

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

Planned Unit Development (PUD #24-01)

Received as 6/20/2024 9:30 am

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To: Rockaway Beach Planning Commission

Re: Public concerns regarding PUD-24-1

From: Thomas Heckenberg

██████ White Dove Ave

Rockaway Beach

Revised 6/17/2024:

I respectfully request your consideration of the following concerns regarding PUD-24-1, the Nedonna Wave Phase 2 development proposal. My wife and I have owned our house in Nedonna Beach since 2019. We are concerned about the negative impact to our neighborhood due to PUD-24-1. I am very familiar with the construction area, and have walked it many times in all seasons. I have unplugged the culverts in that area many times in the winter, and I've seen the upstream flooding when they are plugged. As the board member on the Nedonna Beach Neighborhood Association who is responsible for Emergency planning and evacuation route maintenance I am painfully aware of what we have, and what we need. For many years I have worked with county and state officials regarding the Nedonna Beach evacuation routes and Emergency plans. Emergency evacuation should be part of the public welfare. I would also like the city to determine if the proposed development and houses are going to cause issues downstream on the ecosystem, and with increased flooding.

Emergency Evacuation concerns:

CORB criteria:

Section 3.142 Tsunami Hazard Overlay Zone 1.

*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 45 d. **Increase the ability of the community to respond and recover.***

6. Evacuation Route Improvement Requirements...all new development, substantial improvements and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Tsunami Evacuation Facilities Improvement Plan.

My Concern:

I do not believe PUD-24-1 meets the above criteria's.

The Tsunami evacuation route for the phase 2 homes would be through a steep single file trail that already services over a hundred homes and families. Today that route is barely adequate. Adding 22 more homes will only exacerbate an already poor situation. In a major earthquake/Tsunami event people will be desperately trying to get to high ground before the wave hits. Computer models indicate that the addition of the 22 houses of people would cause a an additional ~90 second delay to those fleeing up hill. With the earthquake already having caused massive damage, and the Tsunami coming soon these scared people will not wait patiently, any delay will cause more panic, and a panicked crowd will cause unnecessary death. I believe it to be irresponsible to allow these houses to be built without a clear path for the people to evacuate. Approval of this proposal should include an evacuation route which provides an unrestricted evacuation flow of all residents who rely on this path. This is a public welfare, public safety problem.

Also, the Phase 2 Memorandum dated Feb 20 2024, Section II under modifications to the PUD approval, item number 3 states:

“Provide that when the owner of the land to the south extends Jackson Street south into that property, the city will vacate the east stub of Riley Street so that Riley Street will terminate in a T intersection with Jackson Street, and the vacated stub can be combined with Tract E to form an additional building lot”

Currently the east stub of Riley Street is exactly where the city, county, and state recognized emergency evacuation route is located. The DOGAMI Tsunami Inundation Maps direct people to that trail. Turning that into a building lot will mean a third of Nedonna will lose their fastest way out of Nedonna. Most of the Nedonna Beach full time residents are older retired people, they already question if they could make it out in time, without this path we will taking away all hope. Item 3 should not be approved without consideration of the public welfare. Again, we need a guaranteed low restriction route out of the Tsumani inundation zone.

Wetland Impact concerns:

CORB Criteria:

Section 3.080 Special Area wetlands

*Purpose. The purpose of the SA Zone is to **conserve significant freshwater wetlands** and the shoreland and aquatic environment of Rockaway Beach's lakes.*

Section 3.092 Flood Hazard Overlay Zone

*Purpose and objectives: It is the purpose of this Flood Hazard Overlay Zone to regulate the use of those areas subject to periodic flooding, **to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions.***

Section 3.095. Administration.

*(5) Alterations of Watercourses. The City shall: (a) Notify adjacent communities, the Department of Land Conservation and Development, and other appropriate federal and state agencies prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. (b) **Require that an engineered stormwater drainage plan and maintenance plan is provided within the altered or relocated portion of said watercourse, so that the flood carrying capacity is not diminished.***

Section 3.096. Provisions for Flood Hazard Reduction. General Standards

(4) Subdivision Proposals. (a) All subdivision proposals shall provide engineered plans consistent with the **need to minimize flood damage.**

My Concern:

I believe PUD-24-1 does not meet the criteria listed above.

The proposed houses east of Kittiwake are all going to be built either in an area that floods or is on a hillside. Much of the land east of Kittiwake is designated as Special Wetland. Two McMillian Creek tributaries run through the proposed construction area, and when the culverts under Kittiwake plug up in the winter, as they always do, this area becomes a swamp. On a site inspection you will see many of the Alder trees are not healthy, and the reason is that they are drowned in the winter. House and road construction on the hillsides cannot help but have an adverse effect on these wetland, debris and dirt will flow downhill into the wetlands, changing the water flow, adding fill, and increasing the material which clogs the culverts in the winter. This last winter with only minor culvert blockage on McMillian and Nedonna Creeks flood waters were within a few feet of houses on Central Court. Nedonna Beach is at the bottom of a large hill, and in the winter the rain water fills our creeks, and if there is a blockage somewhere it fills the streets, add in a high tide and flood water threaten the houses.

One lesson we humans have learned is that wetlands such as this provide a valuable service during a flood. They act as a sponge to soak up water, and then slowly release that water, they effectively slow down the water. When we take them out downstream flooding gets worse. In this case the reduction or loss of this wetland could cause more winter flooding on the houses on Kittiwake Ave, Chieftain Ave, Section Line Rd, and White Dove Ave. We already see houses in this area with water in their crawlspaces during high tides when combined with heavy winter rains. Loss of this wetland sponge may very well increase flooding downstream, how much more flooding is hard to say, but it could be the difference between pumping a crawlspace and replacing everything on the first floor. Before approval of this planned development the city should be able to state with confidence that it will not harm existing houses. We already have a winter flooding problem, please don't make it worse.

McMillian Creek appears to be a temporary habitat for young Salmon before they enter the ocean. Every year the pond behind my house comes alive with small salmon fry. That pond is fed by McMillian Creek and is downhill from the proposed construction. Construction is a messy operation, and there is now way to prevent soil from entering the waterway. Increased turbidity into McMillian Creek will disrupt

this fish flow, disrupting important temporary habitat, and could negatively impact the Nehalem River Salmon runs. I would like a state biologist to approve the impact to this unique ecosystem.

I would be happy to answer any questions on these concerns.

Thank you for your consideration

Thomas Heckenberg



SectionLine Rd. 01/2021 Downstream from PUD-24-1



Side yard of house on SectionLine Rd 01/22 Water already in crawl space.



Pond located .1 mi downstream from PUD-24-1 01/22



Same Pond normal height

June 13th, 2024

To: City of Rockaway Beach
City of Rockaway Beach Planning Committee
City of Rockaway Beach City Planner, Mary Johnson

From: Delta Holderness
9340 Song St.
Rockaway Beach, OR 97136
[REDACTED]

Re: Written public comments regarding PUD-24-1

Since 2016, my husband and I have been full time residents of Nedonna Beach. Since this time, we have seen many changes to our beach community. The increase of short term rentals and the elimination of a Rockaway Beach Police Department are just a few of the changes that are concerning. So, while I have many concerns about this proposed increase of housing units, many of which other residents will comment about, I will mostly focus my comments on the safety of the residents and visitors of Nedonna Beach.

Expanding housing in small coastal communities requires careful consideration of the existing infrastructure and the specific needs of the residents. Placing additional housing units in Nedonna Beach, regardless of the number of houses built, presents several challenges that argue against such an expansion without first addressing the foundational issues. This is particularly important in a community partly managed by both the county and the city. Here are several points that support the argument against adding more housing units.

Applicable criteria:

Article 10, Development Standards (8). – Street and Roads: Necessary streets and roads within the PUD shall be dedicated to the public.

Section 1.030. Definitions: Sidewalk, public. A pedestrian access at least 6 feet wide located within the street right-of-way for the purpose of walking and separated from vehicular traffic. Where public sidewalks do not exist, the 6 feet of right-of-way on either side of the street shall be considered as a sidewalk.

Section 10.050 2(f). The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

Section 3.092. Flood Hazard Overlay Zone - FHO Zone

Purpose and objectives: It is the purpose of this Flood Hazard Overlay Zone to regulate the use of those areas subject to periodic flooding, to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions. In advancing these principles and the general purposes of the Rockaway Beach Comprehensive Plan and Zoning shall ensure that the specific objectives of this zone are met.

1. Existing Infrastructure Deficiencies

The current infrastructure in Nedonna Beach is insufficient to support additional housing. The community lacks adequate sidewalks, crosswalks, and other essential pedestrian safety features. This is especially problematic for our retiree population, who rely heavily on safe, accessible walkways to navigate their daily activities, including walking to and from the beach. Currently, residents have no choice but to walk directly in the roads, which poses significant safety risks. While the public sidewalk definition states that when no public sidewalks exist that the 6 feet right-of-way on either side of the street shall be considered a sidewalk, there are no posted signs to alert/remind drivers to this rule. Pavement markings and signs should be used to convey this message. (example below). A large percentage of drivers do not slow down or even go around pedestrians, which I experience almost daily on my walks around the neighborhood and to and from the beach.



2. Safety Concerns for Older Adults

The retirement population in Nedonna Beach has specific mobility and safety needs. Older adults often have slower reaction times, decreased stability, and a higher risk of falling. The wetter climate exacerbates these issues, as grass becomes slippery and dirt paths turn into mud with more standing water. Without proper sidewalks and other well-maintained walkways, the risk of accidents and injuries increases significantly. Walking on the roads, currently the only available option is particularly dangerous for all residents, not just retirees. Moving too far onto the grassy shoulder of the roads to move out of the way of a speeding vehicle can result in falls into water drainage ditches, posing moderate to severe injury risks such as sprained ankles and wrists, broken bones, and head trauma.

3. Traffic and Speed Management

Current traffic management is inadequate for the community's needs. There is a pressing need for speed bumps, lower speed limit signs, pedestrian crosswalks and signage (see examples under #1 heading), and improved traffic control measures to ensure the safety of residents. This is particularly important for older adults, who may not be able to move quickly out of the way of oncoming vehicles, and for children, who may not pay attention while riding their bikes. There was a car vs. child on bike accident last summer and the child had to be emergently taken to the hospital. I never heard if the child survived. Additionally, slower speeds are essential for enabling drivers to stop more quickly to avoid pedestrians, bicyclists, children, and wildlife that may suddenly dart in front of vehicles.

Adding more housing units will increase traffic, further endangering pedestrians, bicyclists, and wildlife unless these issues are addressed first. While it may not be possible to get the County to reduce their speed limits on what are considered County roads, (but it couldn't hurt to ask) the City of Rockaway Beach can definitely make this change and post speed limit signs within the city limits that are lower and safer for pedestrians. There are currently no posted speed limit signs on the city streets or any signs at all warning of pedestrians, bicyclists, etc. While speeding would still occur with the lower posted speed, the hope would be that the overall speed of vehicles would decrease and would help create a safer environment for all.

4. Strain on Public Services

Additional housing units would place further strain on already limited public services. This includes healthcare, police and other emergency services, and maintenance of public spaces. The existing resources are insufficient to meet the needs of our current population, let alone accommodate a growing one, especially given the higher demands that an increased population would require.

5. Environmental Impact

The environmental impact of additional housing cannot be overlooked. Increased housing density can lead to greater surface runoff, flooding, erosion, and pollution, which the current infrastructure is not equipped to handle. These environmental changes can further degrade walking conditions, making paths muddier and more hazardous for everyone. Currently, McMillan Creek is flooded and not draining even after several weeks of dry weather. The creek runs next to my property and every winter Song St. floods. By adding additional housing in this area will decrease the amount of rainwater absorption causing roads to flood even more. The picture below is not great due to some reflections, but you can see that looking west from Song St. toward Kittiwake that Song St. is flooded as well as the intersection of Song St. and Kittiwake. This happens every year in front of my house, sometimes multiple times depending upon the severity of the storms and the amount of rain in a short period of time.



6. Community Character and Quality of Life

Preserving the quality of life for current residents is crucial. Introducing more housing units may disrupt the peaceful, slower-paced environment that benefits retirees, working adults, and families. Many Nedonna Beach residents have chosen to live here specifically to enjoy the tranquility that beach life offers. Increased noise, traffic, and congestion are likely to negatively impact the well-being and mental health of the community.

Conclusion

Before considering the addition of new housing units, Rockaway Beach must prioritize upgrading its infrastructure and collaborate effectively with the County to address issues that will enhance the quality of life for all of the residents in Nedonna Beach. Per the ordinances, streets and roads within the PUD should be dedicated to the public and streets need to be adequate to support the anticipated traffic and not overload the streets outside of the planned area and for that reason there must be upgrades. This includes building and maintaining sidewalks or at least adding pavement markings and signs, installing adequate crosswalks at the most dangerous intersections (mainly roads leading to the beach), implementing traffic calming measures, and ensuring that public services can accommodate a growing population. Additionally, the City has an obligation to the neighborhood to ensure the environmental impact of increasing the housing density does not amplify the flooding issues that are already being tracked. By tackling these issues first, the city and county can create a safer, more accessible environment that supports the health and well-being of its current residents and visitors, while being better prepared for any future development.

June 17, 2024

To City of Rockaway Beach Planning Commission

From Catherine and Frank Imbrie

████████ White Dove Ave

Rockaway Beach, OR 97136

Subject: Comments regarding PUD - 24 -1

Issue #1: Lots proposed in PUD - 24-1 appear to be in violation of zoning ordinance RBZO 3.010. Sec 3, subsection A.

Issue #2: In occurrence with the required tsunami evacuation path, vacating the Riley St. easement will jeopardize one of our Nedonna Beach paths to our safe zone.

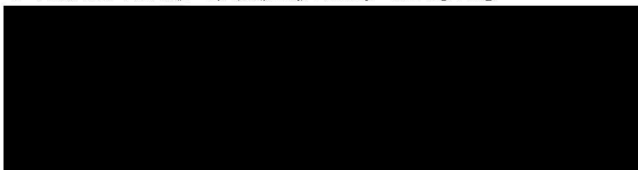
Issue # 3: Traffic - there needs to be more than one ingress and egress to Nedonna Beach before any new areas of housing development should be allowed.

Issue # 4: Water - the lack of plentiful water for Rockaway needs to be addressed before any new areas of housing are added to our existing water system.

We are concerned about all of these issues and plan to attend the meeting on June 20th.

Most sincerely,

Frank and Catherine Imbrie



From: [City Hall](#)
To: [City Planner](#)
Subject: FW: New message from "City of Rockaway Beach Contact us"
Date: Thursday, June 20, 2024 7:50:37 AM



Kale Hesse
Admin Assistant II
City of Rockaway Beach
p: 503-374-1752
a: 276 S Hwy 101 | PO Box 5 | Rockaway Beach, OR 97136
w: www.corb.us | e: cityhall@corb.us

From: City of Rockaway Beach Contact Us <cityofrockawaybeachoregon@gmail.com>
Sent: Wednesday, June 19, 2024 1:52 PM
To: City Hall <cityhall@corb.us>
Subject: New message from "City of Rockaway Beach Contact us";

Lydia Anderson

[REDACTED]

I tried to call but the office is closed for the holiday. I am unable to attend the meeting on June 20th where the proposed new housing development on Nedonna Beach is being discussed. I am a property owner within the notifiablw distance of the proposed development. I would like to go on record as voicing my concerns of safety, personal and property. The one exit is not adequate, the tsunami exits are not safe for the population now and additional houses only makes us all less safe. Also, the last time homes were built behind us, phase 1, we experienced some sheetrock damage in our home. Added traffic on these narrow blacktops also concerns me. Water issues are also concerning. Thank you for your consideration. If I need to do anything further to go on record with my concerns, please contact me via this email.

Lydia Anderson

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

To:

City of Rockaway Beach
City of Rockaway Beach Planning Commission
City of Rockaway Beach City Planner Mary Johnson

From:

Charyl Looper
[REDACTED] Kittiwake Drive
Rockaway Beach, OR 97136
[REDACTED]

Subject: Written public comments regarding PUD-24-1

Dear City of Rockaway Beach,

I have been a Nedonna Beach homeowner since July of 2017. I'm writing to express my concerns with the Nedonna Development LLC (case PUD-24-1) development plan, as I'm unable to attend the public hearing on June 20, 2024.

My main issues cover:

1. **Emergency Concerns:** Insufficient Evacuation Route
2. **Daily Safety:** Unsafe Streets
3. **Flooding and Property Damage:** McMillan Creek
4. **Climate Change Flooding:** Insurance Concerns

1. Emergency Concerns: Insufficient Evacuation Route

Applicable Criteria: See below my comments.

Nedonna Beach's single entrance and exit is currently insufficient to support an emergency situation. In 2017, the single entrance and exit was sufficient to handle the small neighborhood, but now that we have been inundated with short-term rentals (impacted daily—no longer just a summer weekend experience of renters), it seems more than clear it is a concern if an emergency arises. The risks of flooding, fires and a tsunami are very real dangers, and while the locals may understand where to go and how to evacuate, I'm sure our many visitors do not. Adding more homes with more cars and more people will certainly only exacerbate the situation during an emergency.

A second entrance and exit should be researched and considered before any new development occurs in the area.



Image: Photo of 12 cars at two houses on Section Line Road, April 20, 2024. Imagine 6 carloads of people per house in Nedonna, trying to evacuate on one exit road during a tsunami.



Image: Photo of overflow cars at the same two houses on Section Line Road, April 26, 2024.

Applicable Criteria:

Section 10.040. Development Standards.

(9) Dedication and Maintenance of Facilities. The Planning Commission, or on appeal, the City Council may, as a condition of approval for a PUD require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated to the following uses:

Response: The PUD enjoys excellent pedestrian access to the beach and will include 49% common open space. No further recreation facilities are required. The common area will be under the control of an owners' association pursuant to covenants. Because the railroad blocks extension to the east and all adjoining properties are either already developed or have direct access to improved public streets with utilities, no further easements for extensions of public utilities are required. A portion of the open area has been set aside for a sewer pump facility.

Article 10, Development Standards (8). – Street and Roads: Necessary streets and roads within the PUD shall be dedicated to the public.

Section 1.030. Definitions: Sidewalk, public. A pedestrian access at least 6 feet wide located within the street right-of-way for the purpose of walking and separated from vehicular traffic. Where public sidewalks do not exist, the 6 feet of right-of-way on either side of the street shall be considered as a sidewalk.

Section 10.050 2(f). *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.*

2. Daily Safety: Unsafe Streets

Applicable Criteria: See below my comments.

Nedonna Beach does not have sidewalks, nor speed bumps. With the number of cars from local residents, and the overwhelming amount of renters and visitors driving through our streets, it has become unsafe to walk in the neighborhood (it's not just renters speeding: locals, trash trucks, delivery trucks and especially Vacasa employees speeding to clean the next rental). There are a few speed limit signs, but those are often ignored.

I walk my dog multiple times a day, and the only space to do so is in the street, as we do not have sidewalks nor designated walking areas. I can't tell you the number of times I've nearly been hit as cars speed by me (and then to try to jump out of the way onto the shoulder of the road only to step in dog excrement left by the visitors, or in a hole).

With more short-term rentals, we have many, many children playing in the streets who do not live here and do not know to watch out for speeding cars. There was an incident just last summer with a child bicyclist being hit by a vehicle.

Neighbors were recently discussing postal service concerns with our Postmaster, Tyler C. Trego. He mentioned how dangerous it is to deliver mail in Nedonna Beach as it is— due to the lack of sidewalks, pedestrians and children in the streets, and speeding cars.

With more houses come more cars, and less safety for walking in the street. We currently do not “enjoy(s) excellent pedestrian access to the beach” (see below).

Sidewalks and speed bumps should be researched and considered before any new development occurs in the area.

Applicable Criteria:

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Section 10.050 2(f). *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.*

3. Flooding and Property Damage: McMillan Creek

Applicable Criteria: See below my comments.

My property is on the east side of McMillan Creek. The creek floods quite often, and is affected not only by rainfall, but by high tides. Every year I've seen the water rise to a higher level, and I know it's not IF the creek floods into my living room—but WHEN. I've added more native plantings to absorb the extra water, but it certainly won't be enough with climate change and severe weather patterns.

The land proposed for development currently floods and absorbs water from storms and runoff. Without this area available to work as a wetland, the homes on and near Kittiwake are in danger of flooding more severely and more often. It's already happening—and this new development will certainly make the situation dire.

If it wasn't so sad, it would be laughable that Anna Song "believes the existing wetland and drainage facility to be adequate".

Wetland preservation should be researched and considered before any new development occurs in the area.



Images: McMillan Creek flooding behind my home, Dec. 5, 2023

Video of Flooding Dec. 5, 2023: <https://photos.app.goo.gl/uK8bvBKhe2e8GV6t9>

**Applicable criteria:
Section 41
Land Subject to Inundation**

If any portion of land proposed for development is subject to overflow, inundation or flood hazard by, or collection of, storm waters, an adequate system of storm drains, levees, dikes and pumping systems shall be provided.

Response: As part of developing Phase 1, the applicant installed storm drain culverts from the wetland area under Kittiwake Drive to Tract B and thence to McMillan Creek to provide storm drainage from Tract F. **The applicant believes the existing wetland and drainage facility to be adequate.** The plat complies with this standard.

Section 3.092. Flood Hazard Overlay Zone - FHO Zone

Purpose and objectives: It is the purpose of this Flood Hazard Overlay Zone to regulate the use of those areas subject to periodic flooding, to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions. In advancing these principles and the general purposes of the Rockaway Beach Comprehensive Plan and Zoning shall ensure that the specific objectives of this zone are met.

4. Climate Change Flooding: Insurance Concerns

Applicable Criteria: See below my comments.

Climate change is affecting the severity and occurrence of flooding globally. This is rapidly impacting homeowners, and insurance companies are now responding by dropping coverage of existing clients. I'm concerned that the proposed development of case PUD-24-1 will add to existing flooding issues, and may soon affect my ability to insure my property, impacting my financial ability to continue living in my longtime-dream home at the beach. This is not some crazy stretch of the imagination — it's already happening.

<https://stateline.org/2024/06/05/states-beg-insurers-not-to-drop-climate-threatened-homes/>

<https://www.nytimes.com/interactive/2024/05/13/climate/insurance-homes-climate-change-weather.html>

<https://www.cbsnews.com/news/insurance-policy-california-florida-uninsurable-climate-change-first-street/>

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Purpose and objectives: It is the purpose of this Flood Hazard Overlay Zone to regulate the use of those areas subject to periodic flooding, to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions. In advancing these principles and the general purposes of the Rockaway

Beach Comprehensive Plan and Zoning shall ensure that the specific objectives of this zone are met.

Thank you for hearing my concerns.

Please let me know if you have any questions at all.

Best,

Charyl Looper

June 17, 2024

To City of Rockaway Beach Planning Commission

From Catherine and Frank Imbrie
26773 White Dove Ave
Rockaway Beach, OR 97136

Subject: Comments regarding PUD - 24 -1

Issue #1: Lots proposed in PUD - 24-1 appear to be in violation of zoning ordinance RBZO 3.010. Sec 3, subsection A.

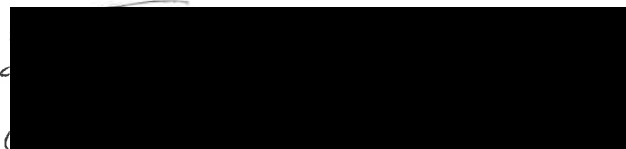
Issue #2: In occurrence with the required tsunami evacuation path, vacating the Riley St. easement will jeopardize one of our Nedonna Beach paths to our safe zone.

Issue # 3: Traffic - there needs to be more than one ingress and egress to Nedonna Beach before any new areas of housing development should be allowed.

Issue # 4: Water - the lack of plentiful water for Rockaway needs to be addressed before any new areas of housing are added to our existing water system.

We are concerned about all of these issues and plan to attend the meeting on June 20th.

Most sincerely,
Frank and Catherine Imbrie



From: [josh parkinson](#)
To: [City Planner](#)
Subject: Nedonna Beach Development
Date: Saturday, June 15, 2024 2:43:00 PM

Hi Ms. Johnson. I am writing to you as a homeowner in Nedonna Beach. I'm sure you've been hearing a lot about this recently so I will be quick and direct. My main concerns with a large scale development are:

- Increased traffic
 - During construction - heavy machinery
 - Afterward with an increased population
 - Increased rentals
- Aesthetics
 - There needs to be some type of requirement that the look of the new homes blend in with existing architecture or "coastal feel." It would be a shame if they built a bunch of townhomes that looked like they could be in a Portland suburb. That is not why we spend time at the coast
- Short-term rentals
 - There should be a moratorium on short-term rentals to help alleviate traffic and people who do not live in and care for the community on a regular basis (we do not rent out our house)
 - We have seen recently that it is very common to have 4 or 5 cars at 1 rental house. This increased traffic by people who are not part of the community can also lead to dangerous situations like we had last year where a child was hit by a car on Nedonna and had to be rushed to the hospital via ambulance.

Thank you for hearing me out,

The Parkinsons (Section Line Rd)

From: [Sue Sharp](#)
To: [City Planner](#)
Subject: Nedonna Wave Development
Date: Monday, June 17, 2024 4:35:58 PM

Mary,

To: Rockaway Beach Planning Commission

Re: Concerns regarding the Nedonna Wave Phase 2 development proposal dated Feb 20, 2024.

From: Susan Sharp

26767 White Dove Ave

Rockaway Beach

I am writing in regards to the proposed development in Nedonna Beach. Below are my concerns about this proposed development.

Safety:

Currently there is only one way in and out of the Nedonna subdivision. There are no sidewalks and in many places it is not easy to get off of the street to let cars pass. This past Memorial Day weekend was a perfect example of how challenging it can be to walk on Nedonna Avenue. The speed limit is 25 mph and rarely does a car go that speed. We were walking with 3 children on bikes and cars were zipping by and in many places the only way to get off of the road was to step off of the road and hope you don't trip into the ditch. This new subdivision would bring more car traffic as well as construction traffic onto a road that is already busy.

A number of the cross streets in Nedonna do not have stop signs on them. More houses will bring in more cars into an area that is not set up to support this increase in use. Last year a child on a bike was hit by a car on one of the streets in Nedonna. I am not sure exactly how this accident happened but it is an example of the streets being used for recreational purposes and cars not paying attention. More cars will only increase the risk for more accidents.

Water:

I am also concerned about our water. Last summer (2023) we were asked by the city to slow down our water usage as our water shed was getting low/dry. Where is the water going to come from to support 22 more houses?

Lack of support by the city, county and state

22 more houses means at least 44 more people using the beach trails. Currently the parking lot and beach trail at the end of Nedonna is not supported by the city, county or state. This is one of the major access points to the beach in Nedonna. The Nedonna Beach Homeowners Association pays for a porta potty out of their dues to help keep human waste off of the trails and bushes. There are no garbage cans and only by the grace of some of the neighbors does the garbage and pet waste get picked up. More homes will bring more people to the area and in turn bring more trash and waste to the area.

Short Term Rentals/parking

I know that the city of Rockaway Beach has put a limit on Short Term Rentals but I also know that they reserve the right to review the numbers every year starting in October 2025. I am concerned that should the limit of STR's increase, these homes will become rentals. Parking on Kittywake is already challenging during the summer and holiday weekends. Often times there is only room for one car to go down the road as there are cars parked on both sides of the road. The STR rate on Kittywake is already over 44% and there is often more cars at a house than can fit on a driveway.

Nedonna Beach subdivision is a nice area. I am concerned that if these 22 houses are allowed to be built, the area will not remain as nice as it is. These 22 houses could open the door for more development and the area is not set up to support these additional homes. The public areas are not supported by the city, county or state. The speed limits are not followed and the police presence is minimal. The water supply is limited and more

homes will only put more stress on the system. 22 more houses will increase traffic and make our roads more unsafe than they already are. I am hoping that you will take into consideration these concerns when reviewing the proposal.

Thank you,

Susan Sharp

From: [Nedonna Beach Neighborhood Association](#)
To: [City Planner](#)
Subject: Concerning Nedonna Beach Development Proposal
Date: Tuesday, June 18, 2024 9:32:53 AM

Mary Johnson and Rockaway Beach Planning Commission -

I write to you on behalf of the Nedonna Beach Neighborhood Association (NBNA), a non-regulatory neighborhood association working collaboratively with more than 160 property owners in the Nedonna Beach Community. We appreciate the time and consideration concerning the request to develop land in Nedonna Beach that will negatively impact current property owners in several ways.

As a community we have reached out to express concern about the impact of increased paved area on flooding of properties along McMillan Creek, pollutants in runoff in the wetland areas impacting salmon, otter, and beaver.

Our neighbors have brought up concerns about limited access and egress in case of emergency - already a problem for our community, and a reason a previous request to develop in our community was declined.

Property owners express concern about an increase of traffic on Nedonna Ave, not just a road, but the main pedestrian and bike path in the area. The county has denied requests for stop signs on east / west roads crossing Nedonna Ave. We have asked for stop signs to slow traffic on Nedonna as people race to Riley, then on to Section Line. Many neighbors watched as a child was hit while riding his scooter on Nedonna Ave last summer.

Although David, Geneva, and Adah Hidy are county roads, along with Sunset, Western, and Park ,they are not maintained by the county. The NBNA pays to grade and gravel those roads. Contractors in the area travel on Adah Hidy, on to David, both unpaved roads. These roads have large potholes and puddles because of this wear and despite ongoing maintenance.

The NBNA has established and maintains two Tsunami evacuation points on the east side of 101. The facility on Scenic would receive evacuees from the new development. The location of the exit route is currently being challenged and the facilities that we have in place will not meet the needs of additional people, should it be needed in case of an emergency.

Our organization works with Oregon State Parks and Tillamook County to provide chemical toilets at the parking area at Section Line because of heavy use. We fund garbage collection in the summer months because this area is not included in state, county, or local maintenance. Bringing even more people into Nedonna Beach would stress our capabilities

to fill this need.

Our organization currently struggles to work with non-residential property owners, investment buyers, and short-term rental situations. People who are not connected to the place do not support the stewardship of the land as those who live here and have second homes. We are under-represented tax payers.

We believe that this development would have a negative environmental impact in sensitive wetland areas. It will put undue stress on our already taxed water system and unpaved roads. And, adding homes and increasing population density in an area with limited access and egress could prove to be dangerous.

I am hopeful that you have heard our voice as you make a decision about this development.

Sincerely

Cheryl Bland
Chair - Nedonna Beach Neighborhood Association

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Nedonna Beach Neighborhood Association
P.O. Box 613, Rockaway Beach, OR 97136
<http://nedonnabeach.org/>

From: [kathy tysinger](#)
To: [City Planner](#)
Subject: New housing units in Nedonna Beach
Date: Tuesday, June 18, 2024 11:58:18 AM

To Mary Johnson and all involved:

My name is Kathy Tysinger and I have owned my home in Nedonna since 1993. We have one entrance and exit and there needs to be a second exit. With White Dove development there was no change And now you want to approve 21 to 31 houses without addressing the current entrance and exit problem. We need another entrance and exit before more development takes place. It is not safe now and adding more homes and people will intensify the situation. I was told the developer of White Dove was supposed to build a second entrance to Nedonna in order to develop and build, but they did not. There must be a building or development code in OR stating that you need more than one entrance and exit to a residential neighborhood with so many houses.

This is a money maker for the city of Rockaway, developers, builders, realtors, contractors etc. The development does nothing to improve the neighborhood and causes many problems. I am opposed to it as are many. If development is approved, the developer needs to build another access and egress to Nedonna where they want to build.

I have only addressed one problem, a new entrance and exit. There are other concerns as well: 1. Serious concerns about drinking water quality and quantity. 2. Building 21 to 31 houses in a small area. 3. Creating more stresses on McMillan Creek that flows through the area and is home to the beaver. 4. The native Sitka spruce trees and habitat that would be destroyed. 5. And obviously the current and Only entrance will have machinery, trucks, crews, etc. ruining the roads and the environment and possibly hitting a few residents or children as they travel through our neighborhood. There have been residents hit by a vehicle and others with very close calls. If there are fires or flooding, the residents in the new developments won't make it out.

I am sure there are other concerns that I haven't listed. I hope you will listen to Nedonna Beach residents before moving forward. Thank you.

Sincerely,

Kathy Tysinger

Sent from my iPhone