

**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, December 18, 2018, at 6:00 pm in the Council Chambers at 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of the adoption of 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, January 9, 2019, at 6:00 pm in the Council Chambers at 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of the adoption of 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 #18-432 includes amendments to the Rockaway Beach Zoning Ordinance as follows:

Amend Section 1.030, Definitions: Adds definitions for “Food Cart (Mobile Food Unit),” “Residential/Residential Use,” “Travelers’ Accommodations,” “Hotel/Motel,” “Setback,” and “Structure.”

Amend Section 3.010, Single Family (R-1) Zone: Adds schools as a conditional use.

Amend Section 3.030, Residential/Resort (R-R) Zone: Add Mobile Food Unit as a conditional use.

Amend Section 3.050, Commercial (C-1) Zone: Add Mobile Food Unit as a use permitted outright.

Amend Section 3.050, Commercial (C-1) Zone: Changes residential dwellings from an outright allowed use to a conditional use. Adds mixed-use residential and commercial uses as an outright allowed use.

Amend Section 3.090, Lower Density Residential (R-3) Zone: Increases height limit to 29 feet east of Highway 101.

Amend Section 3.091, Residential Manufactured Dwelling (RMD) Zone: Increases height limit to 29 feet east of Highway 101.

Amend Section 3.091, Residential Manufactured Dwelling (RMD) Zone: Removes “recreational vehicle” from list of uses permitted outright.

Amend Section 4.050, Sign Requirements: Creates regulations for sandwich board signs.

Add Section 4.170, Accessory Dwelling Units: Creates regulations for Accessory Dwelling Units.

Add Section 4.180, Mobile Unit Food Pods: Creates regulations for Mobile Unit Food Pods.

Amend Section 10.060, Procedure – Final Approval: Removes requirement for final PUD approval by City Council.

Remove Section 10.070, Mapping: Removes requirement to label approved PUDs on the zoning map.

Amend Section 11.040, Notice of Public Hearing: Removes requirement to send public hearing notices by certified return receipt mail.

In addition to these items, Planning Commission and City Council will review amendments to RBZO Flood Hazard Overlay Zone Sections 3.093, 3.094, 3.095, 3.096, 3.098, and 11.200 as a matter of compliance with DLCD regulations.

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 as well as on the City's website at rockawaybeach.or.us. 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 attend the public hearing and to provide testimony on the matter. Written testimony may also be addressed to the Rockaway Beach Planning Commission or Rockaway Beach City Council, Rockaway Beach City Hall, at 276 Highway 101 S, 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 and City Council 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 #18-432 you may contact City Hall staff at (503) 355-2291.

Scott Fregonese, Rockaway Beach City Planner