



STAFF REPORT

CASE FILE: Ordinance #21-439; Ordinance #21-440

DATE FILED: 06/10/2021

HEARING DATE: 06/17/2021

CITY OF ROCKAWAY BEACH

PLANNING COMMISSION ACTION

ATTACHMENTS:

- **Attachment A: Site Maps**
- **Attachment B: Site Alternatives Analysis**
- **Attachment C: Public Facility Traffic Estimates**
- **Attachment D: Public Notices**
- **Attachment E: Previously Adopted Public Facilities Zone Text**

EXECUTIVE SUMMARY: City staff requests that Planning Commission recommend to City Council two actions regarding the expansion of the city's Urban Growth Boundary to accommodate the relocation of critical facilities outside of the tsunami inundation zone:

1. An amendment to the Comprehensive Plan Map to:
 - a. Expand the Rockaway Beach Urban Growth Boundary to include the proposed new parcel of land within the city's urbanizable area, and
 - b. Designate the new parcel as Public Facilities.
2. An amendment of the Rockaway Beach Zoning Map to apply Public Facilities zoning to the new parcel.

These ordinances were drafted as part of the process of purchasing a parcel of forest land from Greenwood Resources, with the intent to relocate some of the City's critical facilities out of high-risk tsunami inundation zone areas.

Proposal

The City of Rockaway Beach (City) wishes to extend its Urban Growth Boundary (UGB) to include a parcel of land currently within Tillamook County's Forest Zone (F). This land will ultimately be annexed into Rockaway Beach's City Limits and zoned for Public Facilities (PF). The parcel will be used to relocate many of the City's critical facilities out of the area at risk of

inundation in the event of a Cascadia Subduction Zone (CSZ) tsunami. These critical facilities will initially include the City's public works department and equipment storage, will eventually include police and fire stations, and will include City Hall over a longer term. The site also provides an opportunity to develop an assembly area for use in the event of emergency, with facilities for the storage of emergency preparedness and survival supplies. The site may provide further benefit to the community by developing a portion of it as a city park, or preserving it as open space.

The Tillamook County Land Use Ordinance (TCLUO) Section 3.004 (12)(a) specifies that a new forest parcel created through a land division must be a minimum of eighty (80) acres in size. Because the new parcel created as part of this process does not meet the minimum parcel size of 80 acres, the City and County must complete the following land use processes before a new parcel may be created:

1. UGB Expansion
2. Comprehensive Plan Map Amendment
3. Rezoning to Public Facilities
4. Land Division
5. Annexation

It is the intention of the City for this land to be used for public facilities and emergency preparedness infrastructure in perpetuity. The City has created a new Public Facilities zone and comprehensive plan designation to apply to the newly formed parcel. This zoning designation does not allow for commercial, industrial, or residential uses, and the land is not intended for future residential or commercial development.

Parcel Description

The parcel to be rezoned is approximately 10.15 acres of an existing 157-acre parcel (Map number 2N10000006000). The parcel is approximately 953.31' wide and 451.83' deep, with its western boundary abutting the North Palisade Street right-of-way and the southern boundary abutting Spring Creek and an existing logging road at the terminus of North Third Avenue. The City has had the parcel professionally surveyed (See Site Maps, Attachment A).

Surrounding Parcel Sizes

The site is surrounded on the north, south, and east by the 157-acre parcel of forest land from which it will be divided. On the west, the parcel shares a border with a 28-acre unimproved parcel zoned Low Density Residential (R3), a 0.26-acre lot improved with a single family home, and is across the North Palisade Street right-of way from four vacant and four improved single family lots ranging in size from 0.12 to 0.29 acres.

Physical Site Characteristics

The parcel slopes moderately from the southeast to the northwest. It is crossed by two perennial creeks – Spring Creek runs along its southern boundary and another unnamed creek bisects the northern portion of the parcel. It is not within a FEMA-identified flood hazard area. The northern portion of the parcel is partially within the XL and XXL tsunami inundation zones as identified by DOGAMI (Figure 3). While there are no restrictions against the development of critical facilities within the XL or XXL inundation

zones in the Rockaway Beach Zoning Ordinance or the Tillamook County Land Use Ordinance, ultimate development of the site will account for tsunami risk and other natural features and hazards, and will cluster development and emergency response infrastructure in areas outside of the inundation zone. The City will set aside the land within the inundation zone for less vulnerable uses, develop it as a community park, and/or preserve it as open space.

Zoning and Comprehensive Plan

The parcel has been continuously designated as Forest Zone (F) throughout its history. It is currently owned by GreenWood Resources, who have agreed to sell the parcel to the City upon completion of the necessary land use processes. The Tillamook County Comprehensive Plan contains no economic or population data for the subject parcel.

Traffic Circulation

The site will be accessed by North Palisade Street via North 3rd Avenue. North Palisade Street will be used as site access to avoid impacts to Spring Creek on the southern property line. North Palisade is currently unpaved, with a right of way of 60 feet and an existing gravel roadway approximately 12 feet wide. Prior to development of the subject property, the City will improve North Palisades to a design standard that will adequately serve the new facilities and vehicles that will utilize the roadway.

North 3rd Avenue has a right-of-way width of 60 feet and a roadway width of approximately 25 to 30 feet along its length. It is fully paved from Highway 101 east to its intersection with North Palisade Street. The street currently serves as a thoroughfare for logging trucks connecting to Highway 101 and has adequate capacity to accommodate emergency vehicles and public works equipment.

Compatibility of Proposed New Zone

Surrounding land uses include forest land to the north, south, and east, and single family homes to the west. Impacts to forest lands are expected to be minimal, as there will be no clearing required outside of the subject parcel and proposed uses will not interfere with forestry activity on adjacent forest lands.

Residents on North 3rd Avenue and North Palisade Street will experience somewhat increased traffic generated by public works and emergency services. The Rockaway Beach Police Department responds to between 60 and 100 calls per week, many of which are responded to by officers in the field, rather than at the police station. The current Public Works location at the wastewater treatment plant creates about 50 trips per day, however, the majority of these are employees who will continue to work from the wastewater treatment plant site after relocation (for more information on police and public works call frequency and impacts to response times, see Attachment C).

Aside from traffic generation, impacts to adjacent land uses are anticipated to be minimal. To reduce visual impacts to the existing neighborhood, a vegetated buffer will be maintained between North Palisades Street and any new development on the subject parcel.

Availability of Nearby Properties in the Proposed Zone

There are no properties currently zoned or able to be rezoned for Public Facilities in a location that would be suitable for the relocation of critical facilities to serve Rockaway Beach (for more information on the site selection process, see Attachment B).

Aesthetics

Development of critical facilities on the subject parcel will be completed in a manner that maintains existing neighborhood aesthetics. A vegetated buffer will be maintained adjacent to North Palisade Street, and unsightly uses will be screened or set back from the right of way as much as is possible.

Availability of Public Facilities and Services

The site has access to water via a water line that runs from the North Third Reservoir and can access sewer service via North Palisade Street. The area is served by Rockaway Beach Police and the Rockaway Beach Fire Department and will ultimately be home to both departments upon their relocation.

Land Use Objectives

The parcel in question is currently zoned for forest use under the Tillamook County Land Use Ordinance. Once the UGB expansion has been adopted, the land will be assigned the Public Facility designation on the Rockaway Beach Zoning and Comprehensive Plan maps.

Tillamook County Forest Zone (F)

“The purpose of the Forest (F) Zone is to protect and maintain forest lands for grazing, and rangeland use and forest use, consistent with existing and future needs for agricultural and forest products. The F zone is also intended to allow other uses that are compatible with agricultural and forest activities, to protect scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county.”

Rockaway Beach Public Facilities Zone (PF)

“The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district.”

Comprehensive Plan Map Amendment Criteria

Amendments to the comprehensive plan map shall be made only where findings have been adopted that the following criteria are met:

A. The amendment is consistent with the comprehensive plan’s goals and policies;

Rockaway Beach Comprehensive Plan Policies

Citizen Involvement

City Response: The proposed UGB expansion, zone change, and all other land use actions as part of this process will be conducted in accordance with state, county, and local requirements for public notice and public hearings. The City of Rockaway Beach has provided additional outreach and information to affected property owners and the community at-large regarding the proposed relocation of critical facilities.

The Planning Process

“7. Amendments to the comprehensive plan map shall be made only where findings have been adopted that the following criteria are met:

A. The amendment is consistent with the comprehensive plan’s goals and policies;

B. The amendment is necessary to meet a land use need;

C. The land is physically suitable for the uses to be permitted in terms of slope, geologic stability, flood hazard and other relevant considerations;

D. The area can be served by the appropriate level of public facilities and adjacent streets can accommodate the traffic generated by uses permitted;

E. The amendment is compatible with the land use development pattern in the vicinity of the request.”

City Response: The proposed UGB expansion and Comprehensive Plan Map amendment is consistent with Rockaway Beach Comprehensive Plan Goals and Policies, as detailed further in this section. The need for relocation outside of the tsunami inundation zone presents a land use need, and no appropriate lands for relocation exist within the existing UGB. The subject parcel is free from development constraints that would prohibit the proposed uses. The parcel can be served by City sewer, water, and roads. Proposed uses are compatible with surrounding residential and forest uses, and measures will be taken to reduce visual impacts to neighboring residential uses via vegetated buffer or other design measures.

Land Use Element

“The land use element of this comprehensive plan is based on the patterns of existing land use. Effective land use planning encourages the positive aspects of existing land use. It also establishes guidelines for future growth, which are intended to prevent the recurrence of past land use conflicts and abuses. Before the land use element of a comprehensive plan can be developed, existing land uses must be identified. Undeveloped land must be analyzed for building suitability, and a system of land use designation (for present and future application) must be developed in accordance with existing land uses and expressed community needs.”

City Response: The City developed a new land use designation, the Public Facilities Zone, as part of this process, to be applied to the subject parcel via Comprehensive Plan Map amendment. The subject parcel is free of constraints that would preclude development in the area.

“Public Facilities Zone

The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district.”

City Response: The Public Facilities Zone Comprehensive Plan designation will be applied to the subject parcel upon approval of the proposed UGB expansion. The parcel is intended for public facility use in perpetuity and should not be used for commercial or residential uses in the future.

Natural Features

“3. New development shall protect existing streams, riparian corridors, wetlands, and drainage ways. Proposed developments’ drainage systems shall be Rockaway Beach Comprehensive Plan 21 designed to minimize the impact of storm water on adjacent properties.”

City Response: The subject parcel does have two perennial streams, Spring Creek and another unnamed stream. Development on the site will have appropriate setbacks and other riparian protection measures. The site will be access via North Palisade Street in order to avoid impacts to Spring Creek.

Urban Growth Management Policies

“2. The urban growth boundary is the area in which the City may provide full or partial services (sewer, water, police and fire protection), and the area in which annexations may occur in the next 20 years. Extension of services within the area is the decision of the city council, and is contingent upon the ability of the services to support additional development.”

City Response: In selecting the subject parcel for expansion of the UGB and rezoning, the City determined that it was feasible to extend services, including water, sewer, and roadways, to serve relocated critical facilities.

Urbanization Criteria

“6. To preserve large parcels of land for future urban development, and to prevent premature and inefficient parcelization and development of the urbanizable land supply, new land brought into the UGA based on a demonstrated need consistent with state law, will remain in its County rural zoning classification until:

- a) the City determines that urban services are available and adequate to serve the subject property and support planned urban services, and*
- b) the land is annexed to the City, and*
- c) the land is zoned for urban development.*

6a. Pursuant to provisions in Goal 2, Land Use Planning, the City and County are required to have coordinated and consistent comprehensive plans, which establish an Urban Growth Boundary (UGB) and a plan for the Urban Growth Area (UGA) within the boundary. In addition, the City and County share a common concern regarding the accommodation of population growth and utilization of lands within the UGB and consider it mutually advantageous to establish an Urban Growth Area Management Agreement (UGAMA) for the purpose of facilitating the orderly transition from rural to urban land uses within the City’s UGA. Therefore, the City and County currently have an UGMA and the City will work with the County to develop a revised UGMA which reflects more clearly the policies and strategies within the Rockaway Urban Growth Management Policies section of the comprehensive plan.

7. Changes in the urban growth boundary must be done by amendment of the City and County comprehensive plans consistent with the Goal 14 administrative rule (OAR 660, Division 024) and ORS 197.298 Priorities for urban growth boundary expansion.”

City Response: The City has been working in coordination with Tillamook County and DLCD to develop an appropriate sequence of land use processes and decisions to best achieve the desired

outcome, including provision of services, rezoning and annexation. Both the City and Tillamook County will complete amendments to the subject parcel on their comprehensive plan and zoning maps to reflect changes to the UGB and zoning designations. Analysis for determining the final subject parcel has been completed in accordance with Goal 14 and OAR 660-024 requirements.

Extension of Services – Conversion Factors

9. *City services are an integral part of the City/County urban growth management strategies with extension of these services guided by the following:*

A) The City and County shall not authorize urban levels of development without the provision of necessary urban services (public water and sewer services, storm drainage and urban streets) to support planned levels of development. Rural levels of development, sited without services on urbanizable land, shall be sited in such a way as to not interfere with urban levels of development and services when conversion from urbanizable land to urban lands occurs. Shadow platting and other conversion tools can be used to help satisfy this provision.

B) Proposed annexation areas must demonstrate that sufficient urban services are available or will be installed in conjunction with any land development.

C) The City and County shall require property owners and/or developers to pay their fair share of the cost of extending community services to their property and to pay for or build necessary on site public facilities and site improvements.

9a. *It is anticipated that the City of Rockaway Beach and Tillamook County will cooperate in managing the urban growth area to maintain the potential for planned urban development on urbanizable lands until the land is converted to urban land. The following guiding principles will apply:*

A) The City/County will require provisions of urban services to residential, commercial, and industrial lands as these lands are urbanized. Lands adjacent to the City limits are generally preferred for service over areas on the fringe (near the UGB) so that services are extended in a logical and orderly fashion.

B) Conversion of this urbanizable land to urban development generally should occur once public facilities and services are available and adequate to serve urban levels of development and the land is annexed into the City and zoned for urban development. The City and County, in managing land within the urbanizable and unincorporated portion of the Urban Growth Area may adopt language, if necessary, within its land use ordinance consistent with this provision.

C) The following definitions are associated with the urban growth management policies and strategies above: Urban Level of Service/Development:

Urban Level of Development is development which generally requires supporting full urban services, as indicated above, to be capable of reaching development levels planned for within the City of Rockaway Beach Comprehensive Plan. Any proposed subdivision partition shall be required to be developed with full urban services (i.e., public water and sewer, urban streets and adequate storm drainage facilities.)

Urban Lands: Lands inside the City of Rockaway Beach Urban Growth Boundary for which sewer and water services are available and capable of supporting planned levels of development, including associated open space and unbuildable land.

Urbanizable Lands: Land inside the City of Rockaway Beach Urban Growth Boundary that is designated for urban development for which sewer and water services capable of supporting planned development are not available.”

City Response: The subject parcel’s location adjacent to the existing UGB, as well as availability of sewer and water services, was a criterion in selecting a final site for critical facility relocation. The City will ensure that water and sewer facilities are installed on the subject parcel prior to development, and that roadway improvements are made to facilitate access to the site. Improvement costs will be borne by the City.

Transportation Element

“1. Pedestrian and bicycle needs should be considered in all proposed street construction and in the improvement of existing rights-of-way, in order to increase safety and encourage the use of non-automobile transportation.”

City Response: Right of way improvements will be made to North Palisade Street as part of the development process, in order to provide access to the site. In designing these improvements, the City will consider the needs of those accessing the site by non-motorized means.

Parks and Recreation Element

“7. Preservation of open space shall be encouraged through the use of the cluster development concept in land development. Small play areas, parks and other recreational facilities should be incorporated in cluster developments and subdivisions for the benefit of their residents.”

“11. Land that becomes available for public ownership through tax foreclosure or other means shall be considered for potential park, open space or recreation use, especially in the areas around Lake Lytle and Crescent.”

City Response: During the master planning process for the site, the city will examine setting aside the portion of the subject parcel which lies within the XL and XXL tsunami inundation zone as open space, or potentially developed into a City park.

Public Facilities and Services

Sewerage System

“2. Extension of sewer lines should consider the capacity of the treatment facility, and the costs to the City versus anticipated benefits. Sewer services should be provided only if there is adequate treatment capacity available, or if there would be capacity provided within one year from the installation of the sewer services as certified by the city Engineer or the Department of Environmental Quality.

3. Sewer service shall not be provided to those areas outside the City.”

The Rockaway Beach Public Works department has determined that adequate capacity exists to accommodate the proposed uses without adverse effects on the existing sewer system. Sewer service will only be extended to the area once it has been annexed into city limits.

Water System

“1. Water system extensions will be considered only for those areas inside the Rockaway Beach Urban Growth Boundary”

City Response: Water service will only be extended to the subject parcel once it has been included within the UGB and annexed into city limits.

B. The amendment is necessary to meet a land use need;

City Response: More than 90% of structures within Rockaway Beach are located within the tsunami inundation zone, including all of the City's critical facilities. This creates a significant life safety risk, as the city's emergency services, including police and fire, will likely be destroyed in a tsunami resulting from a CSZ earthquake, rendering them unable to provide aid to survivors.

There are no sites within the city's existing UGB or in non-resource lands outside the UGB that are appropriate for relocation of the city's critical facilities (see Attachment B for full analysis). Allowing public facility uses on the subject parcel will allow the City to locate its emergency services and public works equipment on this parcel will ensure that these services will not be impacted by a tsunami and will be available to serve residents and visitors in the event of a CSZ event. A developed tsunami evacuation assembly area and emergency supplies on the site will increase the City's disaster resilience and preparedness.

C. The land is physically suitable for the uses to be permitted in terms of slope, geologic stability, flood hazard and other relevant considerations;

City Response: The parcel slopes moderately from the southeast to the northwest, though not to a degree that would prohibit or complicate development. It is crossed by two perennial creeks – Spring Creek runs along its southern boundary and another unnamed creek bisects the northern portion of the parcel. It is not within a FEMA-identified flood hazard area. The northern portion of the parcel is partially within the XL and XXL tsunami inundation zones as identified by DOGAMI. While there are no restrictions against the development of critical facilities within the XL or XXL inundation zones in the Rockaway Beach Zoning Ordinance or the Tillamook County Land Use Ordinance, ultimate development of the site will account for tsunami risk and other natural features and hazards, and will cluster development and emergency response infrastructure in areas outside of the inundation zone. The City will set aside the land within the inundation zone for less vulnerable uses, develop it as a community park, and/or preserve it as open space.

D. The area can be served by the appropriate level of public facilities and adjacent streets can accommodate the traffic generated by uses permitted;

City Response: The site has access to water via a water line that runs from the North Third Reservoir and can access sewer service via North Palisade Street. The area is served by Rockaway Beach Police and the Rockaway Beach Fire Department and will ultimately be home to both departments upon their relocation.

E. The amendment is compatible with the land use development pattern in the vicinity of the request. [Planning Process Policy 7, amended by Ord. 277, Aug. 29, 1990.]

City Response: Surrounding properties and land uses will not be impaired by this UGB expansion and zone change. Traffic impacts are expected to be minor. Visual impacts will be minimized through site design and the use of vegetated buffers between new public facilities and residential uses on North Palisade Street. There are no anticipated impacts on surrounding forest lands. The land is not intended for any future residential or commercial development.

Zoning Map Amendment Criteria

RBZO Section 9.015. Burden of Proof. The burden of proof is placed upon the initiator of the amendment. That burden shall be to prove:

1. The proposed amendment fully accords with applicable Comprehensive Plan goals and policies; and

City Response: See discussion of compliance with Comprehensive Plan goals and policies, above.

2. The proposed amendment is required to meet a land use need.

City Response: See discussion of land use need, above.

REPORT OF FACTS:

The following is a summary of the facts and testimony found to be relevant to this decision.

1. Rockaway Beach is at a high risk of damage from a Cascadia Subduction Zone tsunami. Approximately 93% of buildings in the city are within the XXL event inundation zone, the worst-case scenario for a CSZ tsunami as modeled by DOGAMI. All of the City's critical facilities are within high-risk tsunami inundation zones.
2. City staff has been working with Greenwood Resources to purchase a parcel of land for the relocation of critical facilities. A 10.15-acre site at the northeast corner of North 3rd Avenue and North Palisades Street has been identified for purchase. The land has been surveyed and appraised. The purchase cannot be completed until a lot line adjustment/land division has been completed.
3. The land is currently outside of the Rockaway Beach City Limits and Urban Growth Boundary. City staff has been working with the Oregon Department of Land Conservation and Development to determine the best path forward to complete the steps necessary before a lot line adjustment can be completed. The first steps identified by DLCD were the adoption of a Public Facilities Zone and Land Use Designation to the Zoning Ordinance and Comprehensive Plan, which was completed in 2019 (Attachment E).
4. The proposed UGB expansion has been completed in accordance with the requirements of OAR 660-024 and Statewide Planning Goal 14 (see Attachment B for Site Alternatives Analysis).
5. The proposed amendments are consistent with the relevant criteria in the Rockaway Beach Comprehensive Plan and Rockaway Beach Zoning Ordinance.
6. Tillamook County is currently considering the City's application for a UGB expansion and map amendment, with public hearings being held with Planning Commission on May 27th and June 24th, and with the Board of Commissioners on July 7th and 21st. Map

amendments will need to be approved by both the City and the County before they may go into effect.

7. Once changes to the Comprehensive Plan Map and Zoning Map have been adopted by both the City and County, the City may proceed to coordinate with Tillamook County to create the new parcel and complete annexation of the land.
8. This public meeting has been properly noticed in accordance with Rockaway Beach City Ordinance as well as State of Oregon requirements.

B. Conclusion:

In order to complete the purchase of the forest land parcel from Greenwood Resources, the City must work with DLCD and Tillamook County to complete a number of necessary land use and administrative actions. Amendments to the Comprehensive Plan and Zoning Maps, including an expansion of the City's UGB, are critical steps in this process. Completing the purchase of this land will be an important step forward in increasing the City's tsunami resilience and is identified as a goal in the recently adopted Tsunami Evacuation Facilities Improvement Plan. In making a decision on this matter, Planning Commission may:

1. Recommend adoption of the proposed UGB Expansion, Comprehensive Plan Map and Zoning Map amendments to City Council.
2. Recommend adoption of the proposed UGB Expansion, Comprehensive Plan Map and Zoning Map amendments to City Council, with conditions.
3. Recommend denial of the proposed UGB Expansion, Comprehensive Plan Map and Zoning Map amendments to City Council.

Submitted by:

A handwritten signature in black ink, appearing to read "Scott Fregonese", with a stylized flourish at the end.

Scott Fregonese

City Planner

Attachment A: Site Maps

Figure 1: Proposed Relocation Site



Figure 2: Proposed Site Location

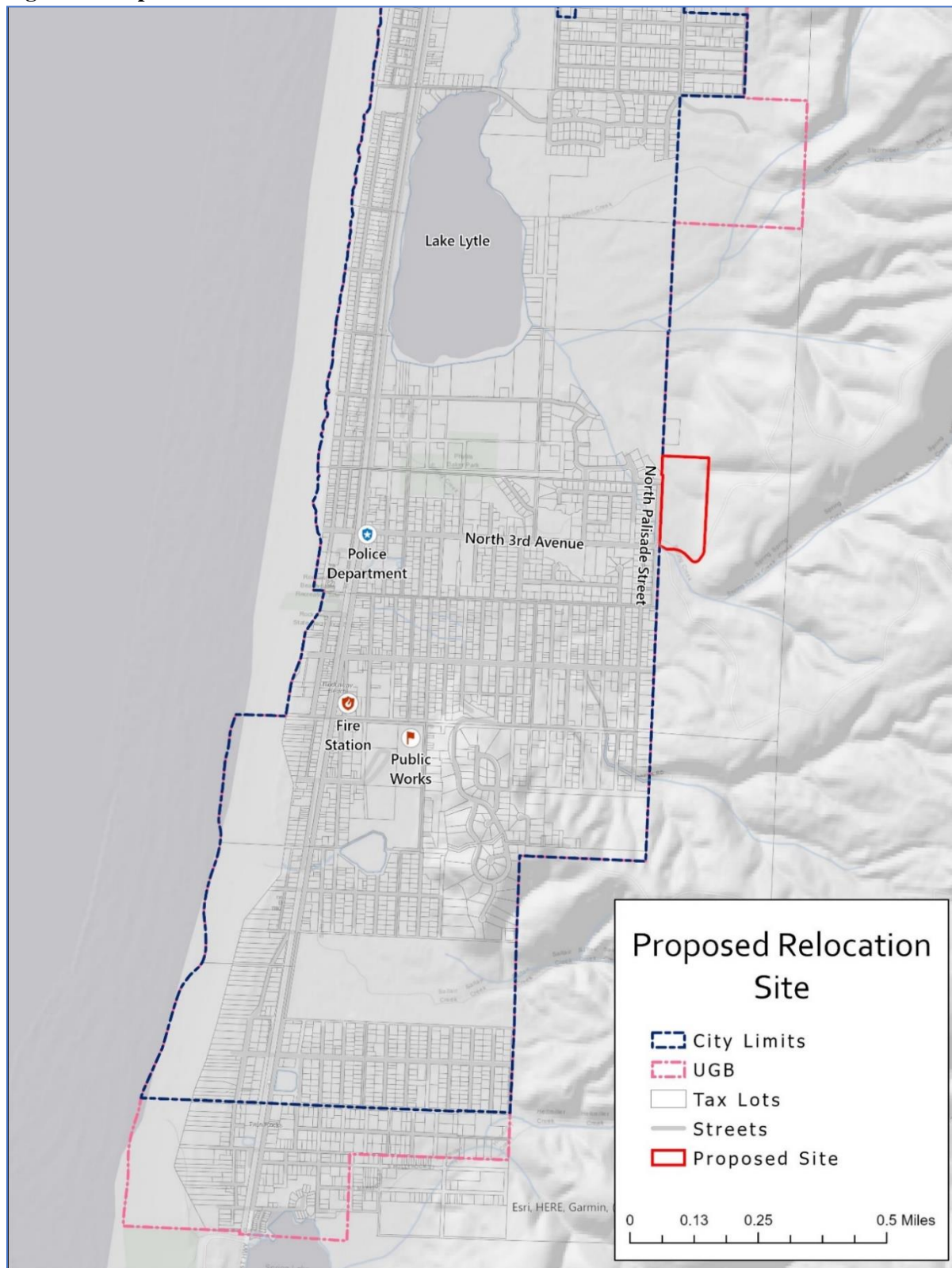


Figure 3: Tsunami Inundation Scenarios

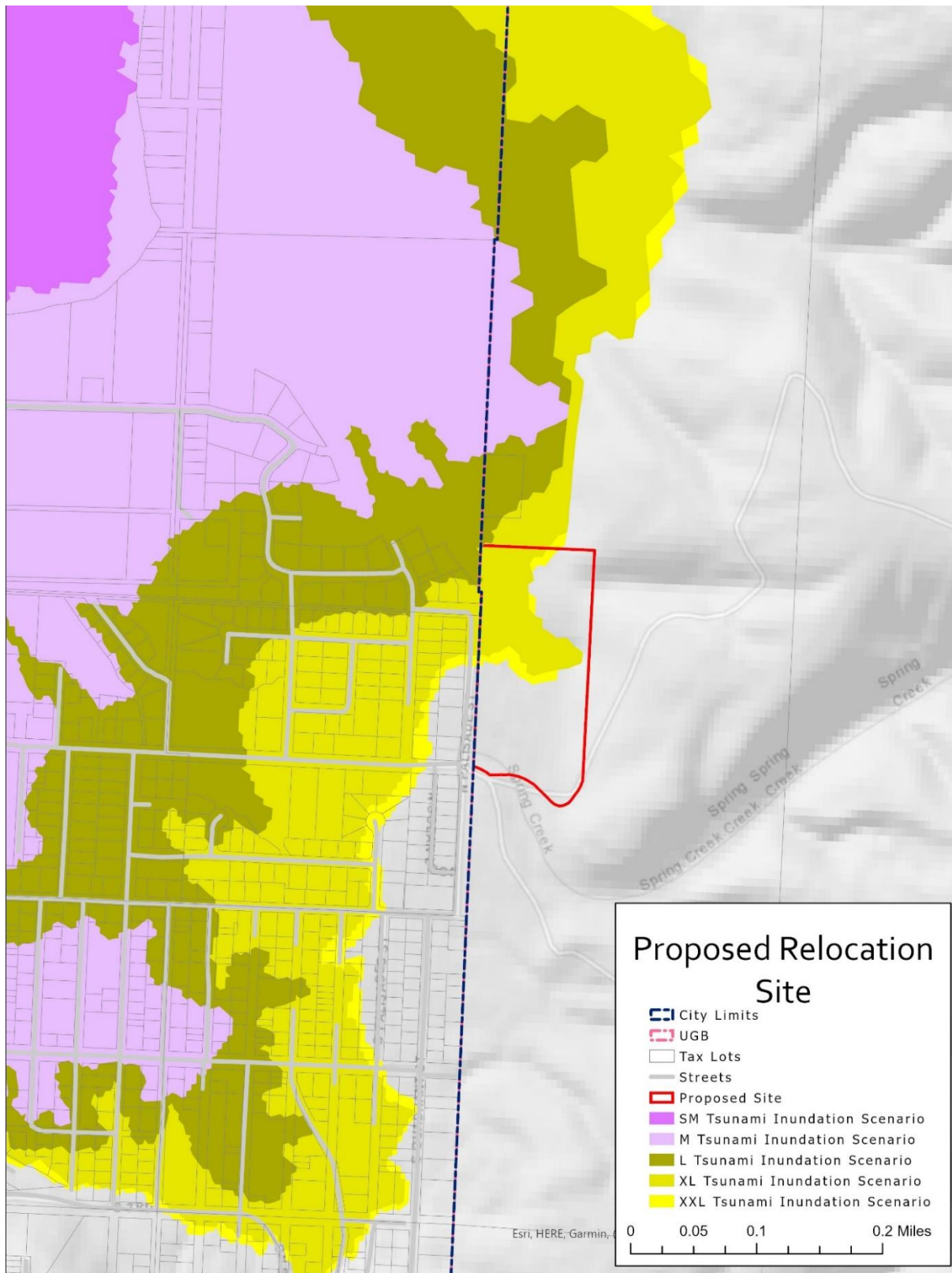


Figure 3: Survey of Proposed Site

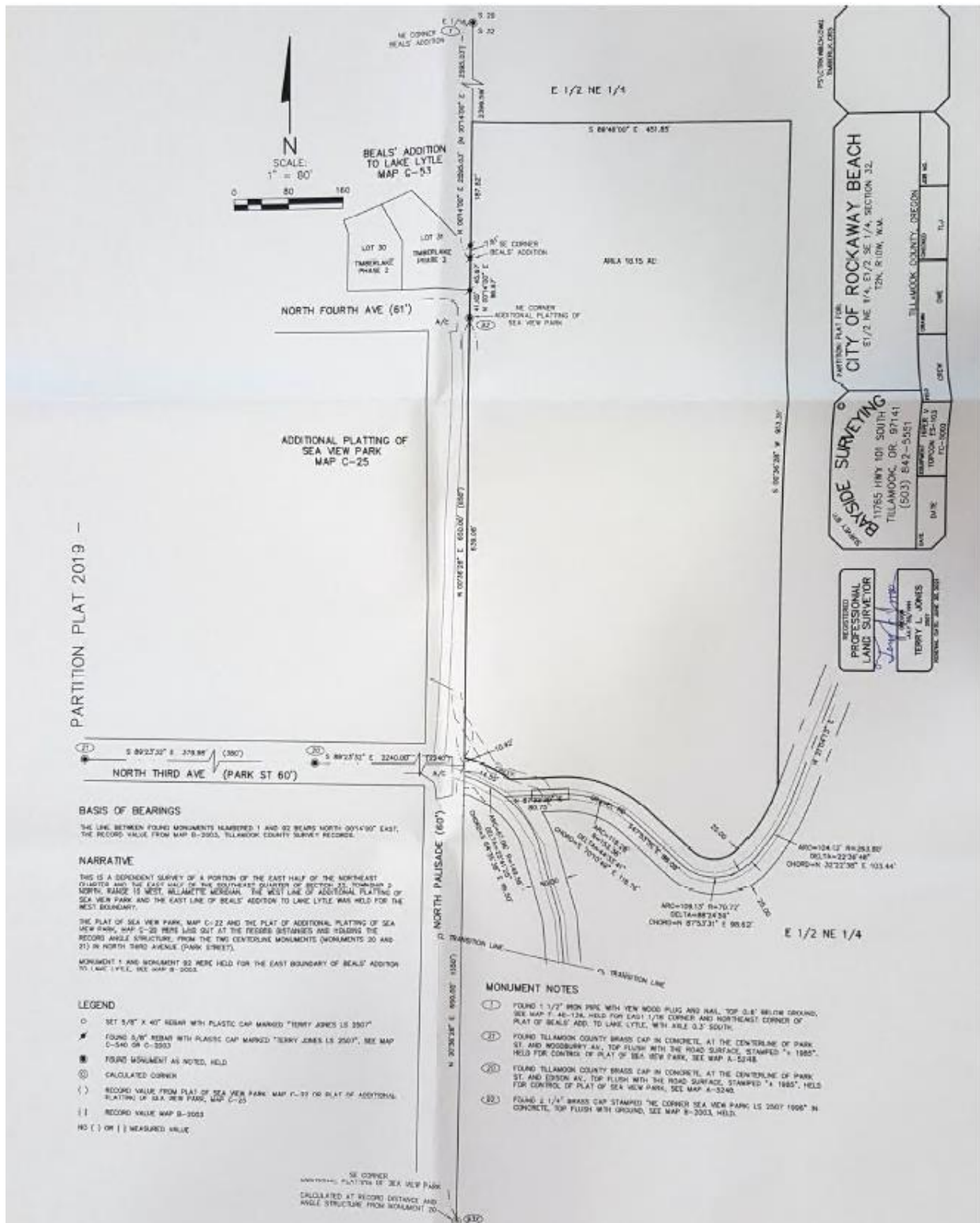


Figure 4: Current Zoning

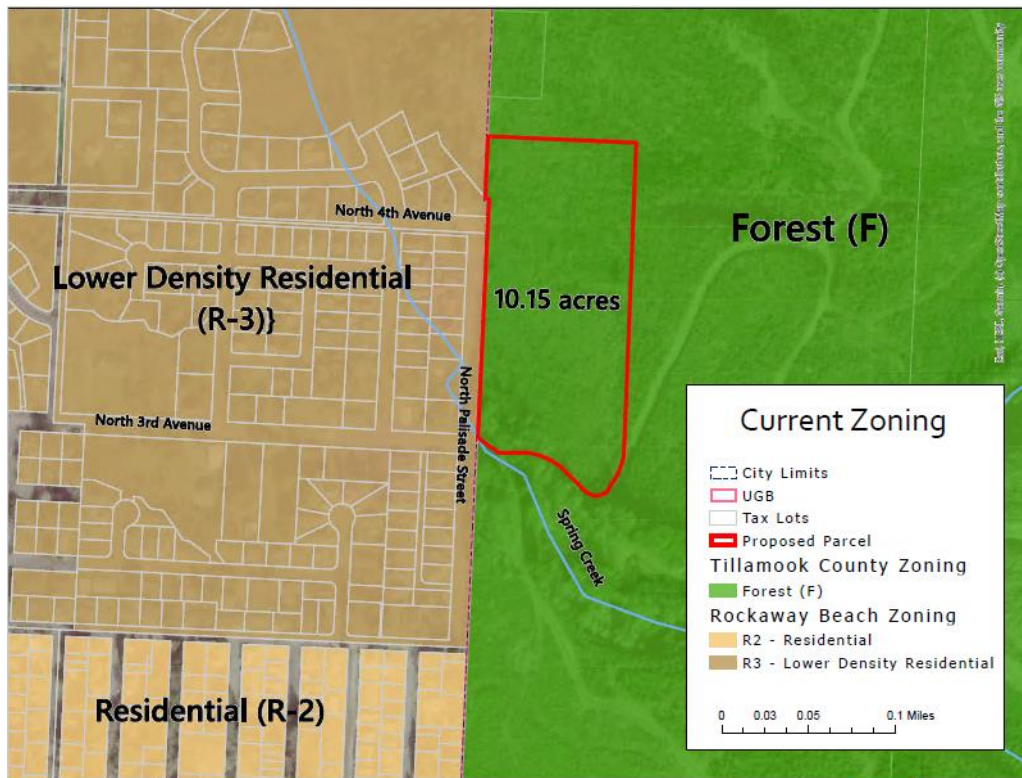


Figure 5: Proposed Zoning

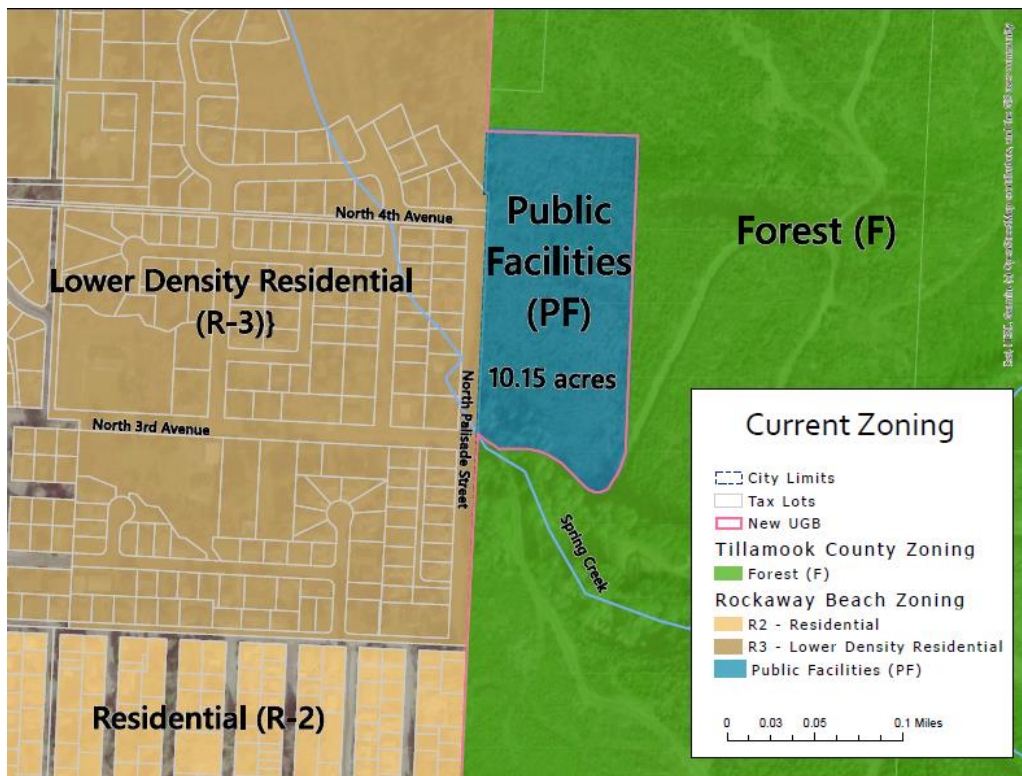


Exhibit B: Site Alternative Analysis

Determining Need for a UGB Expansion

Statewide Planning Goal 14 (Urbanization) gives the following criteria for determining land need in justification of a UGB expansion:

“Establishment and change of urban growth boundaries shall be based on the following:

(1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast; and

(2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.”

When determining a site for relocation of critical facilities, the City first looked to lands within its own Urban Growth Boundary (UGB). However, as the tsunami inundation zone covers so much of the area within the UGB, available sites are extremely limited. The City identified two general areas that were large enough to accommodate the relocation: east of Lake Lytle at the top of Northeast 12th Avenue, and east of Pacific View Estates. However, the site east of Lake Lytle is likely to be cut off from the rest of town due to the expected failure of the 12th Avenue bridge in the event of a CSZ earthquake, and the site east of Pacific View Estates is too steep to be feasible for development (Figure 1).

The lack of suitable sites within the UGB determined the need for a UGB expansion to accommodate the relocation of critical facilities. Selecting a site for relocation outside of the UGB has been completed in accordance with the procedures laid out in OAR 660-024 for a city with a population of less than 5,000 adding less than 50 acres within the UGB.

UGB Expansion Study Area

OAR 660-024-0065 requires that the initial study area for UGB expansion be set to lands within one half-mile of the UGB and lands abutting the existing UGB. Because the proposed site will be used for a public facility that requires specific site characteristics, the City may limit the study area to lands that meet certain criteria, per OAR 660-024-0065(3):

“(3) When the primary purpose for expansion of the UGB is to accommodate a particular industrial use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics, and the site characteristics may be found in only a small number of locations, the preliminary study area may be limited to those locations within the distance described in section (1) or (2), whichever is appropriate, that have or could be improved to provide the required site characteristics.”

The City limited its study area for UGB expansion to lands that met the following criteria:

1. **Outside of highest-risk tsunami inundation zone** – The highest priority criteria for selecting a site for the relocation of critical facilities was that it was outside of the highest tsunami risk areas – the S,

M, and L inundation zones. Both Tillamook County and Rockaway Beach have recently adopted zoning regulations that restrict the development of many critical facilities within these zones. The majority of land within Rockaway Beach's city limits and UGB falls within the S, M, and L inundations zones, excluding it from consideration for relocation efforts.

2. **Accessible after anticipated infrastructure failures due to earthquake** – Two bridges in Rockaway Beach are expected to fail in the event of a Cascadia Subduction Zone earthquake – the NE 12th Avenue bridge at the edge of Lake Lytle and the Highway 101 bridge over Crescent Creek. Lands that were dependent on these roads for connection to the rest of the city were excluded from the study area.
3. **Parcel size** – In order to accommodate the relocation of facilities and equipment storage, the City looked for a minimum of eight to ten acres of available land.
4. **Development constraints** – Aside from being within the tsunami inundation zone, the City considered other development constraints present on available parcels, including steep slopes and the presence of wetlands.
5. **Central location** – Because the parcel will be the new home of the City's emergency services, areas that were centrally located were prioritized, as they would have the least impact on existing emergency response times. Because areas on the northern edge of the UGB have already been removed due to anticipated bridge failure, this criterion removed areas on the southern edge of the UGB from consideration (south of Victoria Street).

Once the study area has been set, land must be prioritized for inclusion in the following order, per OAR 660-024-067(2):

1. Urban reserves areas, exception lands, or non-resource-lands
2. Marginal lands
3. Forest lands and non-high value farm lands
4. High value farm lands

Rockaway Beach does not have urban reserve areas for consideration. While there are lands designated for residential (Community Single Family Residential and Community Medium Density Urban Residential zones) and recreational (Recreation Management zone) uses within the initial one half-mile study area, these lands were excluded from the final study area due to not meeting the criterion for central location and having many areas of steep slopes, along with either a lack of existing roadways or the need to make significant improvements to existing roadways to accommodate the proposed use (Figure 2).

Lands within the final study area are entirely within lands designated for forest use. Due to the geography of the area, much of the land outside of the tsunami inundation zone is too steep to be feasible for development (Figure 3). Given these and other previously identified criteria and constraints, there is one general area that is suitable for the relocation of critical facilities – along the eastern edge of the existing UGB, from approximately South 2nd Avenue to North 4th Avenue (Figure 4). For further consideration, this area was split into Site 1 (north of North 3rd avenue and the existing logging road) and Site 2 (south of North 3rd Avenue and the existing logging road).

Goal 14 Boundary Location Factors

To determine a final proposed site for UGB expansion and critical facility relocation, the City compared the two identified sites by applying the boundary location factors in Goal 14 consistent with OAR 660-024-067(7):

1. Efficient accommodation of identified land needs

2. Orderly and economic provision of public facilities and services
3. Comparative environmental, energy, economic, and social consequences
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

Efficient Accommodation of Identified Land Needs

The City identified a need of 8-10 acres of land to accommodate the proposed relocation of critical facilities, equipment storage, and emergency assembly area. Site 1 provides more than ten acres of relatively level land, with some development constraints due to existing streams within the subject parcel. Additionally, the northern portion of the subject parcel is located within the highest risk tsunami inundation zones (XL and XXL) although there are no restrictions against the development of critical facilities in these areas. Final development on Site 1 will provide appropriate setbacks and other protections to preserve the existing streams. Final site design will place less critical uses within the XL and XXL inundation zones and will explore preserving all or some of this area for a community open space and/or developed park. Development on Site 2 is slightly more constrained, with an existing logging road to the northeast and steep slopes on the south and east of a relatively level area of land. Site 2's location directly downhill from an existing water tank may pose a risk if the tower fails in an earthquake scenario.

Orderly and Economic Provision of Public Facilities and Services

Transportation Facilities

Both Site 1 and Site 2 can be accessed by an existing roadway, North Palisade Street. Roadway access to Site 1 will require more significant improvements, as the current adjacent section of North Palisade Street is currently unpaved. Access to either site will likely require widening of the existing roadway to accommodate public works and fire department equipment.

Sewer and Water Service

Both sites can be served by existing water and sewer lines. Both sites can access water lines either from the North 3rd reservoir water line or from North Palisade Street. Sewer service is available to Site 1 via an existing line in North 3rd Avenue and is available to Site 2 via an existing line in South Nehalem Avenue. Both existing water and sewer lines have been determined to be adequate for accommodation of the proposed use.

Comparative Environmental, Energy, Economic, and Social Consequences

Environmental Consequences

Both sites would require development of land that is currently zoned for forest use. However, the land is not designated as a significant wildlife habitat area. There are no identified wetlands on either site. Site 1 has two perennial streams, which will be protected by building setback and other design measures. The topography of Site 1 will likely allow for a portion of the site to be set aside as open space.

Energy Consequences

Energy consequences are roughly the same for the two sites. Both are centrally located, considering the need to locate critical facilities outside of the UGB. The sites' location will allow many residents and

employees the opportunity to walk or bike to the facilities and reduces driving distances compared to a location that may be located further from the center of the city.

Economic Consequences

The proposed critical facility relocation will provide positive economic impacts on the community, both in terms of construction jobs during development and provision of part and full-time public sector employment within the facilities.

Social Consequences

Relocation of critical facilities to either site will provide positive social benefits to the Rockaway Beach community. Locating these facilities outside of the tsunami hazard area, along with the development of a designated emergency assembly area, is a critical step in the city's emergency preparedness. The central location of the facilities will allow services to maintain response times to all areas of the city and will allow easy access for employees and community members.

Both Site 1 and Site 2 are located adjacent to existing neighborhoods. Site design at either site will include the use of vegetated buffers or other screening measures to reduce the impacts of the uses on its residential neighbors. While Site 1 is separated from most adjacent residential uses by the North Palisades right of way, several single family homes directly abut Site 2, meaning it would likely have a greater impact on the surrounding neighborhood.

Compatibility of Uses with Farm and Forest Uses

Both sites are located adjacent to existing forest land. Not adverse impacts are expected from the proposed uses on either site. The City will continue to coordinate with GreenWood Resources and Tillamook County regarding surrounding forest lands.

Conclusion

Both Site 1 and Site 2 are promising locations for the relocation of Rockaway Beach's critical facilities. However, development constraints on Site 2, along with a greater potential impact to surrounding neighborhoods, led the City to select Site 1 as the final preferred site for UGB expansion and relocation of its critical facilities (Figure 5).

Comprehensive Plan and Land Use Ordinance Compliance

The proposed UGB expansion and designation of the subject parcel for public facility use is compliant with policies and regulations found in the Rockaway Beach Comprehensive Plan and Zoning Ordinance:

Rockaway Beach Comprehensive Plan

Citizen Involvement

City Response: The proposed UGB expansion, zone change, and all other land use actions as part of this process will be conducted in accordance with state, county, and local requirements for public notice and public hearings. The City of Rockaway Beach will provide additional outreach and information to affected property owners and the community at-large regarding the proposed relocation of critical facilities.

The Planning Process

“7. Amendments to the comprehensive plan map shall be made only where findings have been adopted that the following criteria are met:

- A. The amendment is consistent with the comprehensive plan’s goals and policies;*
- B. The amendment is necessary to meet a land use need;*
- C. The land is physically suitable for the uses to be permitted in terms of slope, geologic stability, flood hazard and other relevant considerations;*
- D. The area can be served by the appropriate level of public facilities and adjacent streets can accommodate the traffic generated by uses permitted;*
- E. The amendment is compatible with the land use development pattern in the vicinity of the request.”*

City Response: The proposed UGB expansion and Comprehensive Plan Map amendment is consistent with Rockaway Beach Comprehensive Plan Goals and Policies, as detailed further in this section. The need for relocation outside of the tsunami inundation zone presents a land use need, and no appropriate lands for relocation exist within the existing UGB. The subject parcel is free from development constraints that would prohibit the proposed uses. The parcel can be served by City sewer, water, and roads. Proposed uses are compatible with surrounding residential and forest uses, and measures will be taken to reduce visual impacts to neighboring residential uses via vegetated buffer or other design measures.

Land Use Element

“The land use element of this comprehensive plan is based on the patterns of existing land use. Effective land use planning encourages the positive aspects of existing land use. It also establishes guidelines for future growth, which are intended to prevent the recurrence of past land use conflicts and abuses. Before the land use element of a comprehensive plan can be developed, existing land uses must be identified. Undeveloped land must be analyzed for building suitability, and a system of land use designation (for present and future application) must be developed in accordance with existing land uses and expressed community needs.”

City Response: The City developed a new land use designation, the Public Facilities Zone, as part of this process, to be applied to the subject parcel via Comprehensive Plan Map amendment. The subject parcel is free of constraints that would preclude development in the area.

“Public Facilities Zone

The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district.”

City Response: The Public Facilities Zone Comprehensive Plan designation will be applied to the subject parcel upon approval of the proposed UGB expansion. The parcel is intended for public facility use in perpetuity and should not be used for commercial or residential uses in the future.

Natural Features

“3. New development shall protect existing streams, riparian corridors, wetlands, and drainage ways. Proposed developments’ drainage systems shall be Rockaway Beach Comprehensive Plan 21 designed to minimize the impact of storm water on adjacent properties.”

City Response: The subject parcel does have two perennial streams, Spring Creek and another unnamed stream. Development on the site will have appropriate setbacks and other riparian protection measures. The site will be access via North Palisade Street in order to avoid impacts to Spring Creek.

Urban Growth Management Policies

“2. The urban growth boundary is the area in which the City may provide full or partial services (sewer, water, police and fire protection), and the area in which annexations may occur in the next 20 years. Extension of services within the area is the decision of the city council, and is contingent upon the ability of the services to support additional development.”

City Response: In selecting the subject parcel for expansion of the UGB and rezoning, the City determined that it was feasible to extend services, including water, sewer, and roadways, to serve relocated critical facilities.

Urbanization Criteria

“6. To preserve large parcels of land for future urban development, and to prevent premature and inefficient parcelization and development of the urbanizable land supply, new land brought into the UGA based on a demonstrated need consistent with state law, will remain in its County rural zoning classification until:

- a) the City determines that urban services are available and adequate to serve the subject property and support planned urban services, and*
- b) the land is annexed to the City, and*
- c) the land is zoned for urban development.*

6a. Pursuant to provisions in Goal 2, Land Use Planning, the City and County are required to have coordinated and consistent comprehensive plans, which establish an Urban Growth Boundary (UGB) and a plan for the Urban Growth Area (UGA) within the boundary. In addition, the City and County share a common concern regarding the accommodation of population growth and utilization of lands within the UGB and consider it mutually advantageous to establish an Urban Growth Area Management Agreement (UGAMA) for the purpose of facilitating the orderly transition from rural to urban land uses within the City’s UGA. Therefore, the City and County currently have an UGMA and the City will work with the County to develop a revised UGMA which reflects more clearly the policies and strategies within the Rockaway Urban Growth Management Policies section of the comprehensive plan.

7. Changes in the urban growth boundary must be done by amendment of the City and County comprehensive plans consistent with the Goal 14 administrative rule (OAR 660, Division 024) and ORS 197.298 Priorities for urban growth boundary expansion.”

City Response: The City has been working in coordination with Tillamook County and DLCD to develop an appropriate sequence of land use processes and decisions to best achieve the desired outcome, including provision of services, rezoning and annexation. Both the City and Tillamook County will

complete amendments to the subject parcel on their comprehensive plan and zoning maps to reflect changes to the UGB and zoning designations. Analysis for determining the final subject parcel has been completed in accordance with Goal 14 and OAR 660-024 requirements.

Extension of Services – Conversion Factors

9. City services are an integral part of the City/County urban growth management strategies with extension of these services guided by the following:

A) The City and County shall not authorize urban levels of development without the provision of necessary urban services (public water and sewer services, storm drainage and urban streets) to support planned levels of development. Rural levels of development, sited without services on urbanizable land, shall be sited in such a way as to not interfere with urban levels of development and services when conversion from urbanizable land to urban lands occurs. Shadow platting and other conversion tools can be used to help satisfy this provision.

B) Proposed annexation areas must demonstrate that sufficient urban services are available or will be installed in conjunction with any land development.

C) The City and County shall require property owners and/or developers to pay their fair share of the cost of extending community services to their property and to pay for or build necessary on site public facilities and site improvements.

9a. It is anticipated that the City of Rockaway Beach and Tillamook County will cooperate in managing the urban growth area to maintain the potential for planned urban development on urbanizable lands until the land is converted to urban land. The following guiding principles will apply:

A) The City/County will require provisions of urban services to residential, commercial, and industrial lands as these lands are urbanized. Lands adjacent to the City limits are generally preferred for service over areas on the fringe (near the UGB) so that services are extended in a logical and orderly fashion.

B) Conversion of this urbanizable land to urban development generally should occur once public facilities and services are available and adequate to serve urban levels of development and the land is annexed into the City and zoned for urban development. The City and County, in managing land within the urbanizable and unincorporated portion of the Urban Growth Area may adopt language, if necessary, within its land use ordinance consistent with this provision.

C) The following definitions are associated with the urban growth management policies and strategies above: Urban Level of Service/Development:

Urban Level of Development is development which generally requires supporting full urban services, as indicated above, to be capable of reaching development levels planned for within the City of Rockaway Beach Comprehensive Plan. Any proposed subdivision partition shall be required to be developed with full urban services (i.e., public water and sewer, urban streets and adequate storm drainage facilities.)

Urban Lands: Lands inside the City of Rockaway Beach Urban Growth Boundary for which sewer and water services are available and capable of supporting planned levels of development, including associated open space and unbuildable land.

Urbanizable Lands: Land inside the City of Rockaway Beach Urban Growth Boundary that is designated for urban development for which sewer and water services capable of supporting planned development are not available.”

City Response: The subject parcel’s location adjacent to the existing UGB, as well as availability of sewer and water services, was a criterion in selecting a final site for critical facility relocation. The City will ensure that water and sewer facilities are installed on the subject parcel prior to development, and that roadway improvements are made to facilitate access to the site. Improvement costs will be borne by the City.

Transportation Element

“1. Pedestrian and bicycle needs should be considered in all proposed street construction and in the improvement of existing rights-of-way, in order to increase safety and encourage the use of non-automobile transportation.”

City Response: Right of way improvements will be made to North Palisade Street as part of the development process, in order to provide access to the site. In designing these improvements, the City will consider the needs of those accessing the site by non-motorized means.

Parks and Recreation Element

“7. Preservation of open space shall be encouraged through the use of the cluster development concept in land development. Small play areas, parks and other recreational facilities should be incorporated in cluster developments and subdivisions for the benefit of their residents.”

“11. Land that becomes available for public ownership through tax foreclosure or other means shall be considered for potential park, open space or recreation use, especially in the areas around Lake Lytle and Crescent.”

City Response: During the master planning process for the site, the city will examine setting aside the portion of the subject parcel which lies within the XL and XXL tsunami inundation zone as open space, or potentially developed into a City park.

Public Facilities and Services

Sewerage System

“2. Extension of sewer lines should consider the capacity of the treatment facility, and the costs to the City versus anticipated benefits. Sewer services should be provided only if there is adequate treatment capacity available, or if there would be capacity provided within one year from the installation of the sewer services as certified by the city Engineer or the Department of Environmental Quality.

3. Sewer service shall not be provided to those areas outside the City.”

The Rockaway Beach Public Works department has determined that adequate capacity exists to accommodate the proposed uses without adverse effects on the existing sewer system. Sewer service will only be extended to the area once it has been annexed into city limits.

Water System

“1. Water system extensions will be considered only for those areas inside the Rockaway Beach. Urban Growth Boundary”

City Response: Water service will only be extended to the subject parcel once it has been included within the UGB and annexed into city limits.

Rockaway Beach Zoning Ordinance

Section 3.142 Tsunami Hazard Overlay Zone

“1. Purpose. The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in areas subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within areas subject to tsunami hazards in a manner that will:

- a. Reduce loss of life;*
- b. Reduce damage to private and public property;*
- c. Reduce social, emotional, and economic disruptions; and*
- d. Increase the ability of the community to respond and recover.*

Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, over time, the community’s exposure to tsunami risk will be reduced.”

“4. Prohibited Uses. Unless authorized in accordance with subsection (5), the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:

- a. In areas identified as subject to inundation from the L magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:*
 - i. Hospitals and other medical facilities having surgery and emergency treatment areas.*
 - ii. Fire and police stations.*
 - iii. Structures and equipment in government communication centers and other facilities required for emergency response.*
 - iv. Buildings with a capacity greater than 250 individuals for every public, private or parochial school through secondary level or child care centers.*
 - v. Buildings for colleges or adult education schools with a capacity of greater than 500 persons.*
 - vi. Jails and detention facilities.*

B .In areas identified as subject to inundation from the M magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:

- i. Tanks or other structures containing, housing or supporting water or fire- suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures.*
- ii. Emergency vehicle shelters and garages.*
- iii. Structures and equipment in emergency preparedness centers.*
- iv. Standby power generating equipment for essential facilities.*
- v. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons.*
- vi. Medical facilities with 50 or more resident, incapacitated patients.”*

City Response: Rockaway Beach has adopted a tsunami hazard overlay zone, which prohibits the development of many critical facilities within the highest risk tsunami inundation areas. The proposed UGB expansion and rezoning will provide a location where these facilities can be built safely outside of the M and L inundation zones.

Section 3.150 Public Facilities Zone

“The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district.”

City Response: The Public Facilities Zone will be applied to the subject parcel upon approval of the proposed UGB expansion. This zoning designation does not allow for residential or commercial uses.

Article 9. Amendments

“Section 9.010. Authorization to Initiate Amendments. An amendment to the text of this ordinance or to a zoning map may be initiated by the City Council, Planning Commission, or by application of the property owner(s), contract purchaser(s), or his/her/their authorized agent.

Section 9.015. Burden of Proof. The burden of proof is placed upon the initiator of the amendment. That burden shall be to prove:

- (1) The proposed amendment fully accords with applicable Comprehensive Plan goals and policies; and*
- (2) The proposed amendment is required to meet a land use need.*

Section 9.020. Amendment Procedures. The following procedures shall be observed in consideration of an amendment request:

- (1) A request shall be initiated by filing an application with the City pursuant to Section 11.030.*
- (2) Notice of a public hearing shall be given pursuant to Section 11.040.*
- (3) The Planning Commission shall hold a public hearing on the request pursuant to Section 11.060.*
- (4) The Planning Commission will forward its recommendation to the City Council and the City Council will hold a public hearing pursuant to Section 11.060.*
- (5) The City Council will make a decision on the request pursuant to Section 11.060(6).”*

City Response: The City will act as the applicant, with the consent of the landowner, GreenWood Resources. The City shall complete all required public noticing requirements in accordance with local and state regulations. City Planning Staff will act as the applicant in public hearings with Planning Commission and City Council.

Rockaway Beach Tsunami Evacuation Facility Improvement Plan

Citywide Recommendations - Evacuation Facilities and Preparedness

“RB7. Continue to pursue acquisition of land for relocation of critical facilities.”

The UGB expansion and rezoning of the subject parcel will allow for the relocation of many of the city’s critical facilities located within the tsunami inundation zone, increasing the community’s tsunami resilience and preparedness.

Conclusion

As shown in this analysis, the proposal to expand the Rockaway Beach UGB and amend the Rockaway Beach Comprehensive Plan and Zoning Maps to the new Public Facilities Zone is not only beneficial to the Rockaway Beach community, but is also consistent with State, County, and Local goals, policies, rules, and regulations.

Figure 1: Potential Sites Inside UGB

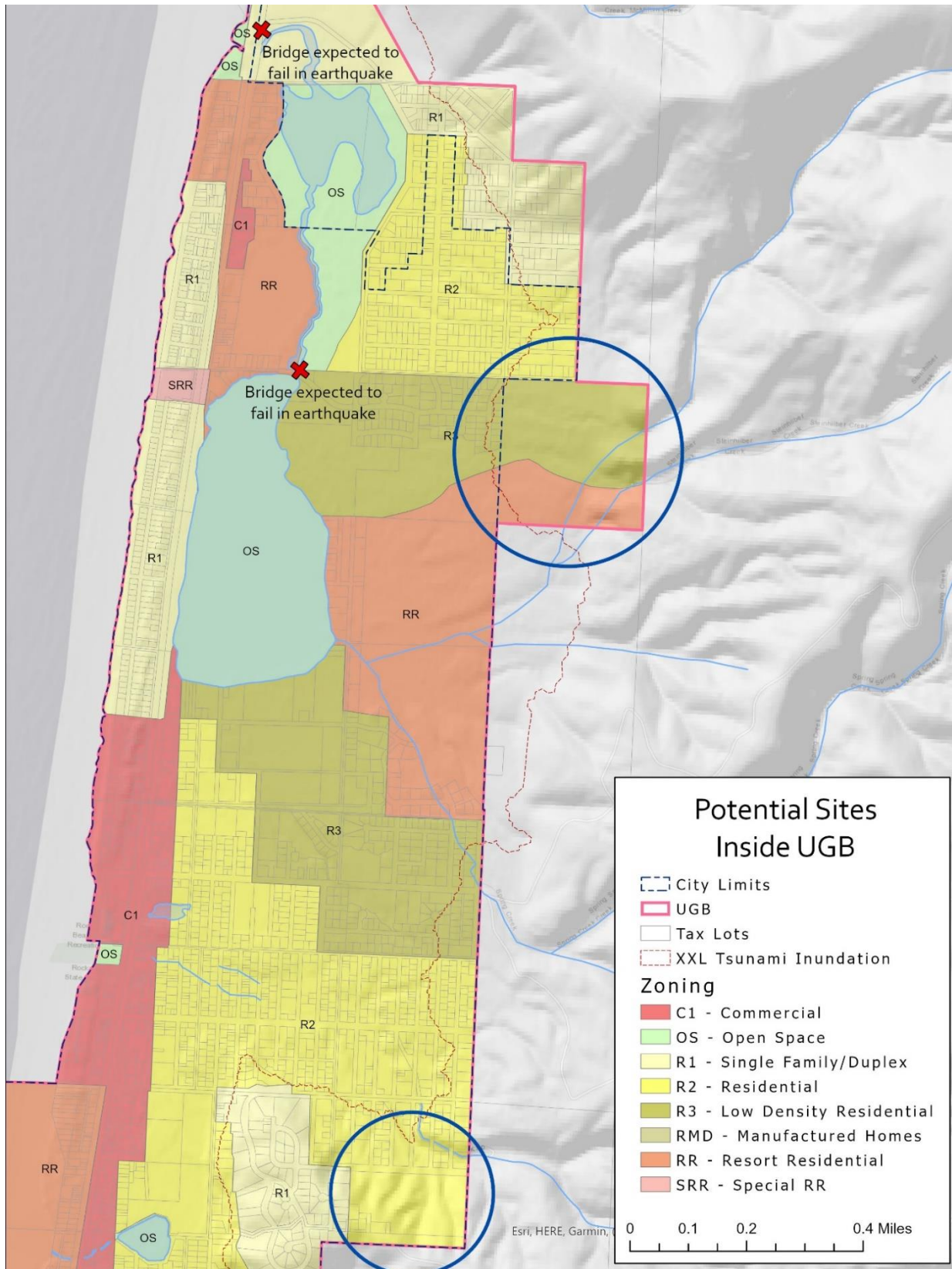


Figure 2: UGB Expansion Study Area

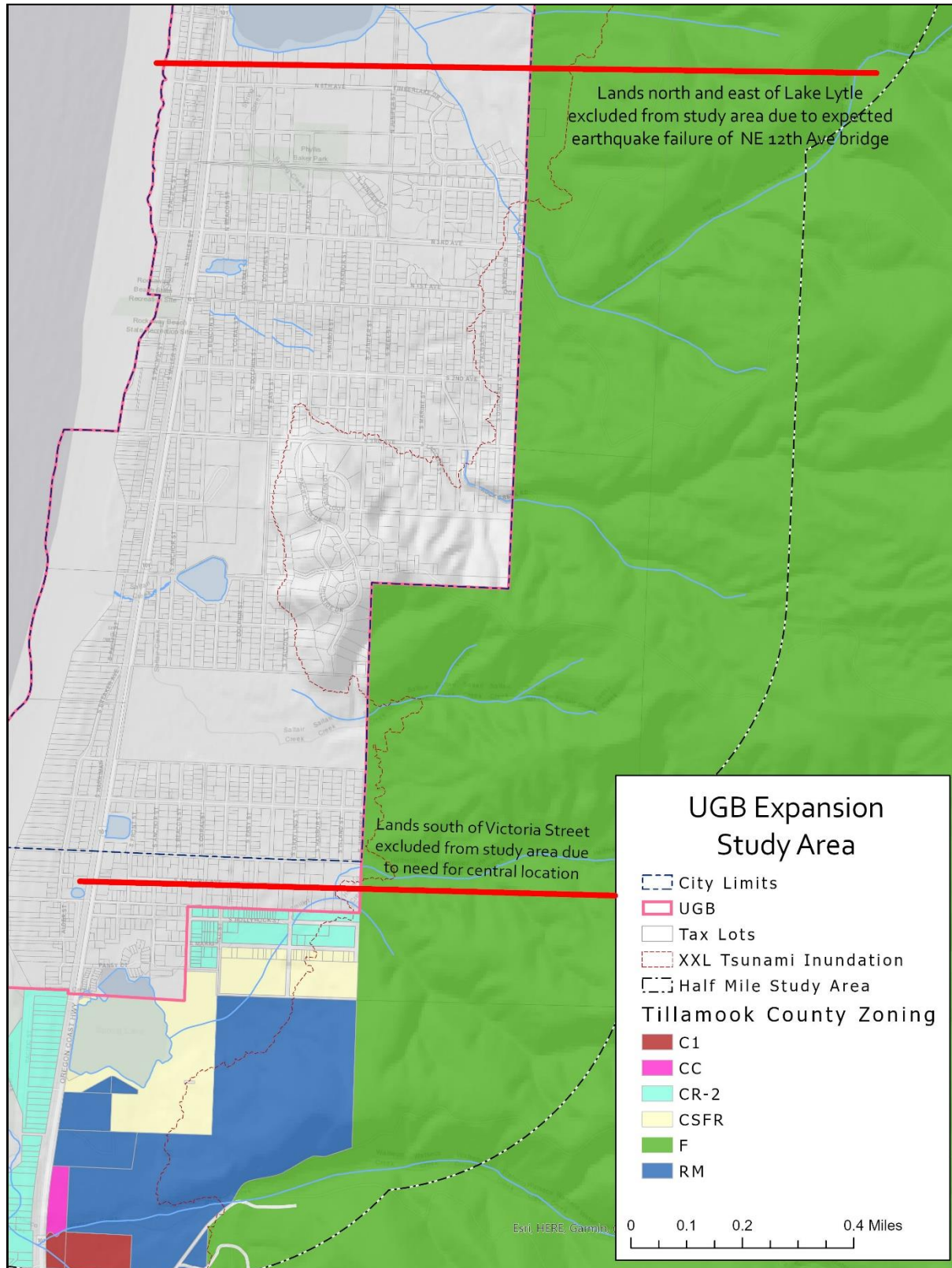


Figure 3: Steep Slopes in UGB Study Area

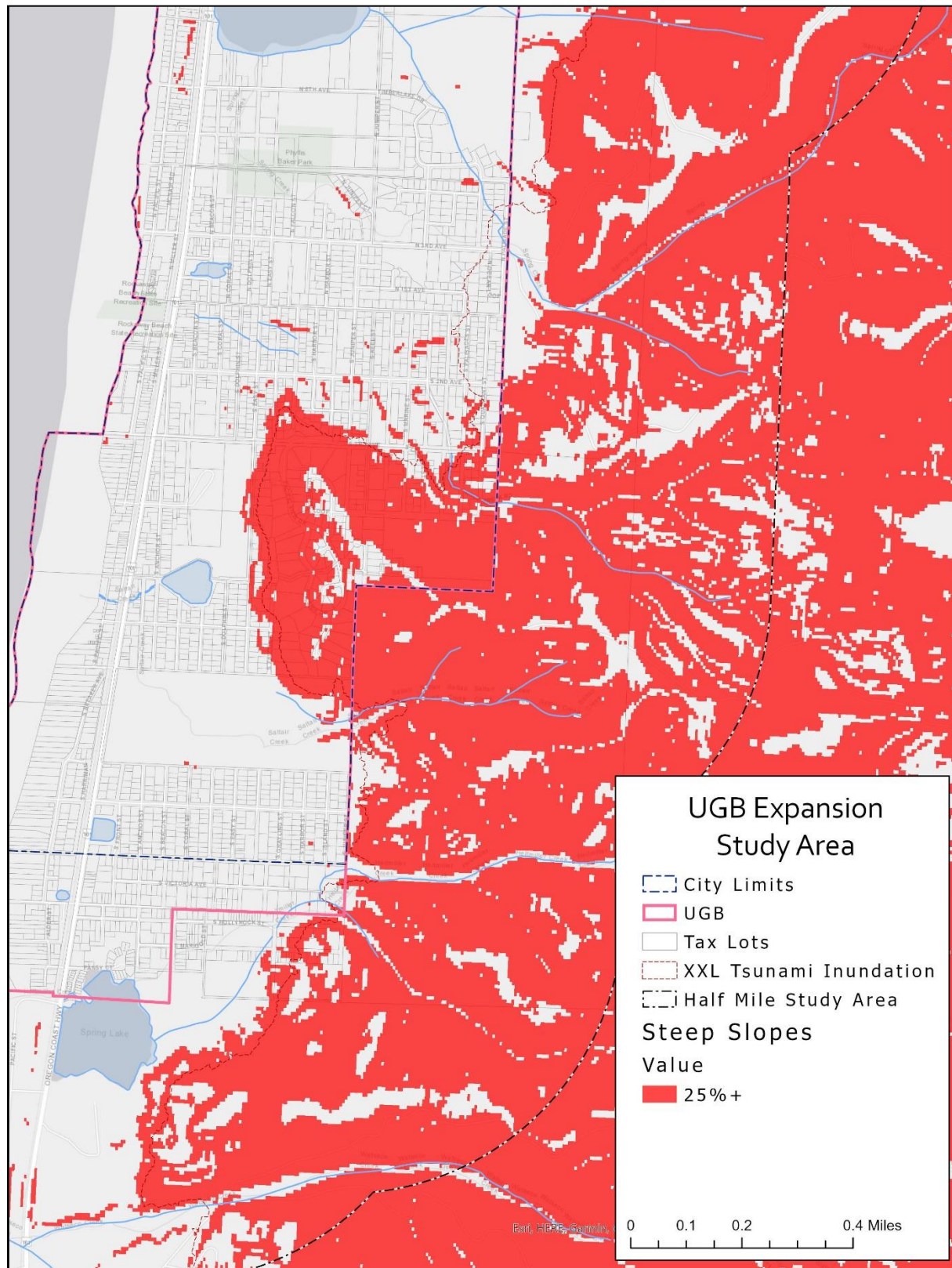


Figure 4: Final Candidate Sites

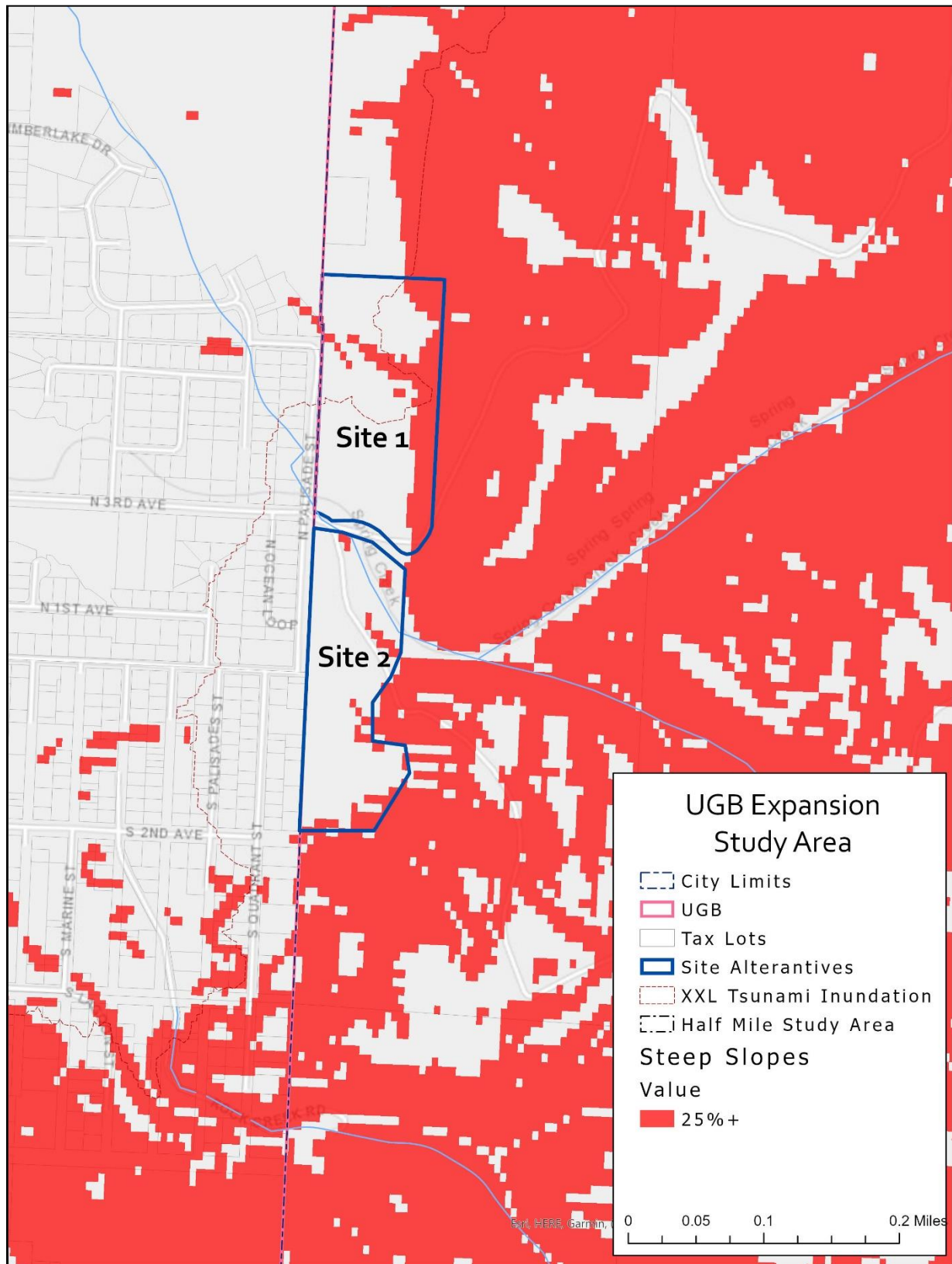


Figure 5: Proposed Relocation Site



Attachment C: Public Facility Traffic Estimates

ROCKAWAY BEACH PD HISTORICAL CALLS FOR SERVICE

YEAR	ANNUAL	MONTHLY AVERAGE (/12)	WEEKLY AVERAGE (/52)
5 Year	4032 Calls/Contacts	336 Calls/Contacts	78 Calls/Contacts
2015	3209 Calls/Contacts	267 Calls/Contacts	62 Calls/Contacts
2016	4714 Calls/Contacts	393 Calls/Contacts	91 Calls/Contacts
2017	5122 Calls/Contacts	427 Calls/Contacts	99 Calls/Contacts
2018	3642 Calls/Contacts	304 Calls/Contacts	70 Calls/Contacts
2019	3475 Calls/Contacts	290 Calls/Contacts	67 Calls/Contacts
JAN-AUG 20	2036 Calls/Contacts	254 Calls/Contacts	59 Calls/Contacts

NOTES RELATED TO CALLS/CONTACTS:

- The information provided above are averages and do not account for a significant amount of our contacts begin self-generated (Excluding the year 2020 and the impact of COVID-19).
- Based on patrol tactics we frequently are responding from areas in the community other than the police department.
- Our records system does not have a mechanism to generate a report that would provide accurate data to determine the percentage of the time we respond from the office. Excluding the year 2020, there is Officer consensus that approximately 25-30% of our calls/contacts will be responded to from the police department.

RESPONSE TIME IMPACT

- Normal driving speed from the current police department location (216 Hwy 101 N):
 - N 3rd Ave/N Palisades St. gate is 90 seconds (1 ½ minutes).
 - N 4th Ave/N Palisades St. projected access is 120 seconds (2 minutes).
- Drive time will be reduced when responding code to calls.
- Response time will be reduced in some areas of the community based on their location.

From: [Public Works](#)
To: [Scott Fregonese](#); [C Stewart](#); [Luke Shepard](#); [Todd Hesse](#); [Cassandra Dobson](#)
Subject: RE: Info for Tillamook County Zone Change App
Date: Thursday, September 17, 2020 1:12:55 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Dear Cassandra et al,

I took some rudimentary traffic counts of vehicles going in and out of the public works yard (wastewater treatment plant) last week. I found an average of 52 total trips per day in and out of the facility over those days (26 in, and 26 out). The vast majority were standard vehicles (our work trucks and crew's personal vehicles), except for one trip from a tanker semi-truck to resupply us with fuel.

I would say that most of these trip would not be impacted by my department being relocated since all of the materials, equipment and work trucks are stored at the wastewater treatment plant anyways. I don't believe there would be any measurable effect on our response time either since our crews would still be responding from the treatment plant location.

Sorry for the delay, and let me know if you have any additional questions.

Sincerely,

• Rob

Robert B. Morris, PE
Public Works Director/City Engineer
City of Rockaway Beach
P.O. Box 5 1 Rockaway Beach, Oregon 97136
P: 503.374.1752 / C: 503.457.6094
publicworks@corb.us

Attachemnt D: Public Notice

May 13, 2021

Headlight Herald
P.O. Box 444
Tillamook, OR 97141

Please publish as a legal notice in May 25, 2021 edition.

NOTICE

The City of Rockaway Beach Planning Commission will hold a public hearing on Thursday, June 17th, 2021 at 6:00 p.m. at Rockaway Beach City Hall, 276 S. Hwy. 101, Rockaway Beach, Oregon 97136, for the purpose of recommending the adoption of an ordinance amending the City of Rockaway Beach Comprehensive Plan Map and Rockaway Beach Zoning Map.

The City of Rockaway Beach City Council will conduct a public hearing on Wednesday, July 14th, 2021 at 6:00 pm at Rockaway Beach City Hall, 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of the adoption of an ordinance to amend the City of Rockaway Beach Comprehensive Plan Map and Rockaway Beach Zoning Map.

The City of Rockaway Beach (City) wishes to extend its Urban Growth Boundary to include a 10.15-acre parcel of Forest (F) zoned land and to rezone the land for Public Facilities (PF). The parcel will be used to relocate many of the City's critical facilities out of the area at risk of inundation in the event of a Cascadia Subduction Zone tsunami. The parcel is located at the northeast intersection of North 3rd Avenue and North Palisade Street and is designated as Tax Lot 6000 of Section 00, Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

1. City of Rockaway Beach Draft Ordinance #21-439 includes amendments to the Rockaway Beach Comprehensive Plan Map to expand the Urban Growth Boundary to include the proposed new parcel of land within the city's urbanizable area and designate the new parcel as Public Facilities.
2. City of Rockaway Beach Draft Ordinance #21-440 includes an amendment of the Rockaway Beach Zoning Map to apply Public Facilities zoning to the new parcel.

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, and Oregon Administrative Rule: OAR 660-024.

The proposed amendments and staff report for this case file will be available for inspection at no cost or may be obtained at a reasonable cost from Rockaway Beach City Hall, seven (7) days prior to the hearing. The Rockaway Beach Planning Commission and City Council reserves the right to modify the proposal, or to continue the hearings to another date and time. If the hearing is continued, no further public notice will be provided. Materials pertinent to the request are available for review at Rockaway Beach City Hall. All interested parties are invited to provide testimony at the hearing or by letter addressed to the Planning Commission/City Council, City Hall, P.O. Box 5, Rockaway Beach, Oregon 97136. In raising an issue, the relevant Rockaway Beach Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed must be specified. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the Planning Commission or City Council an opportunity to respond to the issue precludes appeal on that issue.

Contact: Scott Fregonese, City Planner (503) 374-1752

Mailed notice postmarked to affected property owners no later than May 28, 2021

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

The City of Rockaway Beach Planning Commission will conduct a public hearing on **Thursday, June 17th, 2021, at 6:00 pm** in Rockaway Beach City Hall, 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 Comprehensive Plan Map and Zoning Map.

The City of Rockaway Beach City Council will conduct a public hearing on **Wednesday, July 14, 2021, at 6:00 pm** at Rockaway Beach City Hall, 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of adopting ordinances to amend the City of Rockaway Beach Comprehensive Plan Map and Zoning Map.

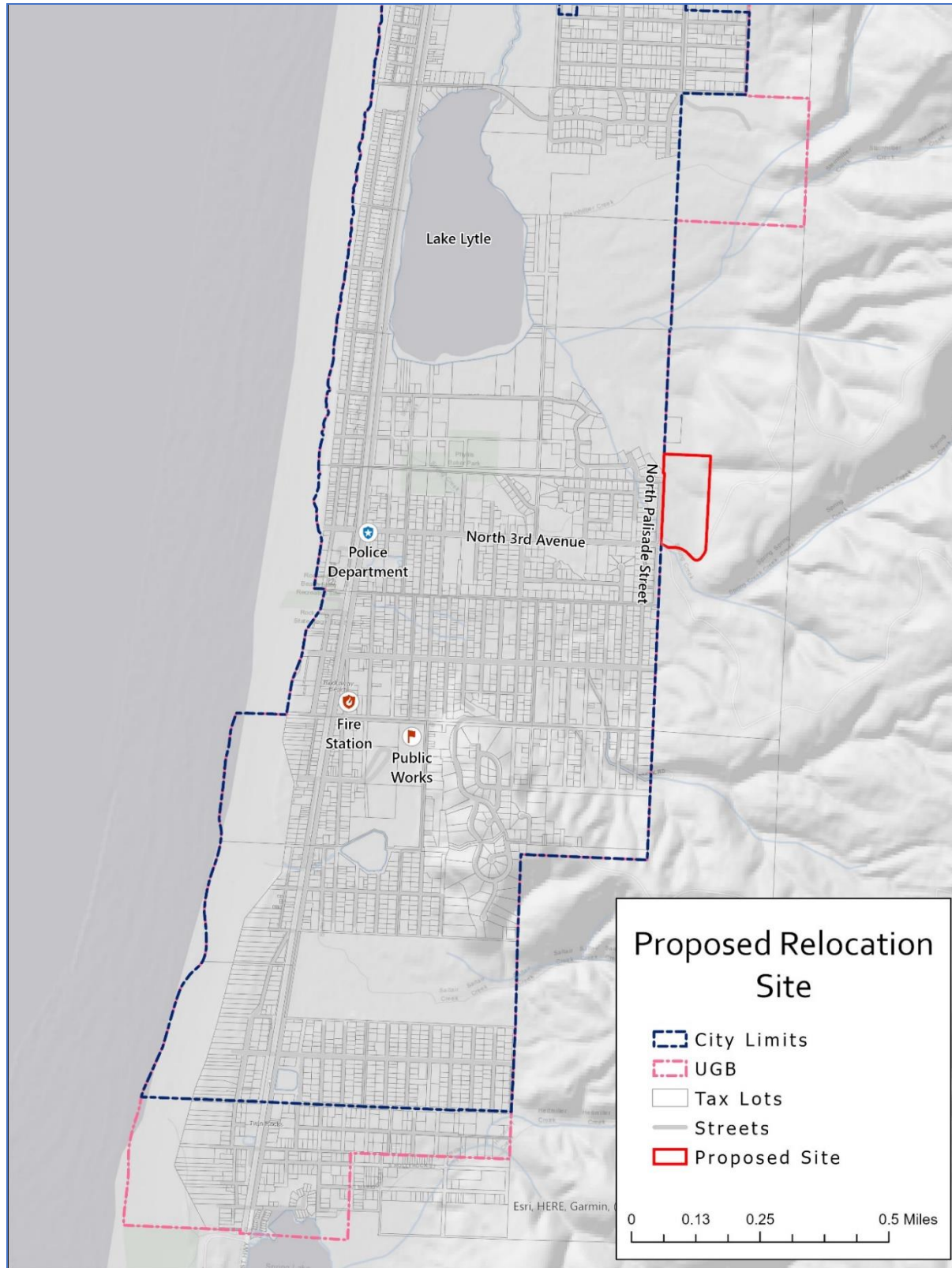
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1. City of Rockaway Beach Draft Ordinance #21-439 includes amendments to the Rockaway Beach Comprehensive Plan Map to expand the Urban Growth Boundary to include the proposed new parcel of land within the city's urbanizable area and designate the new parcel as Public Facilities.
2. City of Rockaway Beach Draft Ordinance #21-440 includes an amendment of the Rockaway Beach Zoning Map to apply Public Facilities zoning to the new parcel.

Applicable criteria for these amendments are specified in Rockaway Beach Zoning Ordinance Sections 9.010 – 9.030, Rockaway Beach Comprehensive Plan sections titled Citizen Involvement, Coordination, and The Planning Process, and Oregon Administrative Rule: OAR 660-224.

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 attend the public hearing and to provide testimony on the matter. Written testimony may also be addressed to the Rockaway Beach Planning Commission/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 reserve 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 #21-439 and #21-440 you may contact City Hall staff at (503) 355-2291.

Scott Fregonese, Rockaway Beach City Planner



Attachment E: Adopted Public Facility Zone

3.150 PUBLIC FACILITIES ZONE (PF)

1. Purpose and Applicability.

- A. Purpose. The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district.
- B. Applicability. The PF Zone is identified on the City's official Zoning Map. The properties identified within the PF Zone shall comply with the provisions of this chapter.

2. Permitted and Conditional Uses.

- A. Permitted Uses. The land uses listed in Table 3.150.1 are permitted in the PF Zone, subject to the provisions of this code.
- B. Existing Uses. Uses and structures previously established within the Public Facilities Zone may continue.

Table 3.150.1 – Permitted and Conditional Uses	
Land Use	PF
Publicly owned buildings such as City Hall, County courthouse, administrative buildings, library, museum, fire station, police station, emergency service buildings, public safety training facilities, and similar structures, but excluding correctional facilities	P
Public parks, playgrounds, swimming pool, skateboard park, pedestrian/bicycle trails and similar public recreation facilities	P
Publicly owned and operated community meeting halls, lodges, and conference halls open to and used by the general public	P
Public reservoirs, well sites, pump stations, utilities (above and below ground), utility treatment/processing facilities and similar utility buildings or structures	P
Institution of higher education	P
Schools	P
Trails, natural areas, open space, future park sites, and similar public or special district-owned lands with no or minimal improvements	P

Table 3.150.1 – Permitted and Conditional Uses	
Land Use	PF
Accessory uses and buildings customarily used to support a permitted use such as public restrooms, showers, temporary bicycle storage lockers, and vehicle charging stations	P
Parking lots and parking areas to serve a permitted use	P
Public utility maintenance facilities and operation yards with outdoor storage of materials and supplies, including fuel and chemical storage tanks	P
Ball fields, sport complexes, and similar outdoor recreational areas that have night lighting, and do not include amplified sound systems	P
Publicly owned and operated wireless and broadcast communication facilities	P
County solid waste disposal sites or solid waste transfer sites	N
Correctional facilities for adults and juveniles including work farms and training centers	N

Key to Permitted Uses

P = Permitted

N = Not Permitted

3. Development Standards.

Development standards provide building separation for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation.

Table 3.150.2	
Standard	PF
Lot Area	No requirement
Lot Width	No requirement
Lot Depth	No requirement
Front Yard Setback	None, except when abutting to a Residential Zone, then the front yard setback to a building or parking area shall be the required setback of the abutting Residential Zone

Table 3.150.2	
Standard	PF
Side and Rear Yard Setback	None, except when abutting a Residential Zone, then the side or rear setback to a building or parking area is 10 feet. The required side and rear yard setback shall be increased by one-half foot for each foot by which the structure exceeds 20 feet in height
Building Height	35 feet except where a setback of 100 feet can be provided the building height may be a maximum of 55 feet. If the abutting zoning district allows buildings taller than 35 feet, the height of the abutting zone may be applied to the PF Zone
Landscaping	No minimum requirement