

**ADDITIONAL
WRITTEN TESTIMONY
SUBMITTED FOR
JUNE 20, 2024
PLANNING COMMISSION
HEARING**

Planned Unit Development (PUD #24-01)

Received as of hearing on 6/20/2024

From: nancy webster <[REDACTED]>
Sent: Thursday, June 20, 2024 4:35 PM
To: City Planner <cityplanner@corb.us>
Cc: nancy webster <rockawaycitizen.water@gmail.com>
Subject: Testimony about Nedonna Wave Development

We citizens have not been provided with all the relevant information regarding the Nedonna Wave Development in a timely manner. We initially were told in May 2024 that this application had been denied. Then, we were not informed that the denial had been withdrawn. I had requested pertinent information May 7, but only received it six weeks later.....yesterday, June 19, less than 24 hours before the hearing. As a result, it has been difficult for my neighbors and me to participate in an adequate investigation of this development proposal.

Specific Requests:

1) That the record be left open for any additional evidence, arguments or testimony the participants wish to submit for at least seven days after the hearing. [ORS 197.797(6) requires the City to provide this. This ORS means that the Public can submit written comments for 7 days after the hearing.]

2) State law (ORS 92.040) requires subdivision applications that are more than 10 years old to be considered from the beginning in order to weigh whether they comply with current land use regulations. There are serious concerns, as evidenced by the Staff report, that this development would not be allowed under current regulations.

3) The applicant has not included all of the prior City decisions on this subdivision in their application, nor has the Planning Department included them in their materials. These documents are necessary to understand whether or not this action is allowed.

City Options Available:

The City has all kinds of options for stopping the development. The decision is before the Planning Commission, but it could be appealed to or taken up by the City Council. There are many parts of the City's land use regulations that would allow them to reject the application based on the concerns we have outlined.

Separately, the City Council has authority to enact a moratorium that would prohibit any new development in a given area until it figures out issues of water availability, evacuation safety, etc. But there are specific state law requirements they would have to meet in order to do that. [ORS 197.520](#).

Specific Concerns:

1. The lack of a second exit from the Nedonna Beach neighborhood. This issue was brought up sixteen years ago during the previous 2008 application and never resolved. This area already has about 400 houses in an area at high-risk from tsunamis, earthquakes, floods, king tides, rising sea levels, extreme weather, and wildfires. 2. There are serious concerns about drinking water quality and quantity in Rockaway Beach. Let's resolve the City's water issues before adding more houses. The entire Nedonna Beach neighborhood is in the DEQ-defined source water protection area for Rockaway Beach's groundwater source.....their wells. These shallow wells are in close proximity to poorly regulated septic systems. Construction, roads, pesticides, fertilizers, home-use chemicals, and storm water all put additional stresses on these wells. These wells are in close proximity to the ocean; so, they are subject to salt water infiltration. 5. Houses in this proposed high-density development will be built in close proximity to McMillian Creek which will create more stresses on it, further degrading it. This creek is home to beaver, fish, and other wildlife. It flows into the Nedonna Marsh Estuary, a saltwater and tidal water area that flows into Nehalem Bay and the ocean. This estuary is designated as Salmon migration and Salmon nursery waters and it does not need more degradation from human activities. 6. Jetty Creek (Rockaway's surface drinking water source) in 2008 was approximately 20% clearcut and pesticide sprayed. Today, 15 years later, this watershed is approximately 90% clearcut and pesticide sprayed. These activities have seriously compromised water quantity and quality. Today we have lower stream flows in the summer, resulting in less drinking water available.

Let's enact a moratorium on new construction in the Nedonna Beach neighborhood until we have resolved these concerns. There are both public health and safety issues that need to be resolved. Also, there should be no more degradation of wetlands.

Thank you,
Nancy Webster
██████ White Dove Ave.
Rockaway Beach, Oregon 97136

Susan Norris
25785 Beach Dr
Rockaway Beach, OR 97136

June 20, 2024

Mary Johnson
City Planner
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Mary: Please accept the following as input and commentss associated with the proposal of Nedonna Wave B subdivision.

- On one hand I applaud you for holding this meeting and giving the public a voice in the outcome. On the other hand, I'm concerned that the decision has already been made and we are only be placated by this meeting. Upon walking the area this morning, it appears that the developers have already started clearing the land; land that is full of watershed plants, water and wildlife.
- From my understanding, the Clean Water Act (with protection for wetlands) was enacted in 1972. As part of that, each State was directed to create an inventory of wetlands. Likewise, States were encouraged to work with counties, cities and towns in developing this inventory and determining methods to protect them. In the 30 years that I have owned a home here, I don't believe that Rockaway has ever done this. I have watched section after section and lot after lot of wetland area be bull-dozed over and filled in for development. This happened as recently as 2023, when two wetland areas (one part of Tillamook County and one part of the city of Rockaway Beach in Nedonna) were replaced with houses.

Word up and down the coast is that Rockaway Beach does whatever it wants to do, including building wherever they want to build. I have recently seen some great changes with the town management of Rockaway, and hope those days are behind us.

- In 2021, Oregon adopted the Oregon Climate Plan (first in the nation), a plan to harness the power or tidal wetlands (all along the Oregon Coast), forests, and ecosystems to reduce greenhouse gas emissions. How can we do that if our wetlands are being torn up and filled in?
- People like to buy swamp land (watershed land) because it is inexpensive. All they have to do is convince a couple of politicians that they can do something with it by adding a couple truck loads of rock. Never is there any consideration for the large amount of wildlife that the wetland supports or where wildlife will go; we are told that X% of open land will be available for wildlife. If wildlife could vote for this, I guarantee that they would say no.

The watershed in this Nedonna Wave development as well as the land that stretches South of Riley towards Beach Ave, supports all sorts of wildlife. It is also the most western migratory route for birds heading north in Spring and south in the Fall. These include but are not limited to: Swainson's Thrush, Bushtits, Wilson, Orange-crowned, Yellow, Hermit, and Black-throated Gray Warblers, Pacific Slope Flycatchers, Band-tailed Pigeons, Black-headed Grosbeaks, Rufous Hummingbirds, swallows, Yellow-throat, etc. They need food to eat and water to drink, and a nice watershed perfectly fits their needs.

I could go on and on, but I think you get my feeling here. Please look at the facts and think hard before turning another watershed in Nedonna into another development.

Sincerely,

Susan Norris