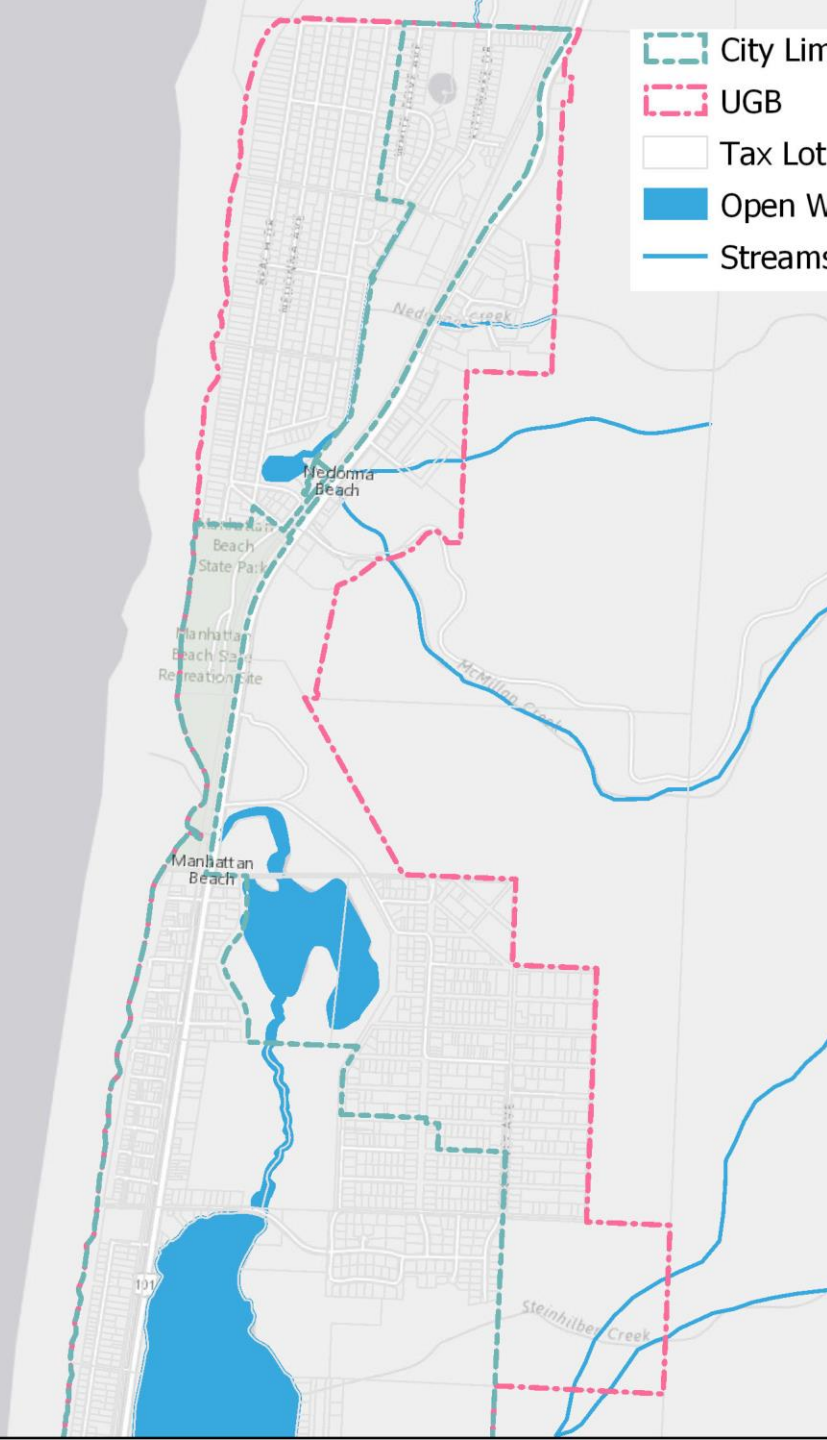
SA - Special Area Wetlands

SRR - Special Residential/Resort



0 500 1,000 2,000 Feet

- City Limits
- UGB
- Tax Lot
- Open Water
- Streams



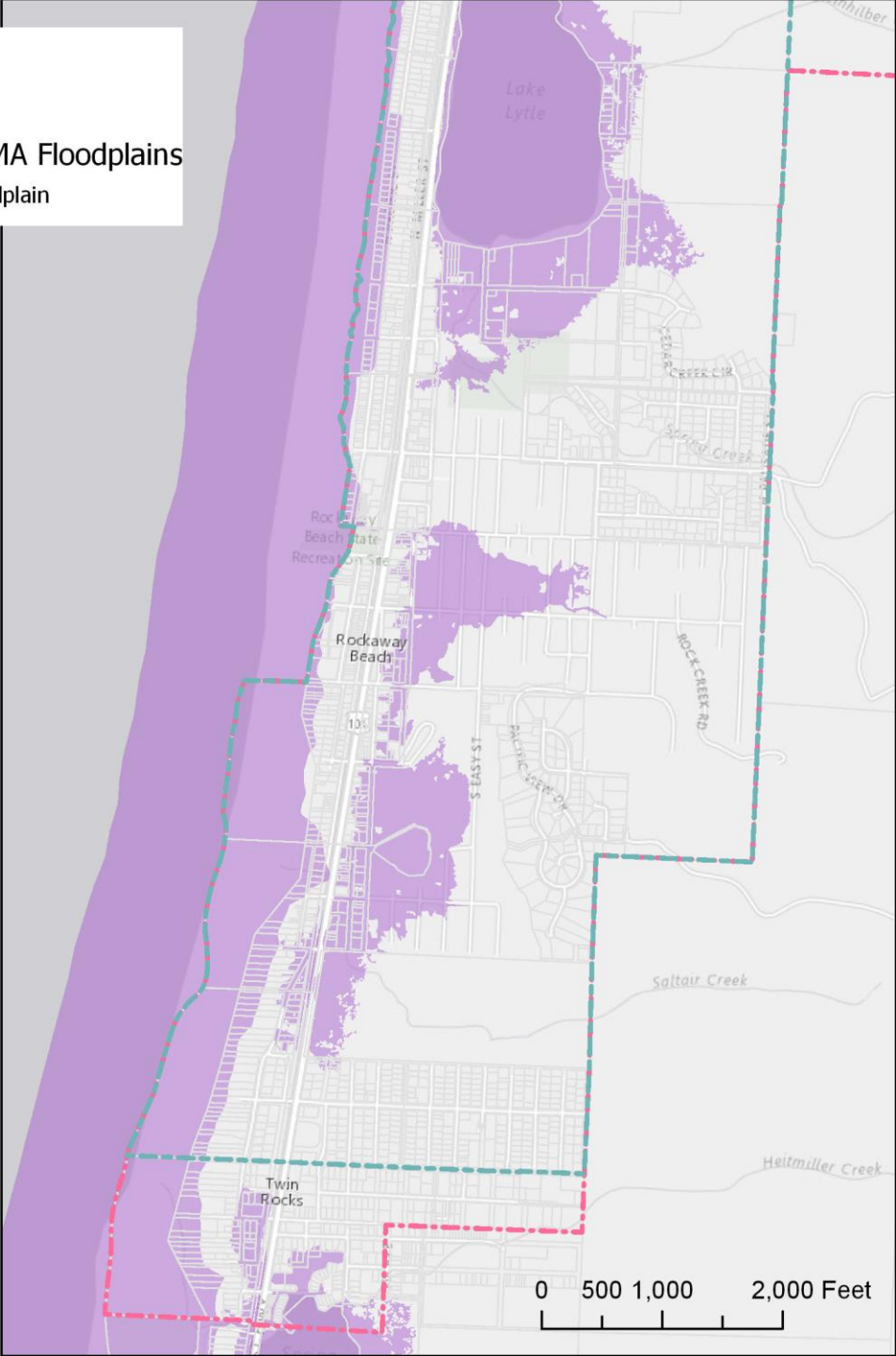
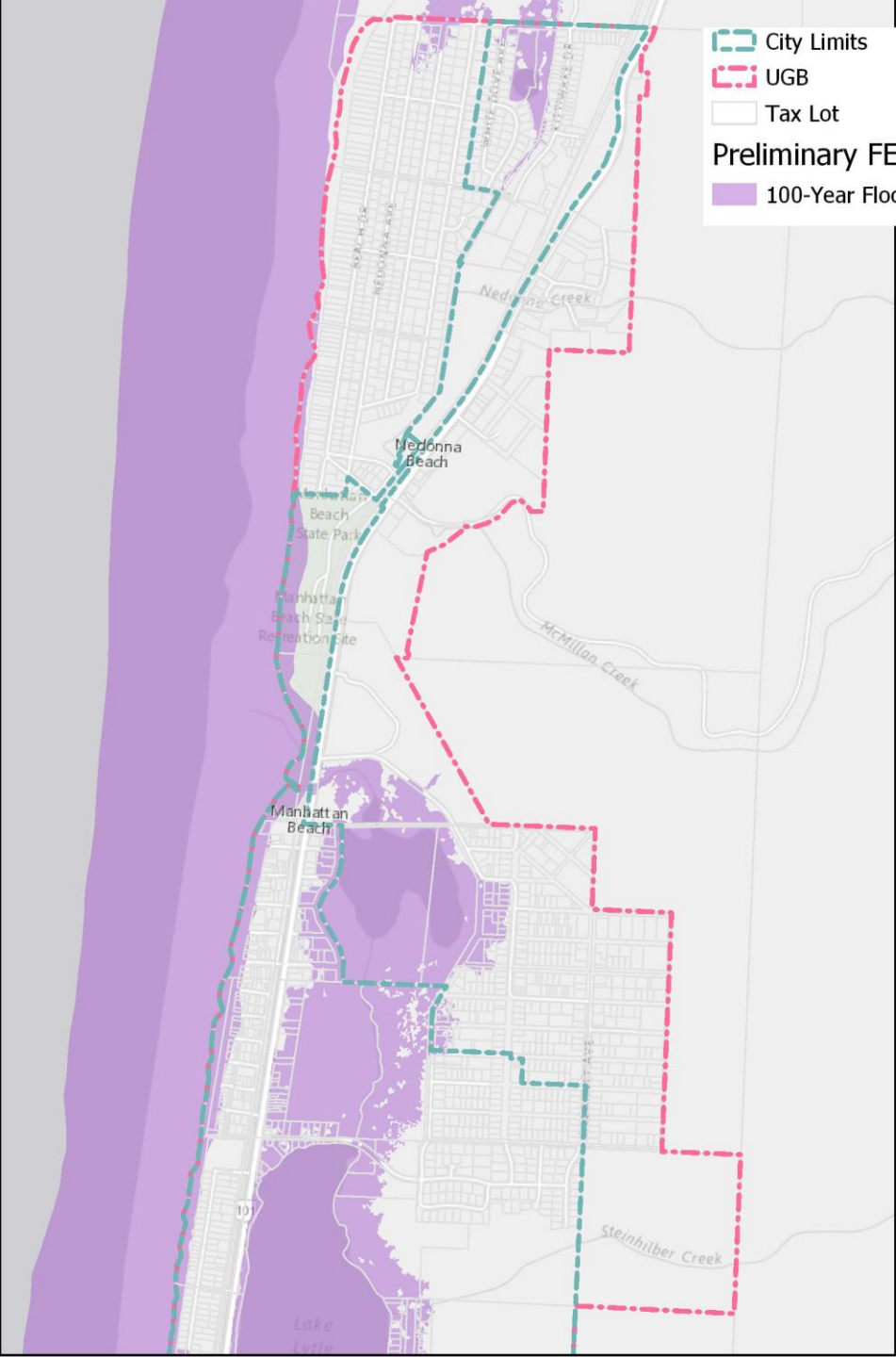
City Limits






UGB

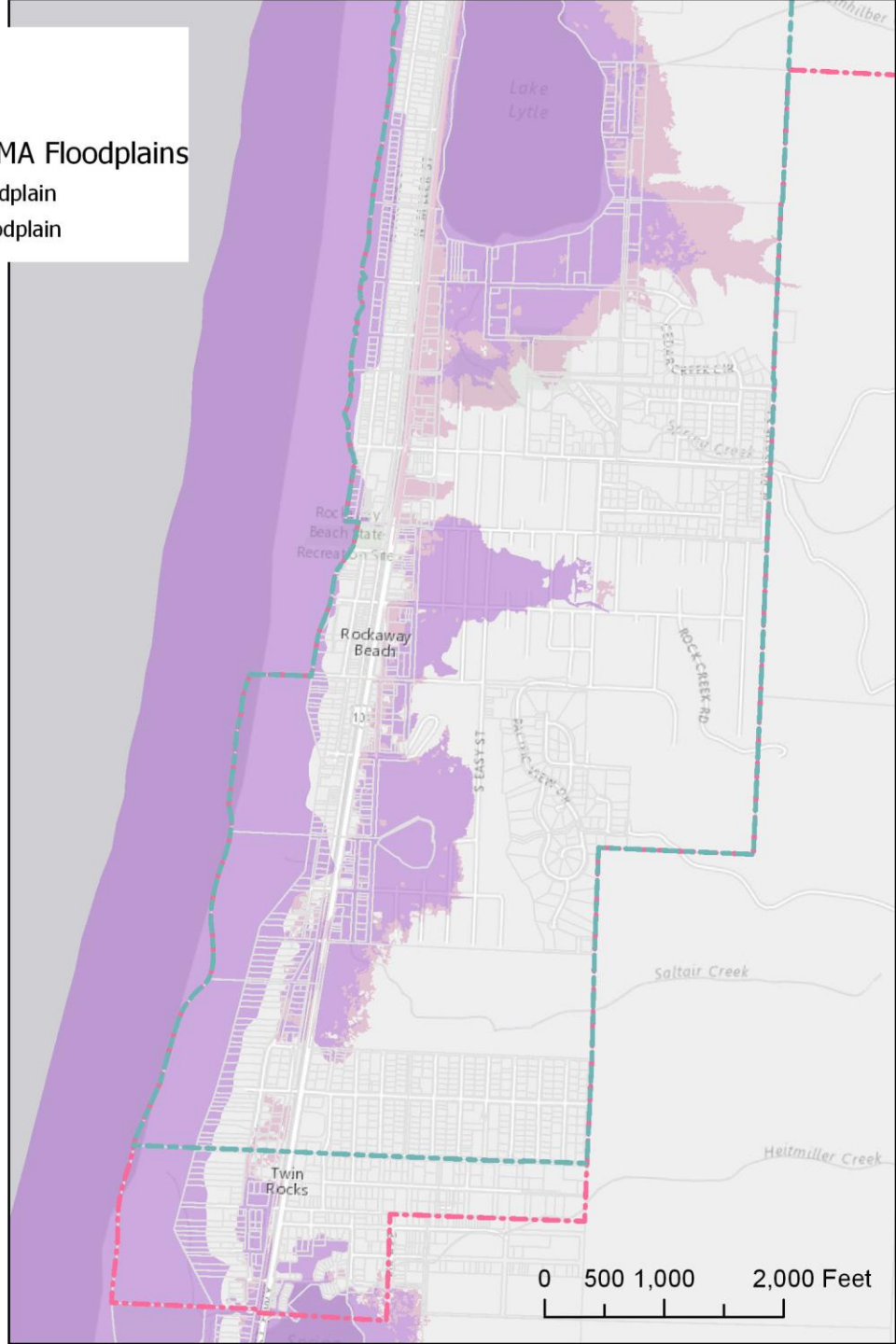
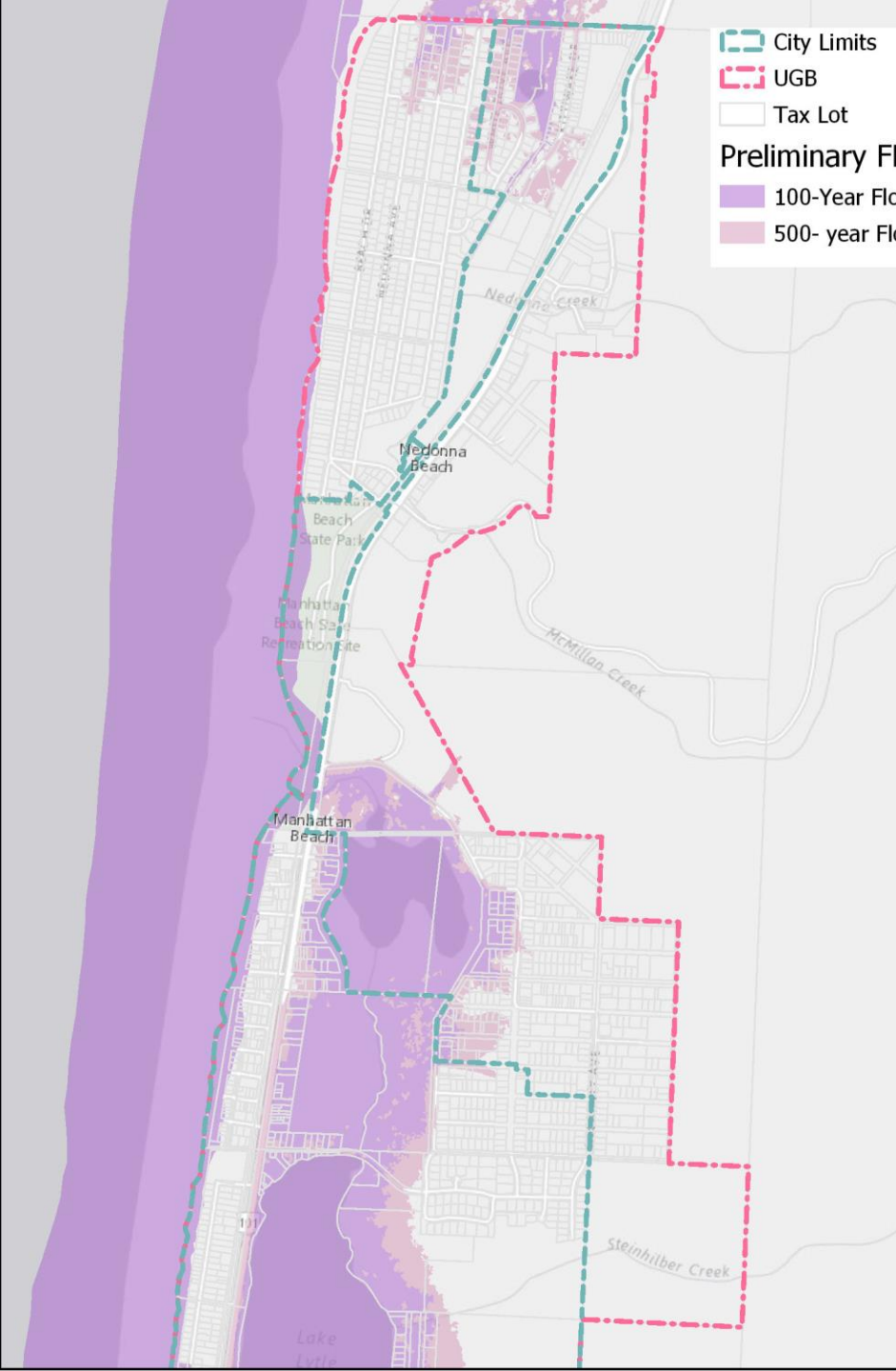
Tax Lot

Preliminary FEMA Floodplains

100-Year Floodplain



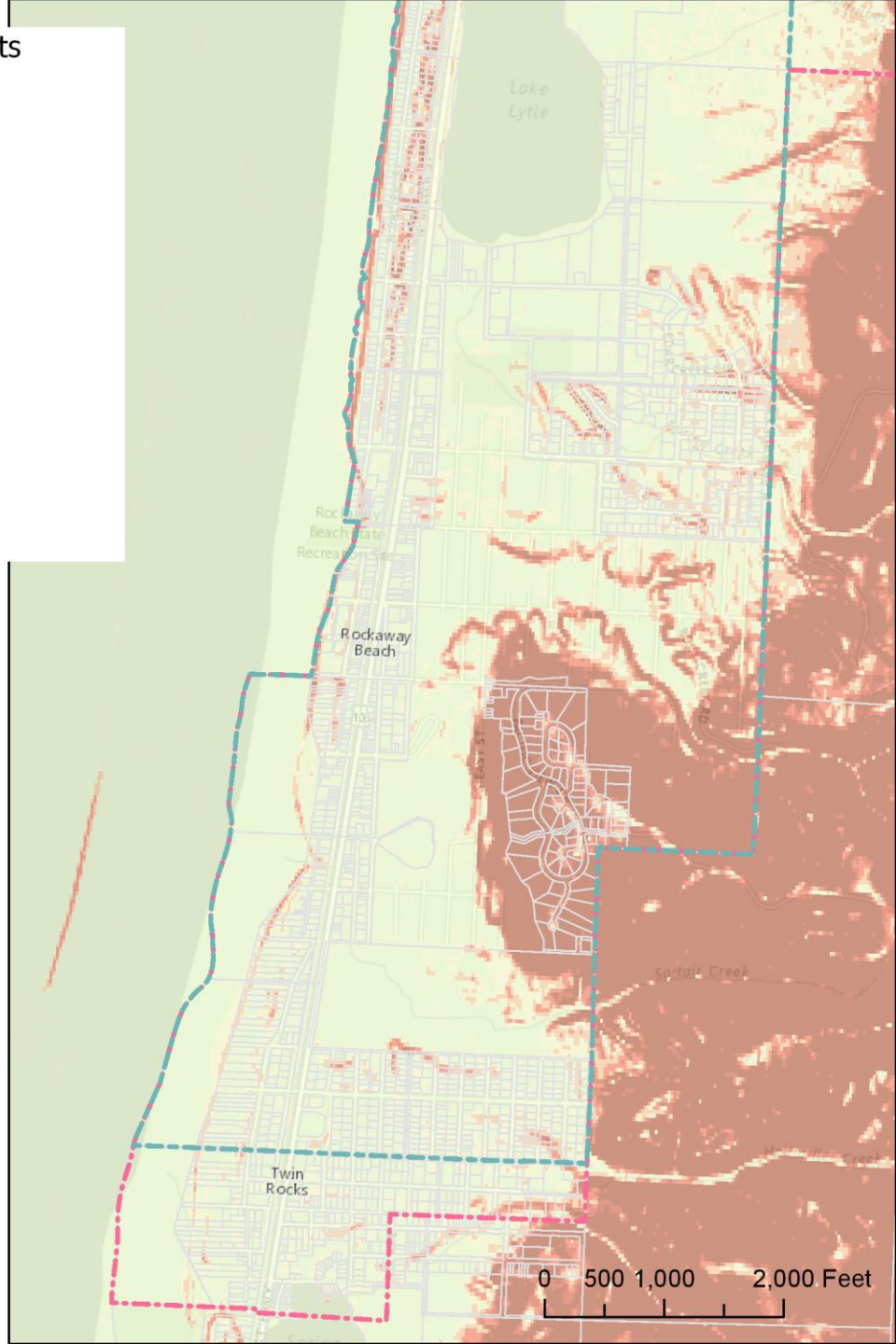
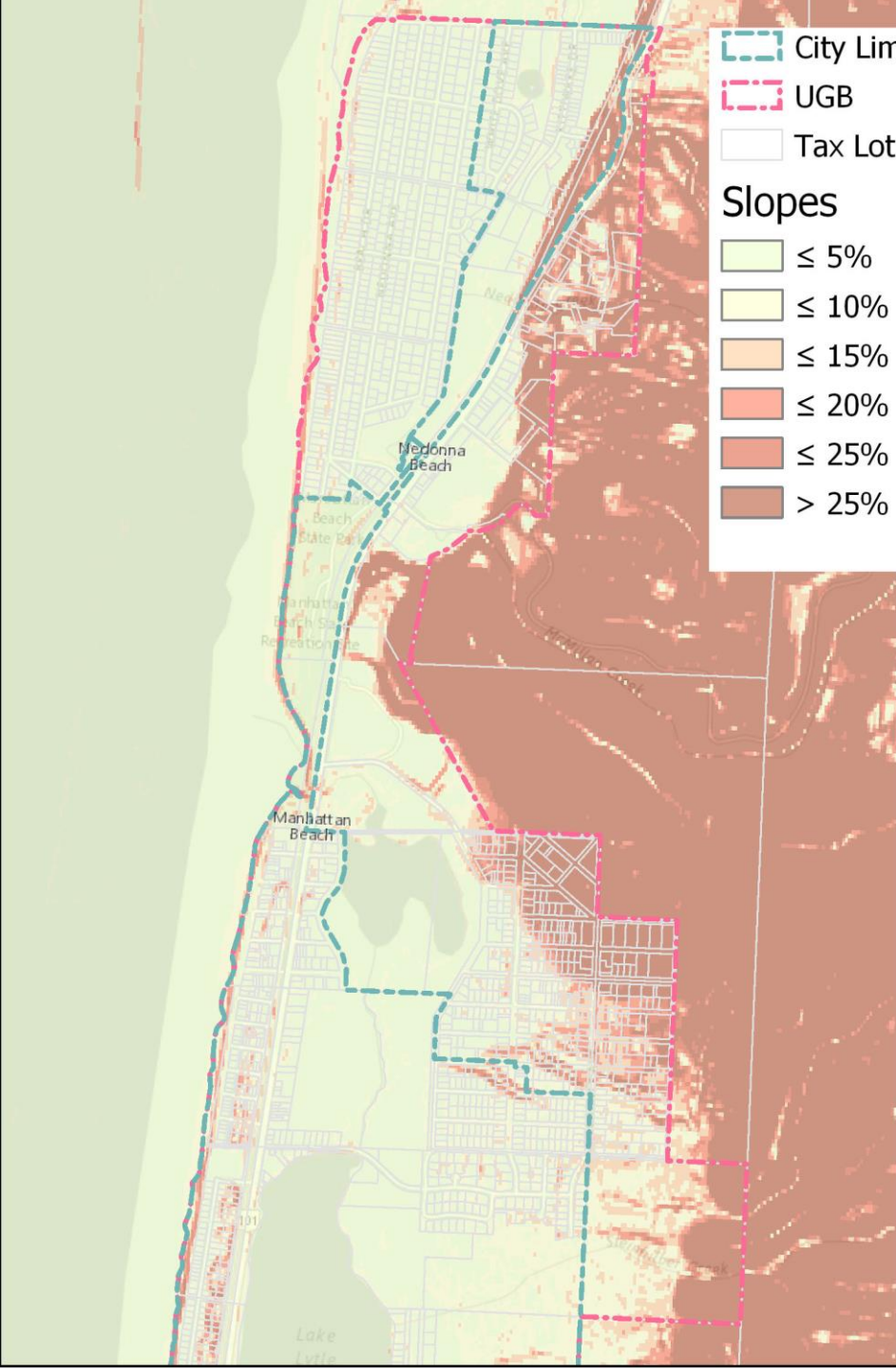
 City Limits
 UGB
 Tax Lot
Preliminary FEMA Floodplains
 100-Year Floodplain
 500- year Floodplain



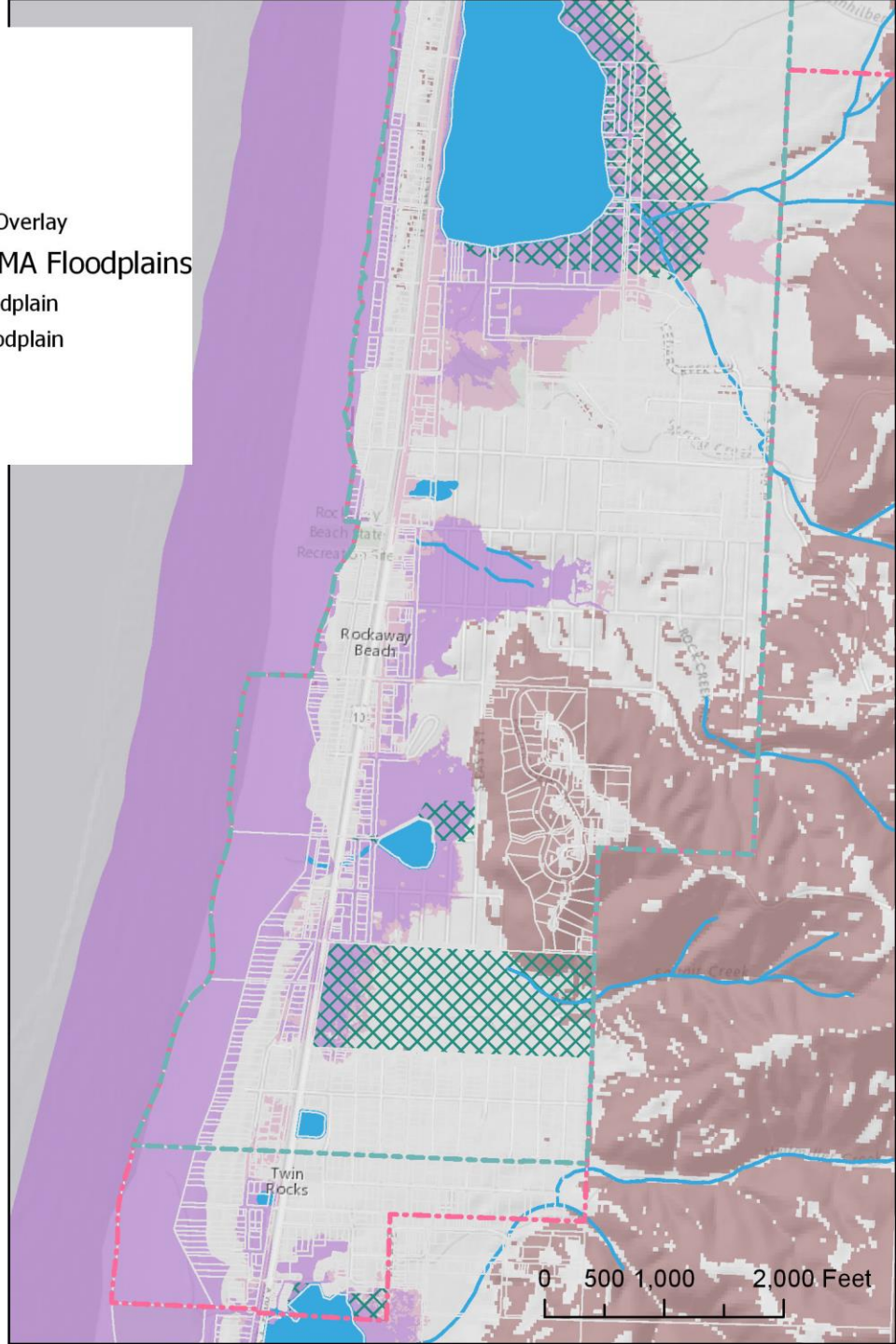
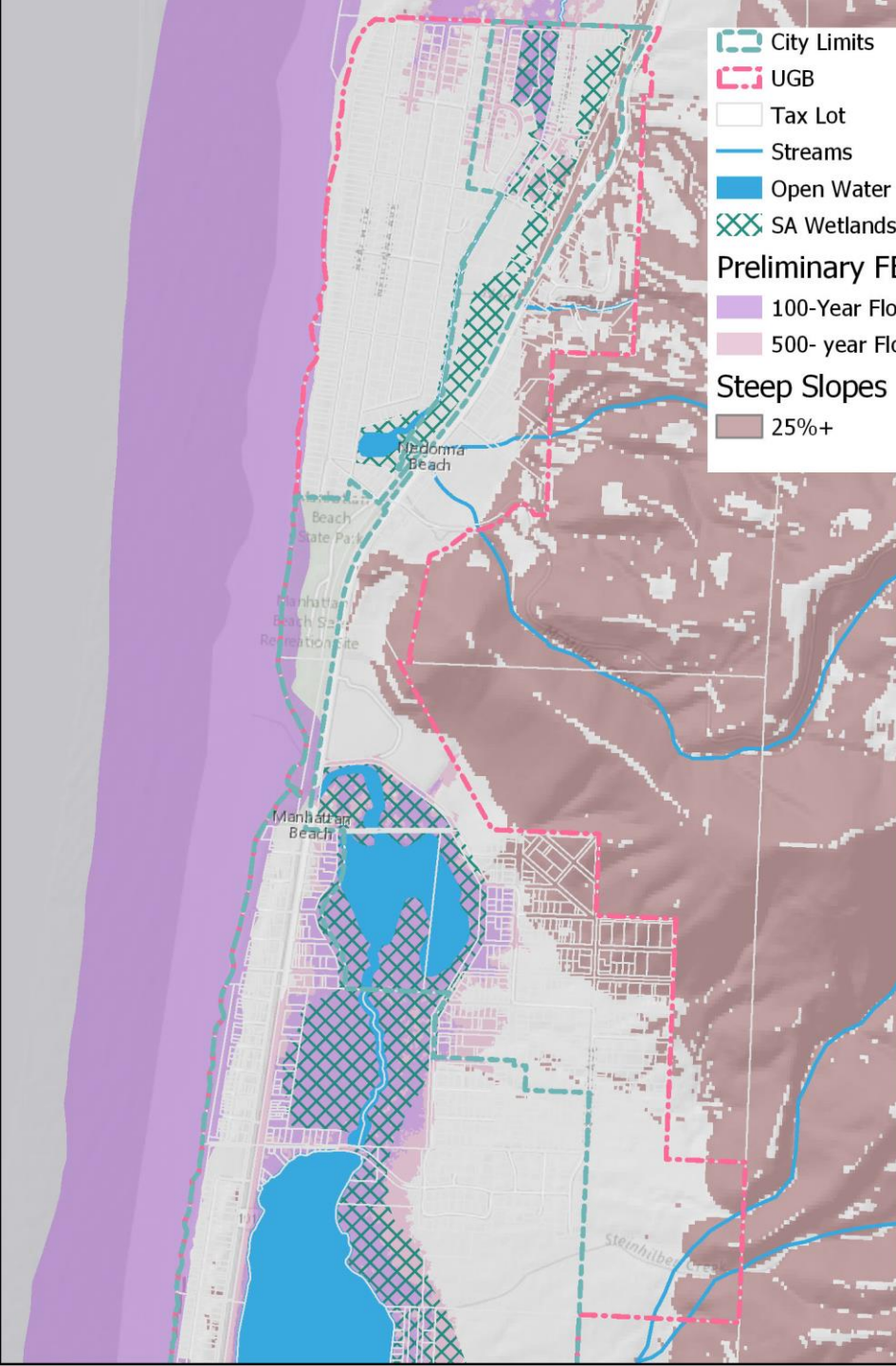
- City Limits
- UGB
- Tax Lot

Slopes

- $\leq 5\%$
- $\leq 10\%$
- $\leq 15\%$
- $\leq 20\%$
- $\leq 25\%$
- $> 25\%$



0 500 1,000 2,000 Feet



0 500 1,000 2,000 Feet

Demographics

Population and Households

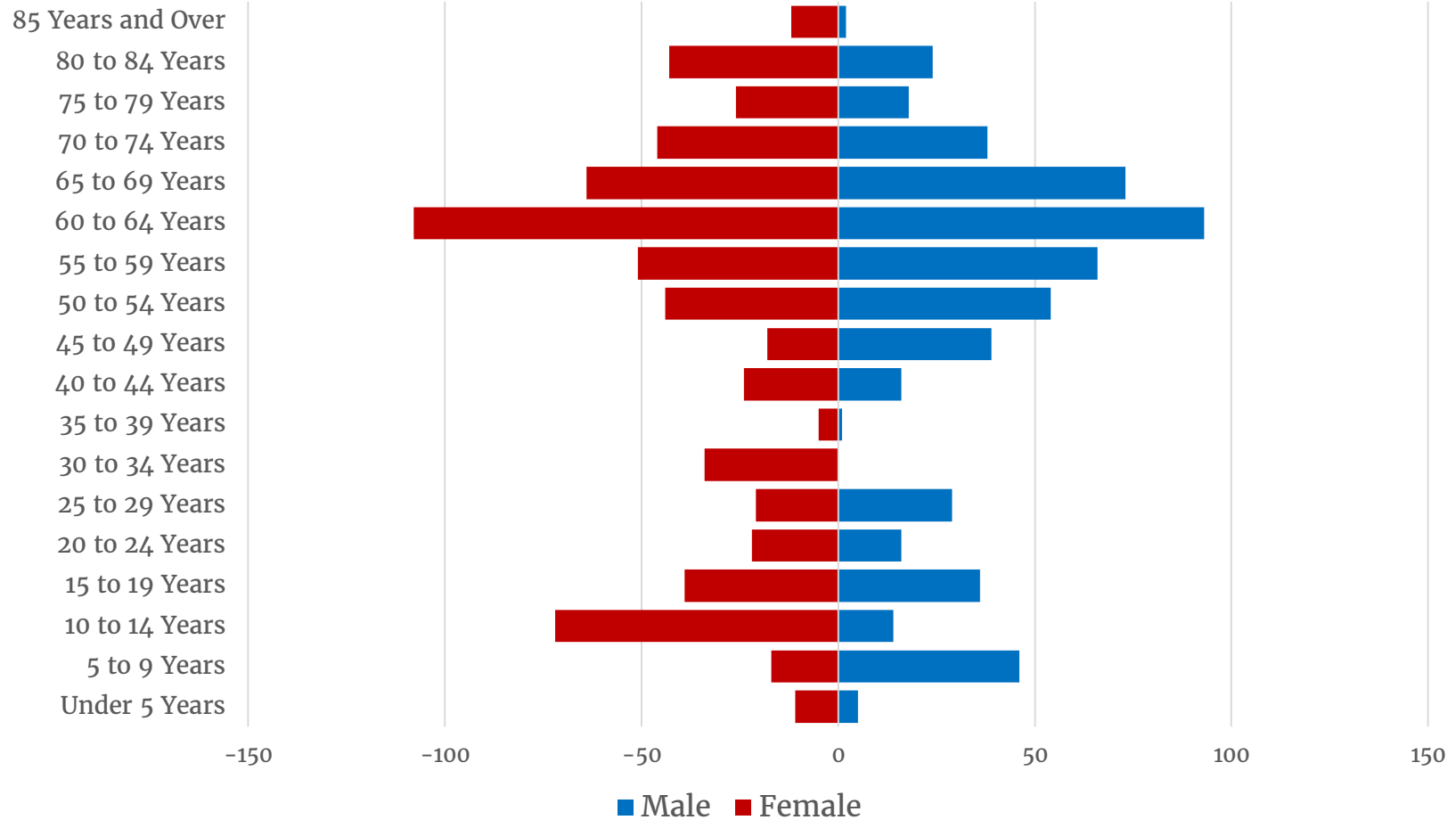
- Total Population: 1,227 (1,312 in 2010)
- Number of Households: 565 (667 in 2010)
- Average Household Size: 2.16
- Number of Families: 376 (374 in 2010)
- Number of Housing Units: 2,105 (1,875 in 2010)

Source: US Census Bureau, 2015 ACS (5-year Estimates)



Age and Gender

Median Age: 57.3 Years



Source: US Census Bureau, 2015 ACS (5-year Estimates)



Rockaway's median age and gender mix

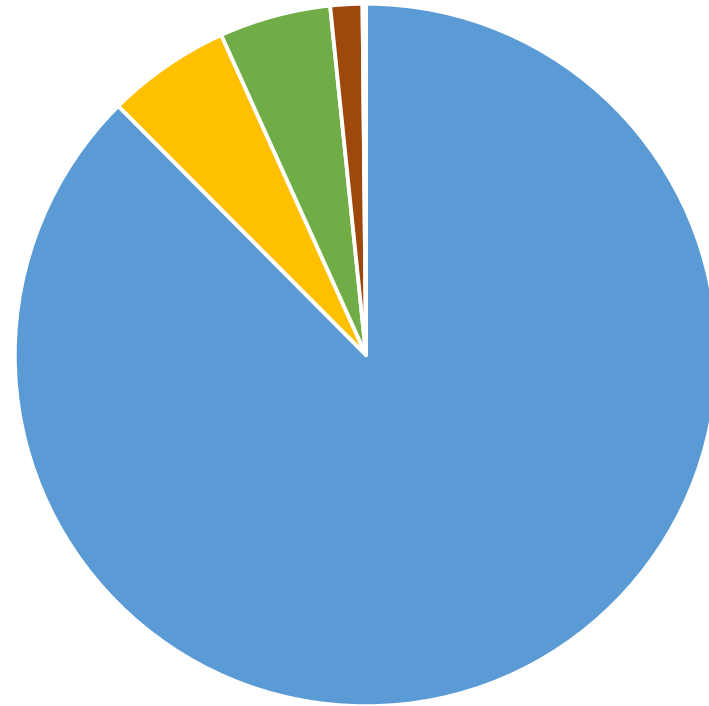
- The median age in the city was 57.3 years
- 18.3% of residents were under the age of 18
 - 4.3% were between the ages of 18 and 24
 - 10.6% were from 25 to 44
 - 38.6% were from 45 to 64
 - 28.2% were 65 years of age or older.
- The gender makeup of the city was 46.5% male and 53.5% female

Source: US Census Bureau, 2015 ACS (5-year Estimates)



Racial and Ethnic Makeup

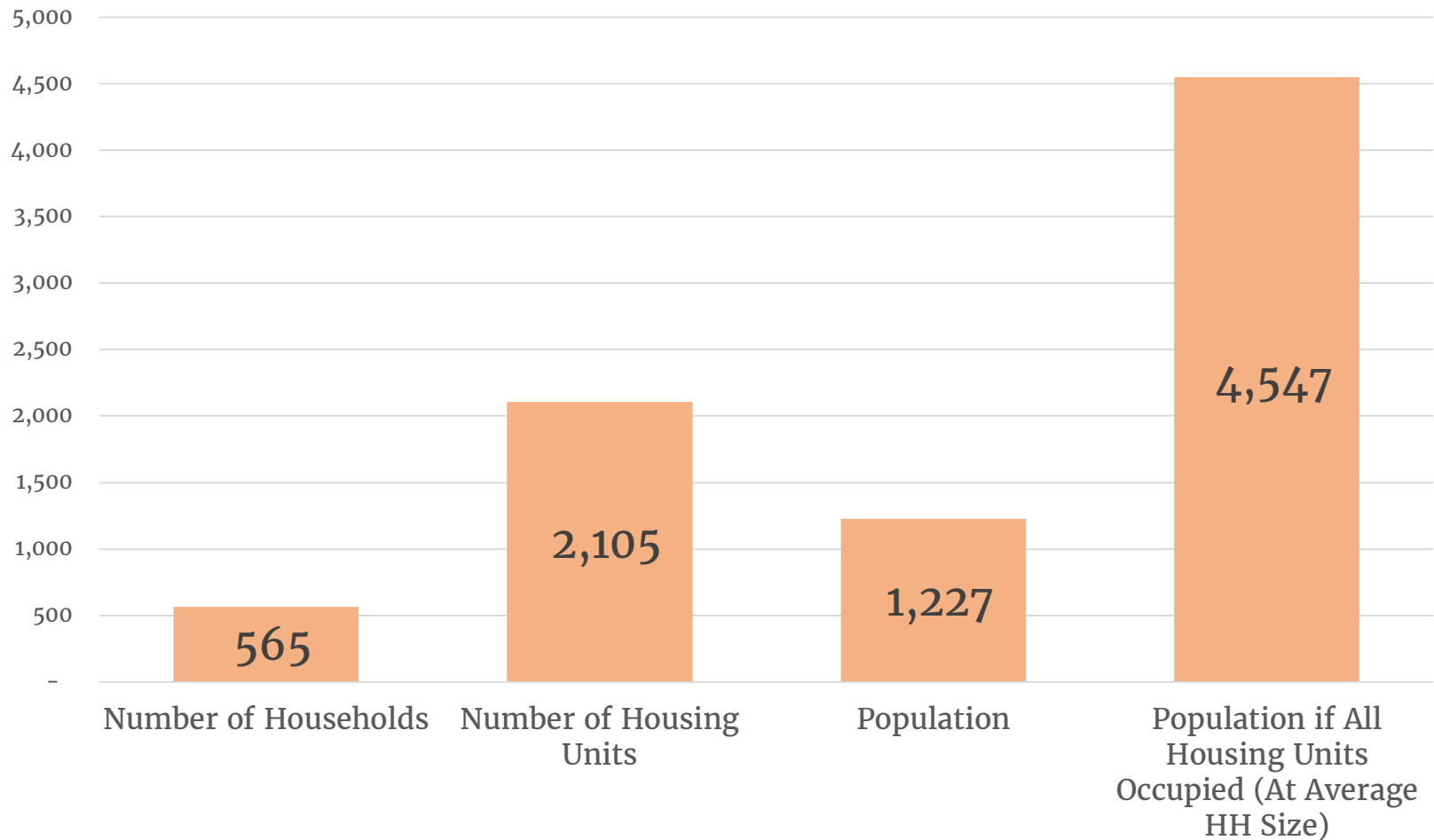
- 87.53% White
- 0.16% Black or African American
- 5.7% American Indian or Alaskan Native
- 1.47% Two or More Races
- 5.13% Hispanic or Latino



■ White Alone
■ American Indian and Alaska Native Alone
■ Hispanic or Latino
■ Two or More Races
■ Black or African American Alone

Source: US Census Bureau, 2015 ACS (5-year Estimates)

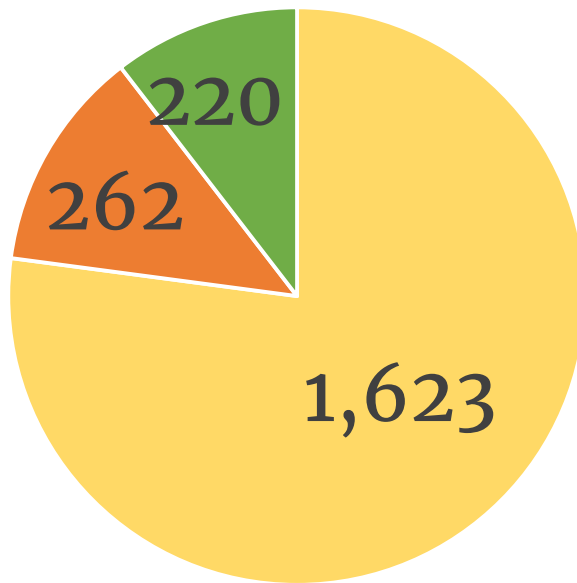
Housing Unit Population Capacity



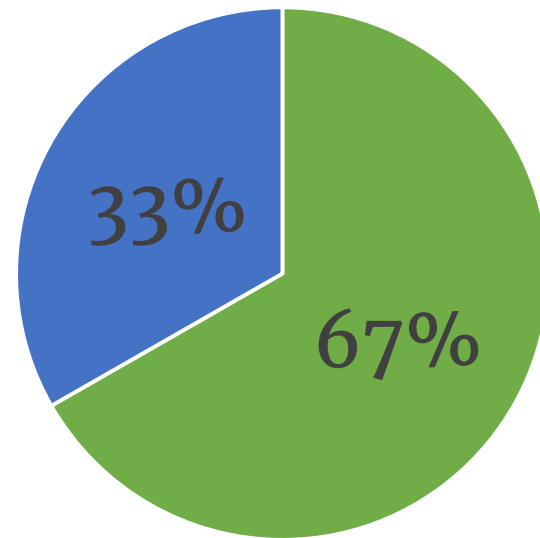
Source: US Census Bureau, 2015 ACS (5-year Estimates)



Housing Mix and Housing Tenure



- Single Family
- Multifamily
- Mobile Home and Other



- Owner Occupied
- Renter Occupied

Source: US Census Bureau, 2015 ACS (5-year Estimates)

Community Vision

Community Visioning

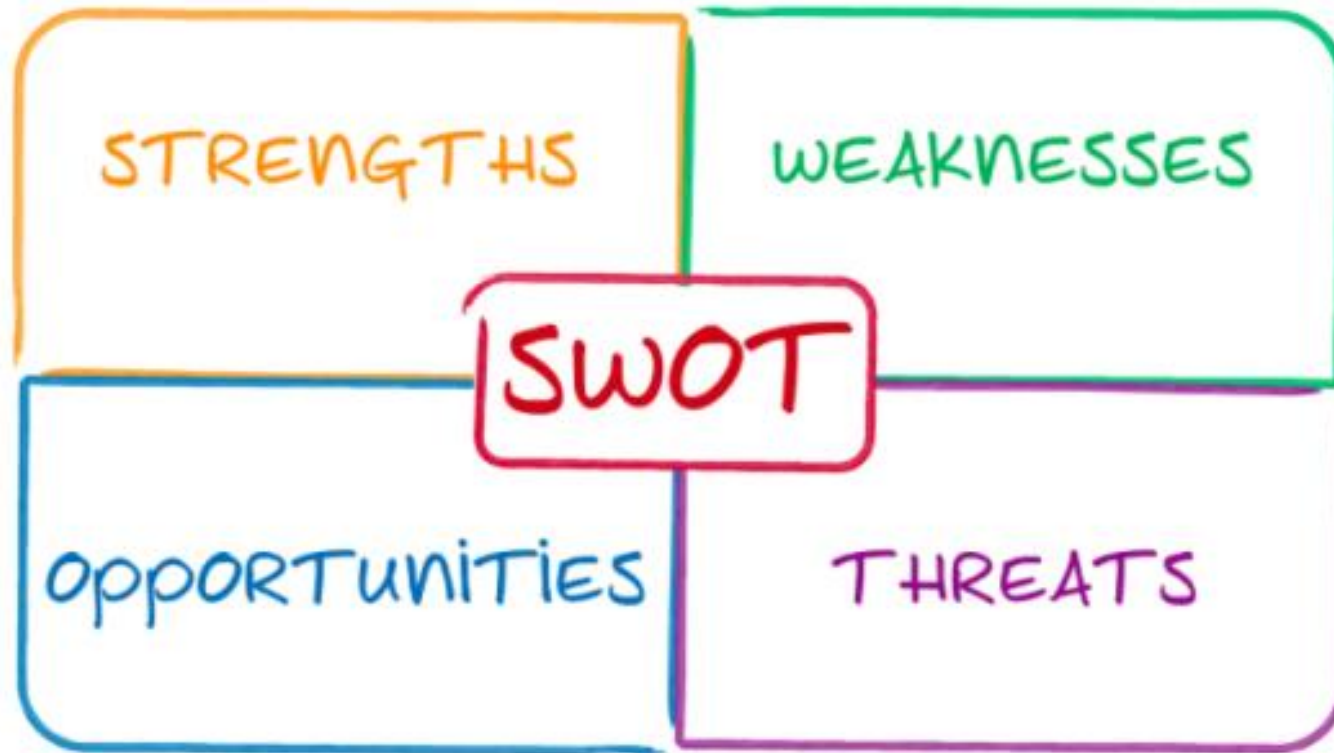
- What are we doing or not doing as a City to support positive direction of the community?



The Future of Rockaway

- What are the big opportunities for our community?
- What are the most pressing needs?
- Where should we be making improvements and investments?
- How can this area better serve residents, employees and visitors?
- What do we want to stay the same?

SWOT Analysis



Strengths

- What competitive advantages do you have?
- What do you do well?
- What relevant resources do you have access to?
- What do other people see as your strengths?



Tourism and Beach Access



Relatively affordable housing stock



\$169,900 ↓

🛏 2bd 🚽 1ba 820 sqft

215 S Falcon St

Rockaway Beach, OR



\$239,000 ↓

🛏 2bd 🚽 2ba 1,126 sqft

8100 S Victoria Ave

Rockaway Beach, OR



\$299,900 ↓

🛏 3bd 🚽 3ba 1,751 sqft

141 N Palisade St

Rockaway Beach, OR

Arts community



Beautiful views and vistas



Relatively low traffic



Outdoor recreation



Weaknesses

- What could you improve?
- What do you do badly?
- What should you avoid?
- What do others see as weaknesses?
 - Real
 - Perceived



Dependent on Second home Ownership



Lack of parking in the downtown for large events



Need for more safe roadway crossings



Absence of sidewalks and paved roads



Opportunities

- Where are the good opportunities facing you?
- What are the interesting trends you are aware of?
- What segments of the market are not being fully met by your competition?
- What existing businesses could you attract to your city?



Branding downtown as a destination



Opportunities to grow craft industries



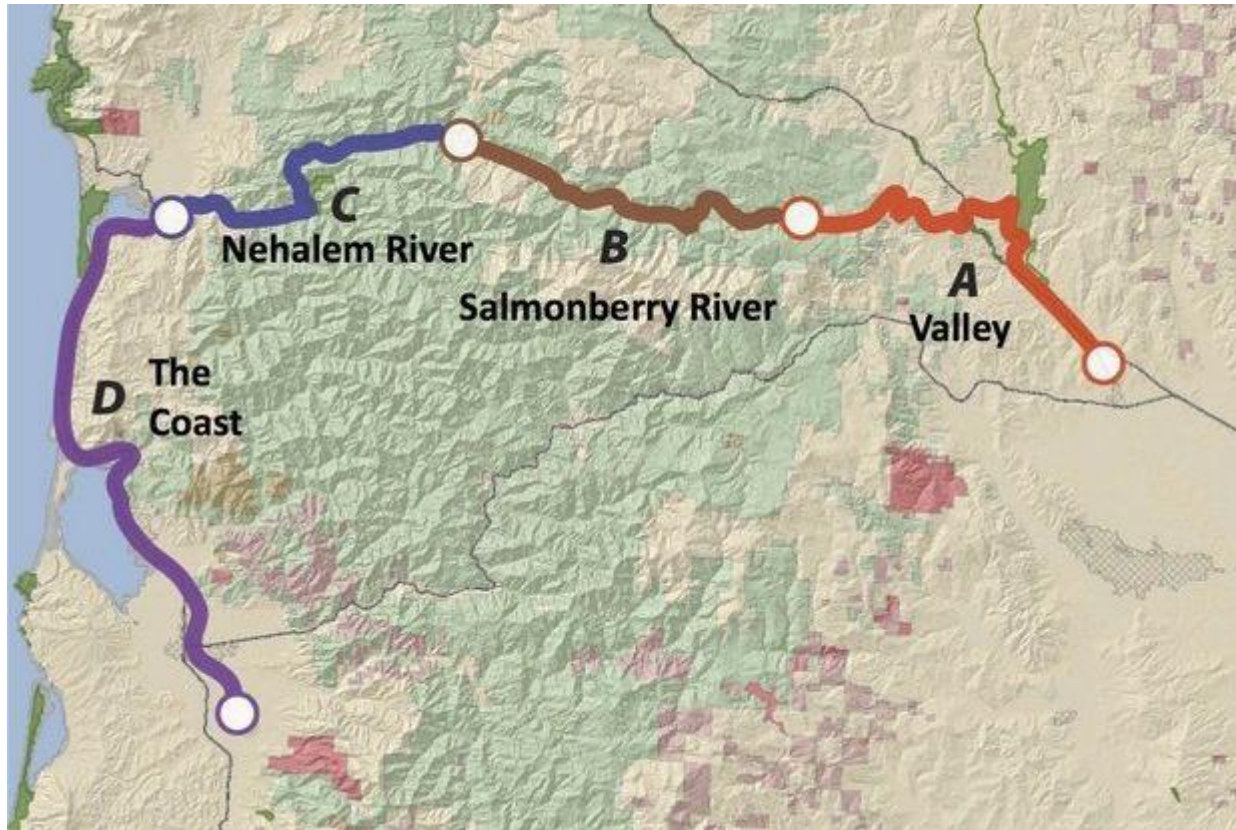
Expansion of tourism businesses



Several opportunity sites for new investment including potential for new housing



SalmonberryTrail



Biking and Hiking Opportunities

A chance to provide affordable housing

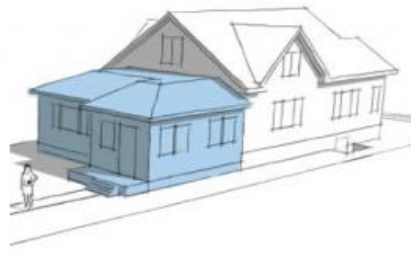


Accessory Dwelling Units (ADU's)

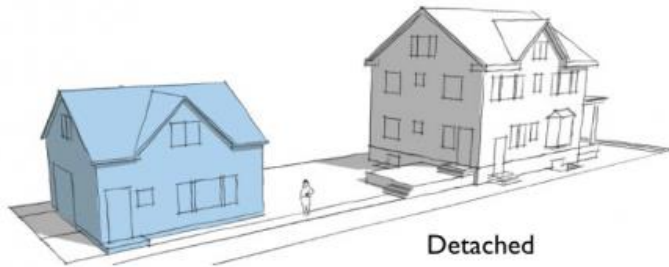
What is an ADU?



Internal



Attached



Detached



Food Carts



Threats

- What obstacles do you face?
- What is your competition doing?
- Is changing technology threatening your market position?
- Could any of your weaknesses seriously threaten new development in your city?



Lack of affordable long-term housing for locals



Other coastal cities are competitors

- Tillamook
- Seaside
- Astoria
- Manzanita
- Cannon Beach
- Etc.

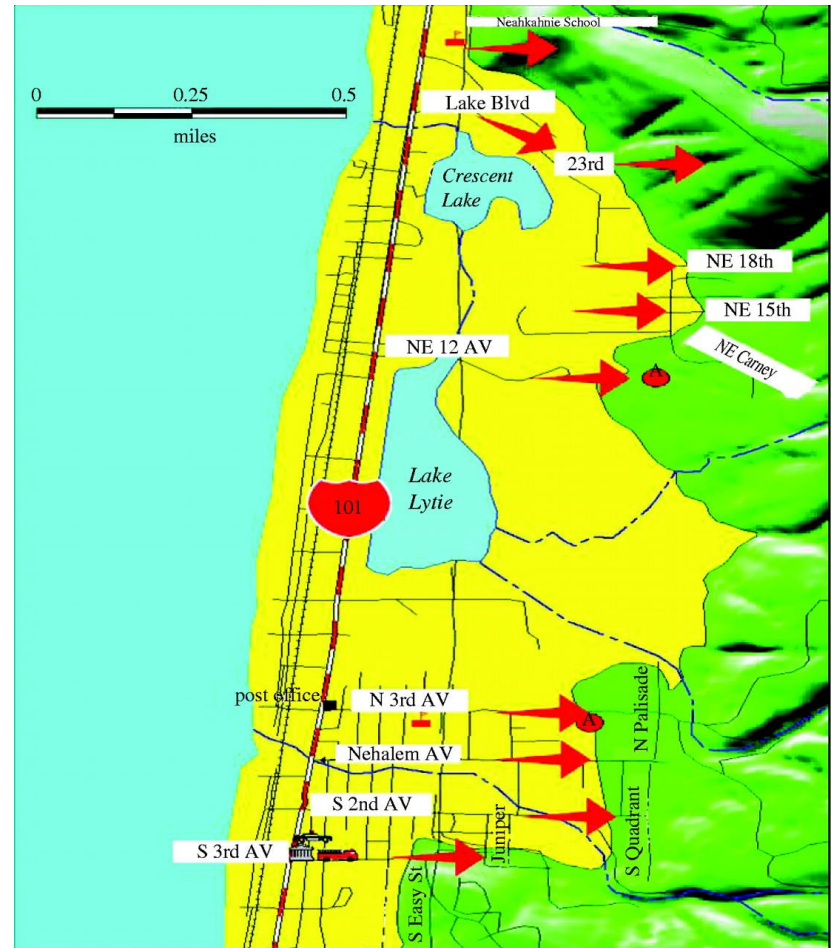


As small cities, competition can weaken all coastal cities

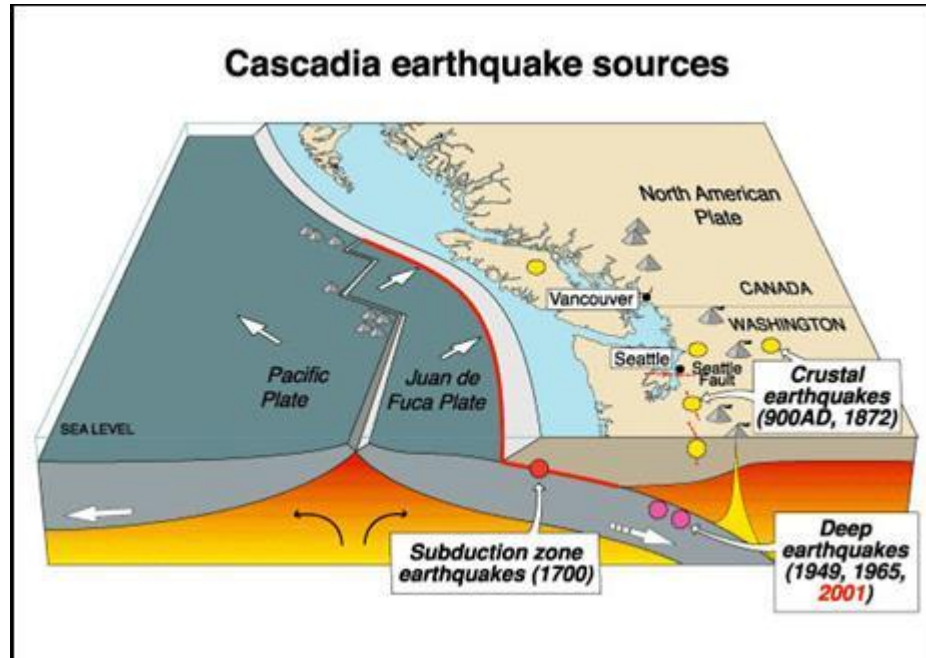
Potential for Flooding



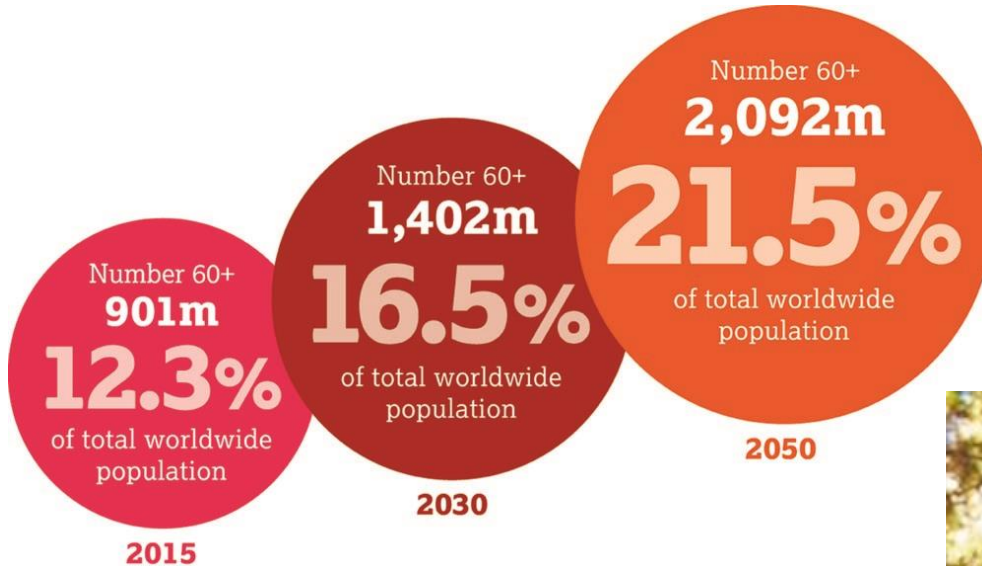
Tsunami Risks



Earthquake hazards



Older Population and Declining Numbers of Permanent Residents



The bubbles show projections for the number and proportion of older people globally in 2015, 2030 and 2050.



Polling Questions

Share your thoughts in real time!



If you could have a superpower, what would you choose?

18%

A. Able to fly

3%

B. Read minds

21%

C. Time travel

9%

D. Invisibility

3%

E. Superhuman strength

24%

F. Know the future

21%

G. I like life just the way it is

Who is here today – what is your age?

3% A. Under 20

3% B. 20 to 29

6% C. 30 to 39

10% D. 40 to 49

16% E. 50 to 59

35% F. 60 to 69

26% G. 70 or better

What is your connection to Rockaway Beach?

19% A. I live here, or nearby

0% B. I work here, or nearby

13% C. I own property or a business here, or nearby

68%

0% D. Two or more of the above

E. None of the above

How long have you lived in or owned property in Rockaway Beach?

17% A. Less than 3 years

17% B. 3 to 5 years

14% C. 6 to 10 years

24% D. 11 to 20 years

28% E. Over 20 years

0% F. I do not live or own property here

What is Rockaway Beach's greatest asset?

100% A. Location/Character

0% B. Jobs

0% C. Neighborhoods

0% D. Shopping and Dining

0% E. Parks and Open Space

0% F. Other

What is Rockaway Beach's top concern?

- 7% A. Roads and traffic
- 10% B. Walkability and bike facilities
- 33% C. Affordable housing
- 10% D. Employment opportunities
- 27% E. Protecting natural areas
- 13% F. Other

Should we invest in sidewalks, bike routes, trails and more crossings to improve safety in Rockaway Beach?

48% A. Yes, as a high priority

41% B. Yes, as a low priority

7% C. No investment needed

3% D. Not sure

What do you like most about your current housing?

10% A. Affordable

39% B. Location/access

3% C. Good quality

48% D. Close to open space/the beach

0% E. Size

0% F. Proximity to retail and restaurants

0% G. Other

What is the most important outcome for Rockaway Beach?

16% A. Downtown revitalization

13% B. Housing affordability

22% C. Desirable retail, dining, and entertainment options

9% D. More jobs and a strong local economy

22% E. Transportation improvements – access, connections, safety

19% F. Protection of natural areas / additional parks, trails, and open space

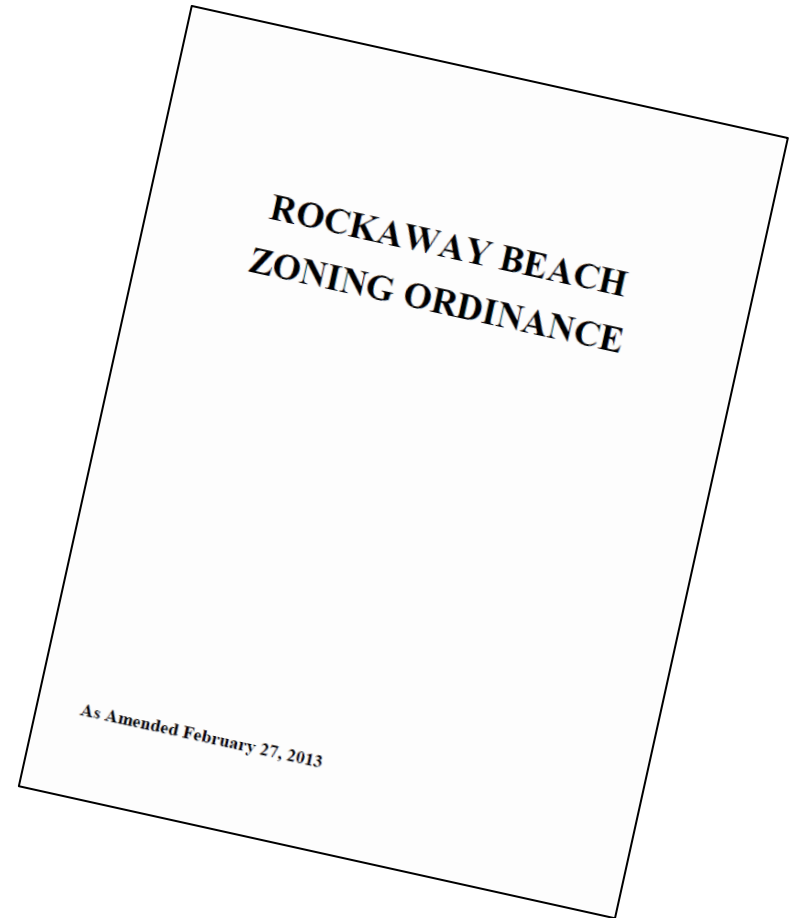
What is the 2nd most important outcome for Rockaway Beach?

-
- A horizontal bar chart with six bars of different colors, each representing a different outcome. The bars are ordered from top to bottom: yellow, blue, green, orange, pink, and light yellow. Each bar has a percentage label to its left and a text label to its right. The bars are of varying lengths, corresponding to the percentages.
- | Percentage | Outcome |
|------------|---|
| 19% | A. Downtown revitalization |
| 6% | B. Housing affordability |
| 31% | C. Desirable retail, dining, and entertainment options |
| 16% | D. More jobs and a strong local economy |
| 9% | E. Transportation improvements – access, connections, safety |
| 19% | F. Protection of natural areas / additional parks, trails, and open space |
- 19% A. Downtown revitalization
 - 6% B. Housing affordability
 - 31% C. Desirable retail, dining, and entertainment options
 - 16% D. More jobs and a strong local economy
 - 9% E. Transportation improvements – access, connections, safety
 - 19% F. Protection of natural areas / additional parks, trails, and open space

Recommended Zoning Updates

Zoning Code Updates

- We recommend some zoning code updates to improve clarity and ease of use
- The existing Zoning Ordinance was last updated February 27, 2013



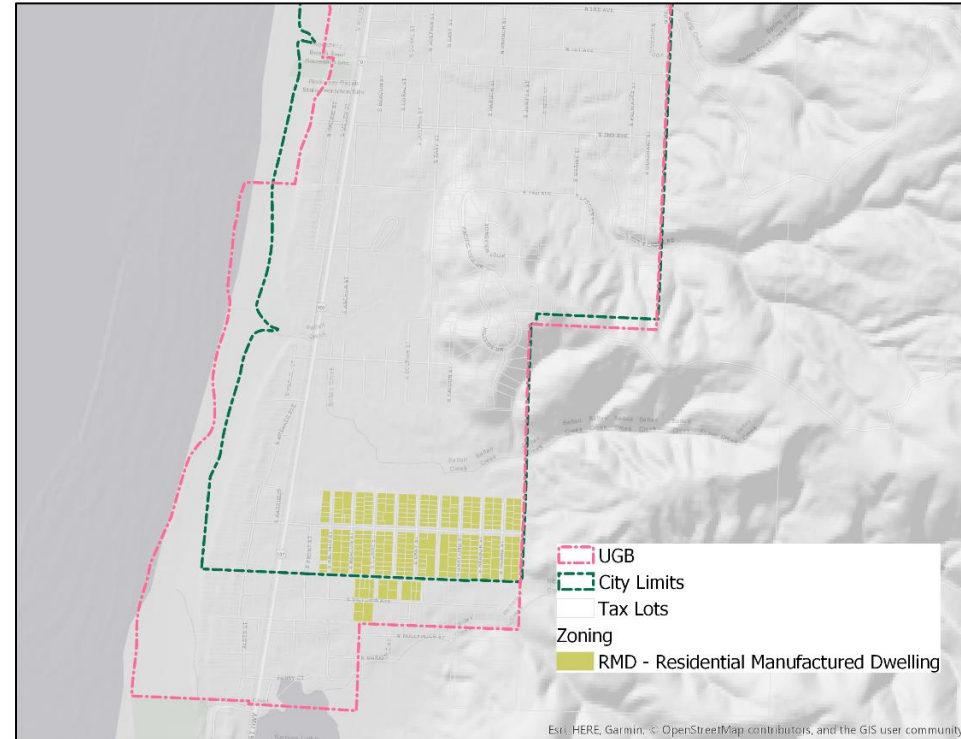
Update: No Permanent RV Inhabitation in RMD Zone

- Remove RV's as an outright permitted use
- RV's can be inhabited by permit for up to six months during construction of a dwelling, with the possibly of one extension to be granted by Planning Commission if construction exceeds six months
 - This regulation will be consistent with all other zones



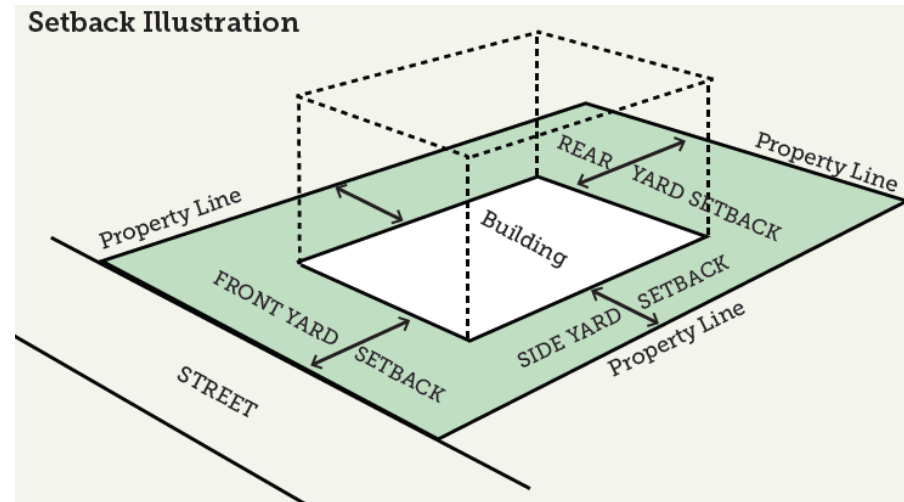
Who is affected?

- Properties within the RMD zone
- New regulations will not affect those currently living in RV's



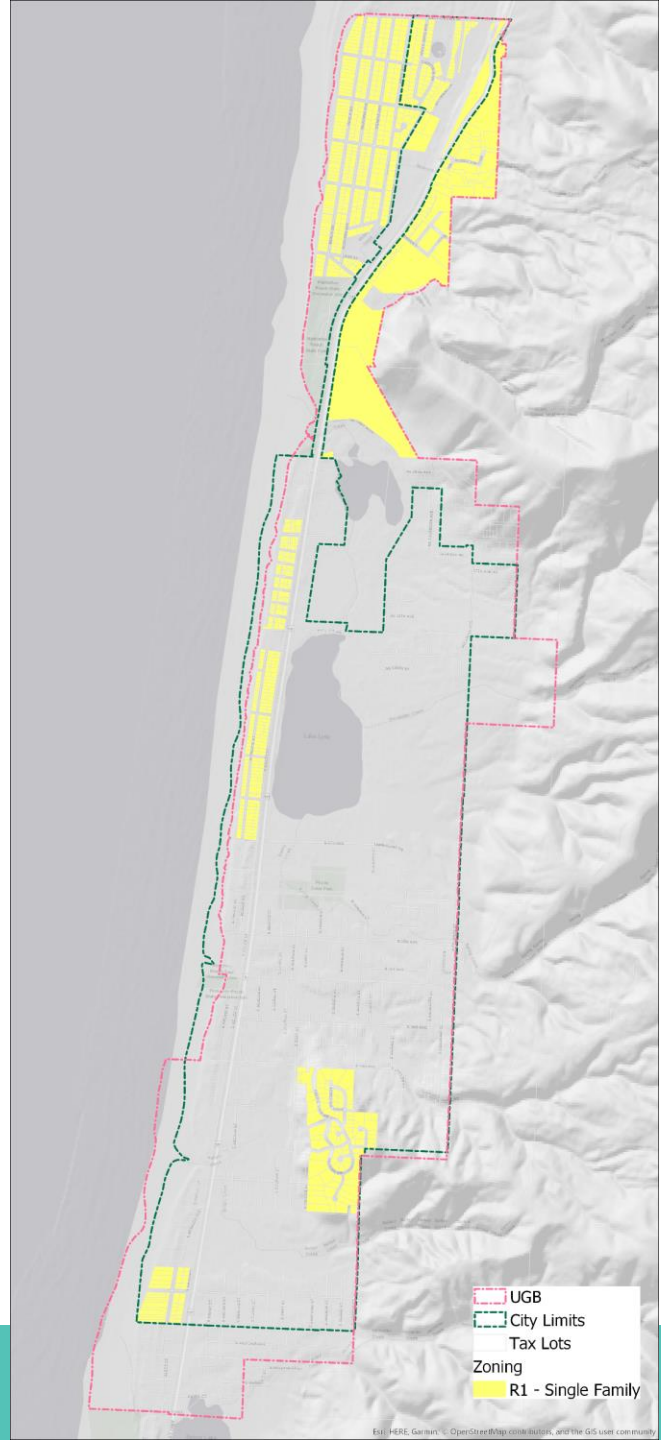
Update: Reduce Rear Setback in R-1 Zone

- R-1 currently requires a 20 ft rear yard setback
- Update will change setback to 5 ft, to be consistent with all other residential zones
- Setback for oceanfront structures will be unchanged



Who is affected?

- Properties within the R-1 Zone



Update: Create Food Cart Regulations

- Food carts are not currently mentioned in zoning ordinance
- Change would provide regulations for food carts and food cart pods
- All carts would have to follow County health standards
- Would be allowed outright in C-1, conditional use in R-R



Food Cart Examples

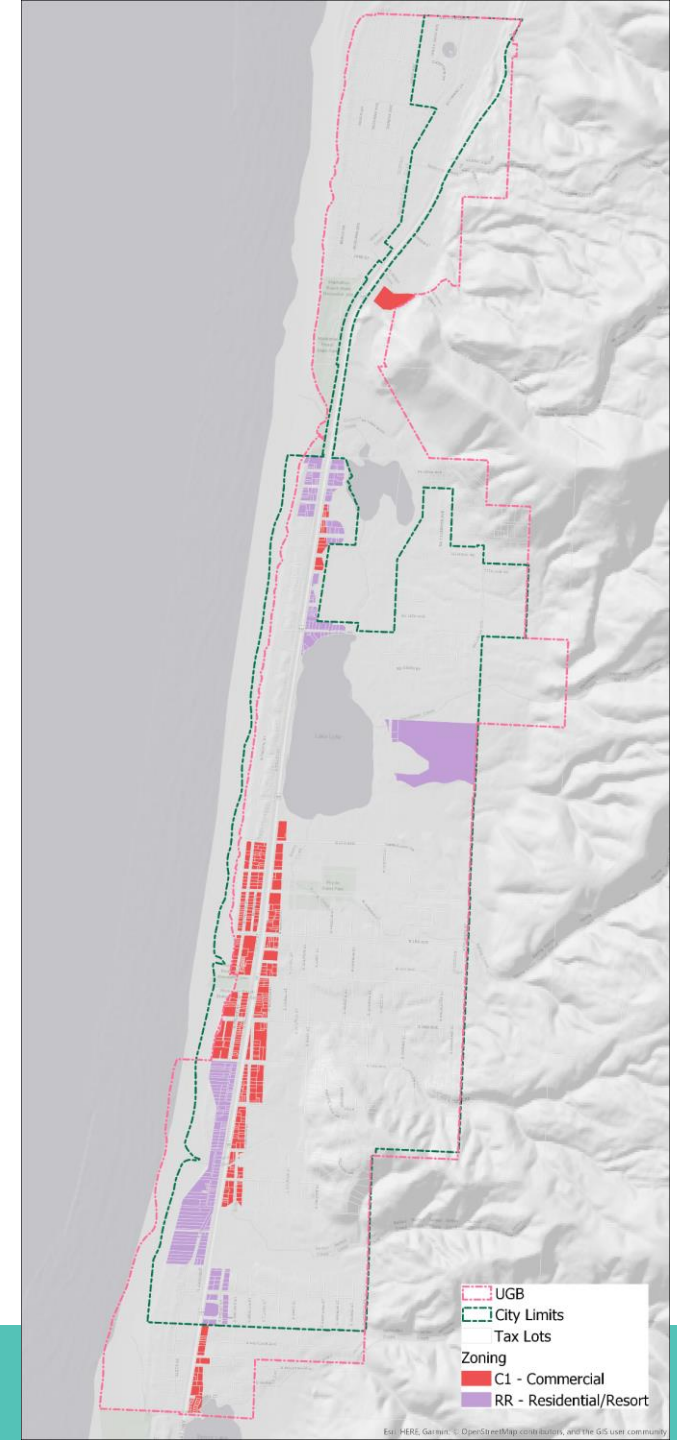


Food Cart Examples



Who is affected?

- Properties within the C-1 and R-R zones



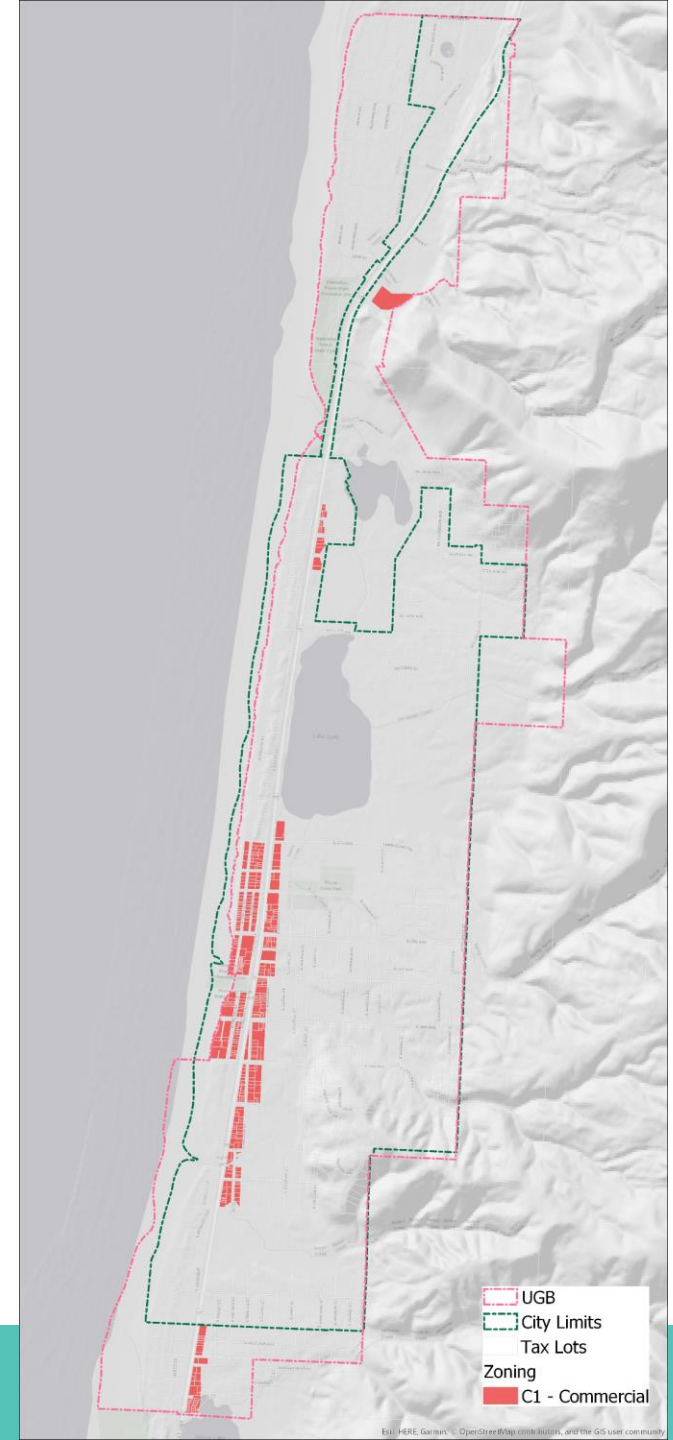
Update: Remove Residential as Outright Use in Commercial Zone

- There is a limited amount of commercially zoned land
 - Residential uses should not be competing with commercial uses in these spaces
- This change would allow residential, but only if included with a non-residential use in a mixed-use project
- Reduce the amount of parking required for residential in C-1 to 1 space per unit



Who is affected?

- Properties within the C-1 zone
- Will not affect existing residential uses in C-1 zone



Update: Add Accessory Dwelling Unit (ADU) Regulations

- Code does not currently address ADU's
- Would set up development standards to ensure they are compatible with existing neighborhoods
- ADU's would provide affordable housing option for permanent residents
 - Short term rentals of less than 30 days will be prohibited



ADU Examples: Attached to Primary Dwelling Unit



ADU Examples: Attached to Accessory Structure (Garage, etc.)

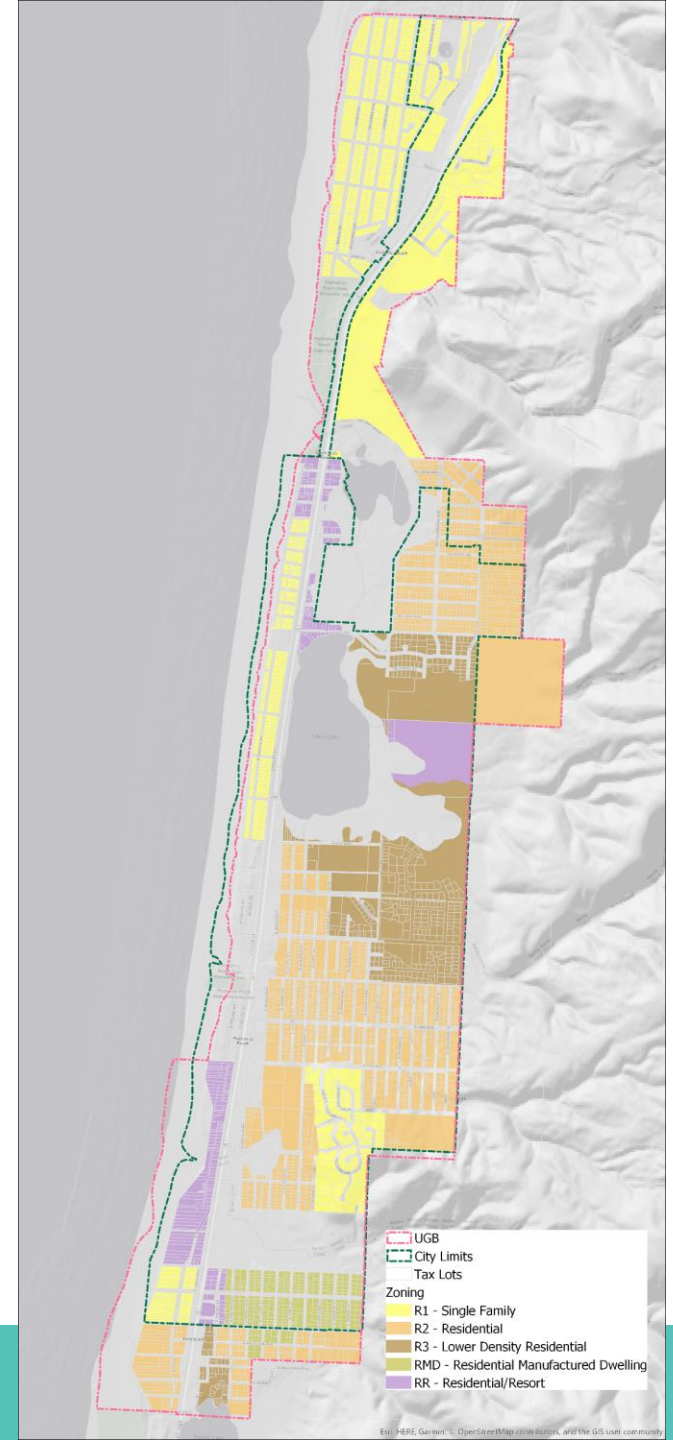


ADU Examples: Detached



Who is affected?

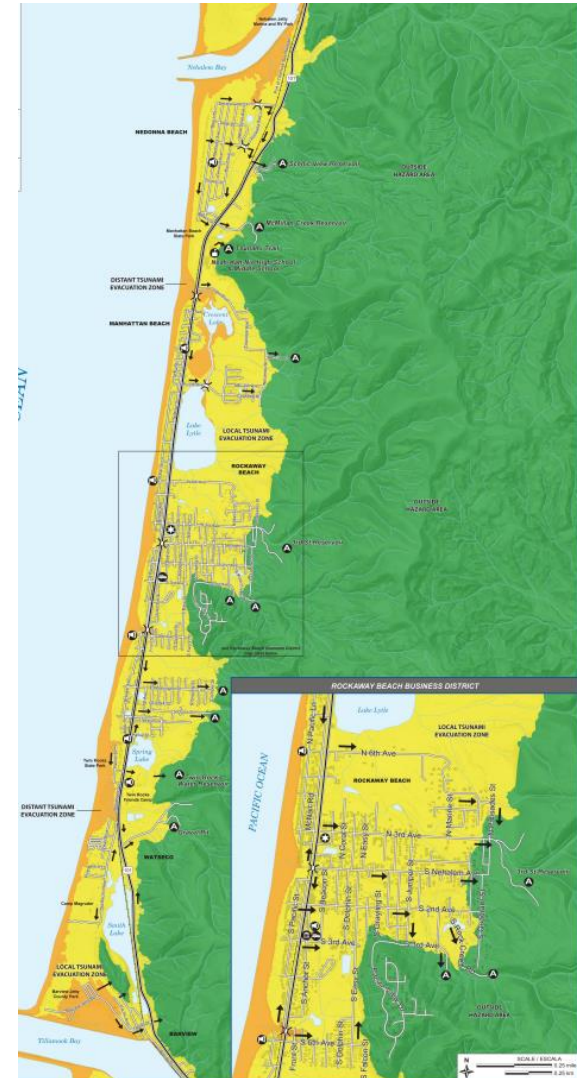
- Properties within the R-1, R-2, R-3, R-R, and RMD zones



Tsunami Resilience Project

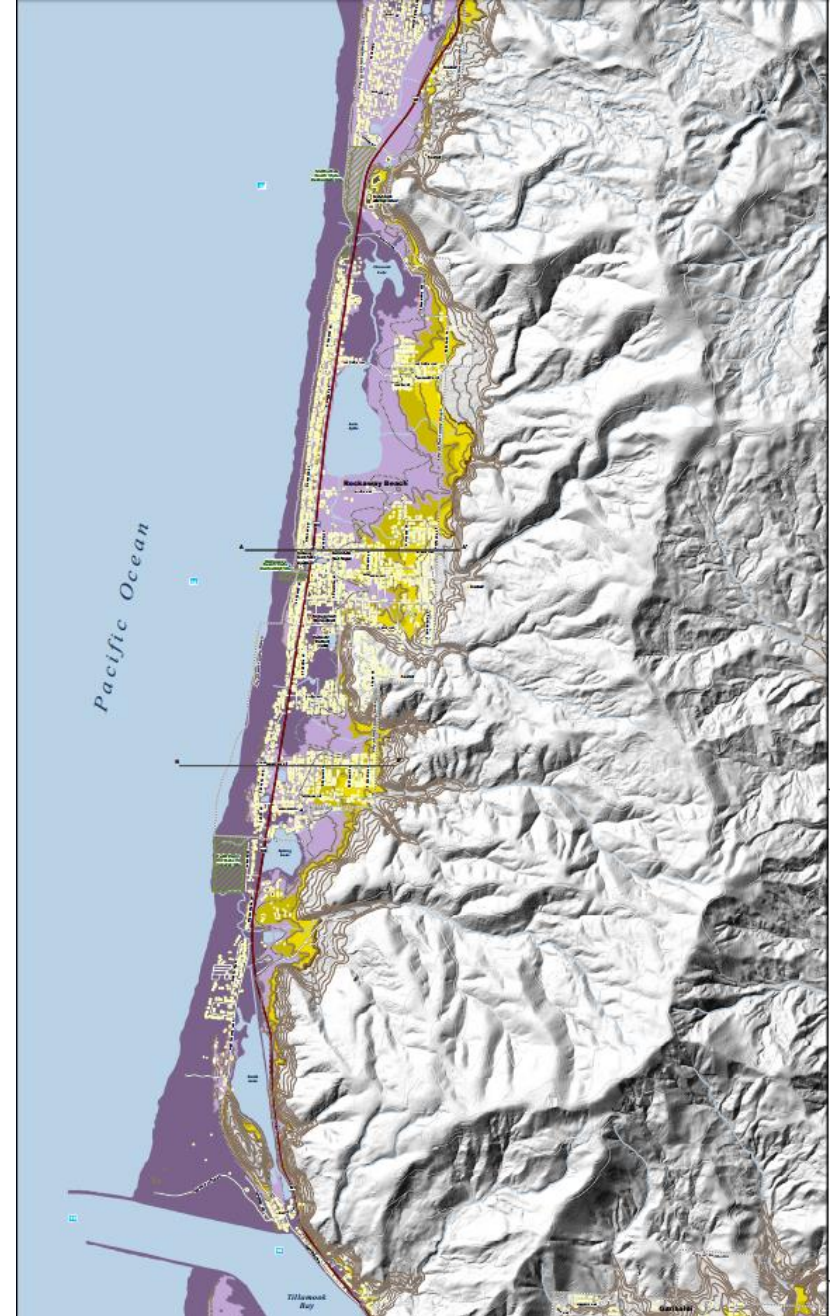
Tsunami Hazard Resilience Land Use Strategies

- **Goal:** Create land use strategies, policies, and regulatory standards that will reduce tsunami vulnerability and increase resilience
- **Timeline:** February – October 2018



Potential Deliverables

- Tsunami Hazard Overlay Zone
- Tsunami Hazard Resilience Plan and Policies
- Evacuation Facilities Improvement Plan



Process

- Assemble a Project Management Team (PMT) and Project Advisory Committee (PAC), hold kickoff meetings to discuss baseline data and goals
- Review existing plans and policies, gather data on existing conditions

Tillamook County
Multi-Jurisdictional
Natural Hazards Mitigation Plan

August 2017



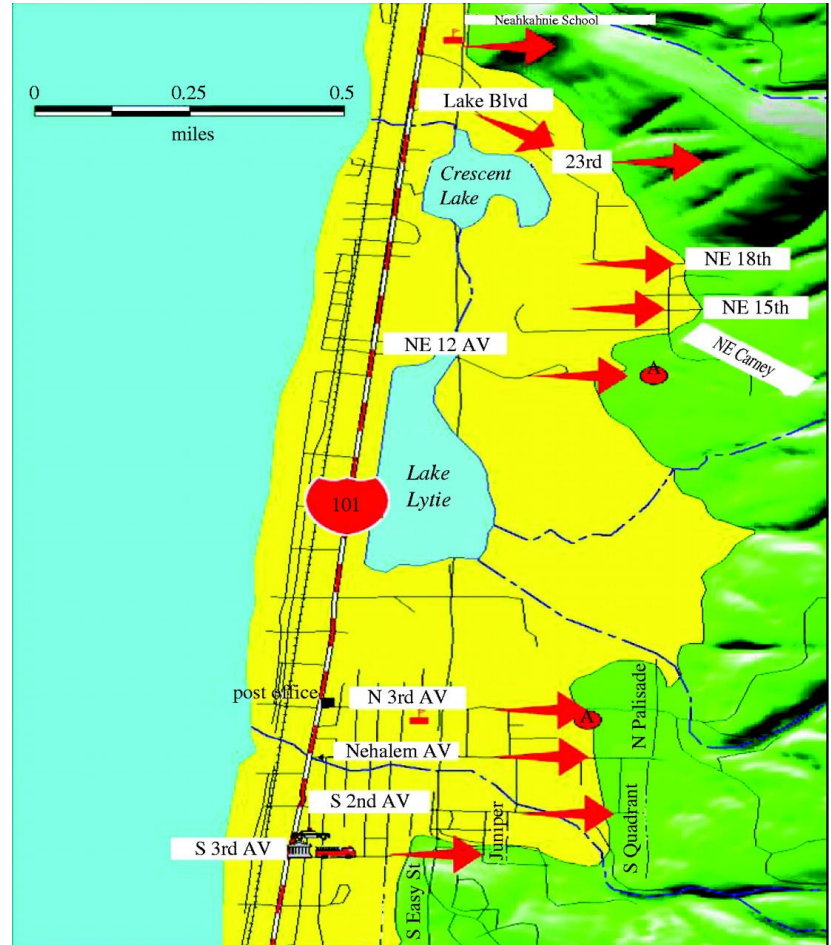
Preparing for a
Cascadia Subduction
Zone Tsunami:
A Land Use Guide
for Oregon
Coastal
Communities

ed by
epartment of
Conservation
velopment

2015

Process

- Draft land use regulation language, working with PMT and PAC
- Assess existing evacuation routes and facilities and determine possible improvement strategies



Process

- Hold open houses with community members to gather input and discuss solutions



Process

- Finalize documents for presentation to Planning Commission and City Council for adoption

