



## MEASURE 56 LAND USE PUBLIC HEARING NOTICE

THIS IS TO NOTIFY YOU THAT THE CITY OF ROCKAWAY BEACH HAS PROPOSED A LAND USE THAT MAY AFFECT THE PERMISSIBLE LAND USES OF YOUR PROPERTY AND OTHER PROPERTIES.

City of Rockaway Beach  
276 S. Highway 101  
P.O. Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752  
www.corb.us

The City of Rockaway Beach has determined that adoption of a proposed ordinance may affect the permissible uses of your property and other property in the affected zone(s) and may change the value of your property. The Rockaway Beach Planning Commission will conduct a Public Hearing on this proposal on May 15, 2025 at 5:00 PM. The Rockaway Beach City Council is scheduled to conduct a Public Hearing on this proposal on June 11, 2025 at 6:00 PM.

**Location:** Both Public Hearings will be conducted in-person at the City Hall Council Chamber and through Zoom.

*Link to Zoom meeting:* [bit.ly/3Ei7eg5](https://bit.ly/3Ei7eg5)

*Meeting ID:* 874 8777 4072

*Passcode:* 952582

Written comments are encouraged and may be submitted to the Planning Department by mail, by emailing: [cityplanner@corb.us](mailto:cityplanner@corb.us), or in person at City Hall. Availability to attend meetings in person will be posted on the meeting agendas.

**Background & Proposal:** The City of Rockaway Beach is considering an ordinance amendment to the Rockaway Beach Zoning Code, Flood Hazard Overlay Zone – (FHO) Zone, Sections 3.092-3.097. The proposed ordinance is available for inspection at

Rockaway Beach City Hall at no cost, or hard copies are available for purchase at reasonable cost. A copy of the Staff Report will be available for inspection at Rockaway Beach City Hall at no cost at least seven days prior to the Public Hearing.

The City is a participating member of the National Flood Insurance Program (NFIP). This program allows property owners in the floodplain to buy affordable and federally-administered flood insurance. The Federal Emergency Management Agency (FEMA) is responsible for implementing and administering the NFIP.

In 2009, environmental groups sued FEMA, alleging that floodplain development in Oregon was harmful to threatened and endangered species. FEMA settled that case by agreeing to consult the National Marine Fisheries Services (NMFS) on how to address the impacts that NFIP development has on these species. In 2016, NMFS released its Biological Opinion (BiOp) regarding FEMA's implementation of the NFIP in Oregon, finding that implementation of the NFIP in Oregon reduces the quantity and quality of habitat that jeopardizes the continued existence of certain threatened or endangered species. On July 15, 2024, in response to the BiOP, FEMA announced new requirements called Pre-Implementation Compliance Measures



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(PCIM), which NFIP communities are required to implement to address the BiOp.

The proposed ordinance includes language to address the requirements outlined in the Draft Implementation Plan for National Flood Insurance Program-Endangered Species Act Integration in Oregon. The proposed ordinance provides a set of provisions to protect the built environment from flood damage and to minimize potential impacts of construction and reconstruction on public health and safety, property, water quality, and aquatic and riparian habitats. These requirements pertain to new development in the Special Flood Hazard Area, which includes the maintenance, repair or remodel of existing structures and utilities when the existing footprint is expanded and/or the floodplain is further encroached upon. Adoption of the ordinance will ensure compliance with the minimum standards for participation in the NFIP in Oregon.

You have received this notice because you are the listed property owner or agent of a property that may be impacted by the proposed ordinance. Properties affected include those in the Special Flood Hazard Area(s) identified on FEMA Flood Rate Maps 41057C0377F, 41057C0381F, 41057C0214F, and 41057C0218F effective September 28, 2018.

**Hearing Procedure:** This legislative hearing is pursuant to the requirements described in the Rockaway Beach Zoning Ordinance, Article 9. Amendments. The application, all documents and evidence relied upon by the applicant (City of Rockaway Beach), and the application criteria are available at no cost through the City of Rockaway Beach website. Copies of these materials will be provided at reasonable cost.

**About this Notice:** *In 1998, Oregon's voters passed a law known as Ballot Measure 56, which requires legal notices, like this one, to be mailed to landowners when a change in land-use laws might limit the use of their property. Generic legal language is mandatory for all mailings under Measure 56 law. The above sentence, "The City of Rockaway Beach has determined that proposed land use changes may change the value of your property." is mandatory language that the City must include, however; the City of Rockaway Beach does not know how these amendments might affect the value of your property, if at all.*

**For more information see the City's website or contact the Rockaway Beach Planning Department by email: [cityplanner@corb.us](mailto:cityplanner@corb.us) or by phone (503) 374-1752.**

Mailed: April 15, 2025