



City of Rockaway Beach

Scoping SB406 and
Comprehensive Plan Amendments

Planning Department Scope and Strategy



Presented By:
Abram Tapia, City Planner

August 20, 2025

Agenda



Grant Applications

Elaborate on the reasoning for DLCD grant applications.

SB406 (2023)

Introduce phase 2 of SB406 implementation.

- Housing Needs Analysis
- Housing Capacity Analysis
- Housing Production Strategies

Grant Applications

Department of Land Conservation and Development (DLCD)
2025-2027 Housing Planning Assistance Grant Program



Second Phase of SB406 Implementation	Development Code Amendment
<p>Spearheaded by Tillamook County.</p> <p>A novel regional approach to Planning Goal 10: Housing.</p> <p>Grant Goal: Hire a consultant to prepare SB406 Implementation</p> <p>Deliverables: Determined by County/City coordination</p> <p>Prioritized</p>	<p>Specific to Rockaway’s Zoning Ordinance and Comprehensive Plan.</p> <p>Planning Commission as advisory board + Community Engagement Plan.</p> <p>Grant Goal: Hire a consultant to prepare hearing-ready amendments</p> <p>Deliverables: Modernized Comprehensive Plan and Zoning Ordinance</p> <p>Secondary</p>

SB406 (2023)

Background and implementation



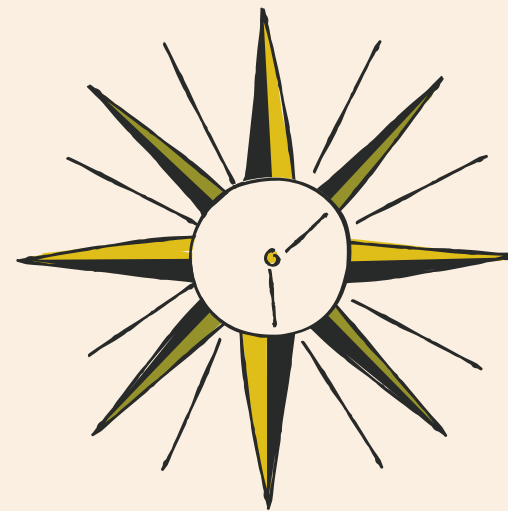
Source: Tillamook Coast.

SB406 Background



Adopted in 2023

With deadlines in 2024, 2025, 2026



Specific to Tillamook County

Includes any city within Tillamook County,
regardless of size.

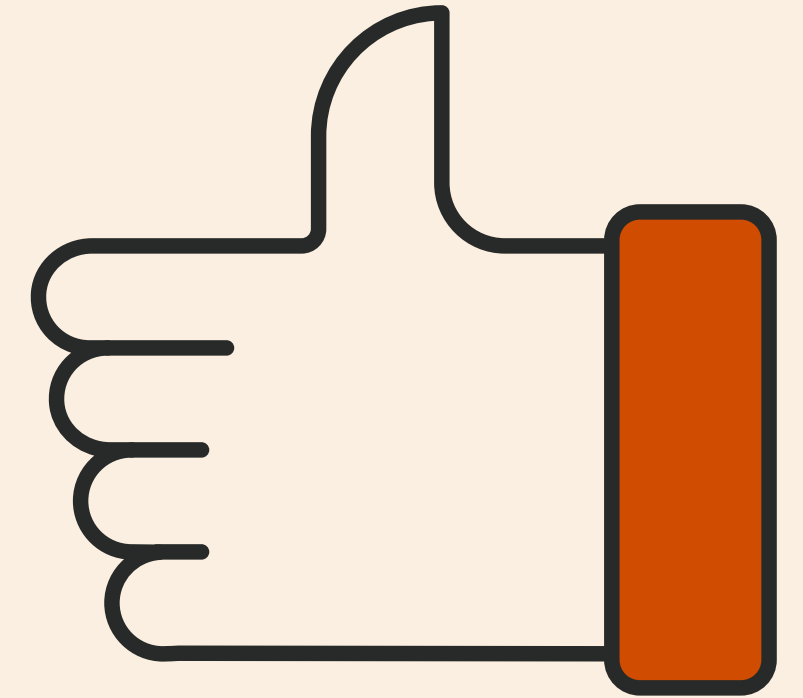


Applied Housing Laws

Expanded obligations under Oregon
Housing Needs Analysis (OHNA)

Middle Housing

SB406 Phase 1



Code Amendments

Adopted June 11, 2025

Including Middle Housing in all residential zones.

Duplexes, Triplexes, Quadplexes, Townhouses, Cottage Clusters.

Allow for a process for Middle Housing Land Divisions



Source: Missing Middle Housing.

Oregon Housing Needs Analysis (OHNA)

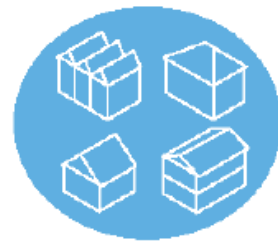
Determine Housing Need

Oregon Housing Needs Analysis (OHNA)



Estimate & Allocate Need

Contextualized Housing Need



Determine Type, Characteristics & Location

The Goal 10 Process

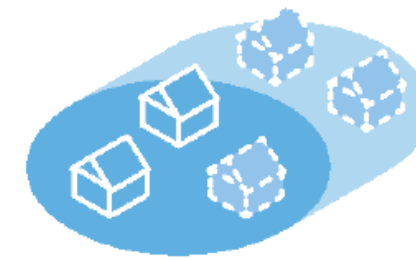
State | Local

Local Actions Respond to Need

Housing Capacity Analysis

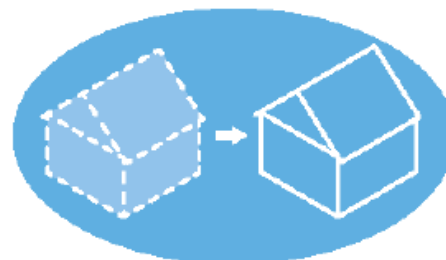


Assess Land Capacity & Development Readiness



Accommodate Needed Housing

Housing Production Strategy



Promote Needed Housing



Affirmatively Further Fair Housing

Track and Monitor Progress

Local Housing Reporting



Report on Progress & Outcomes

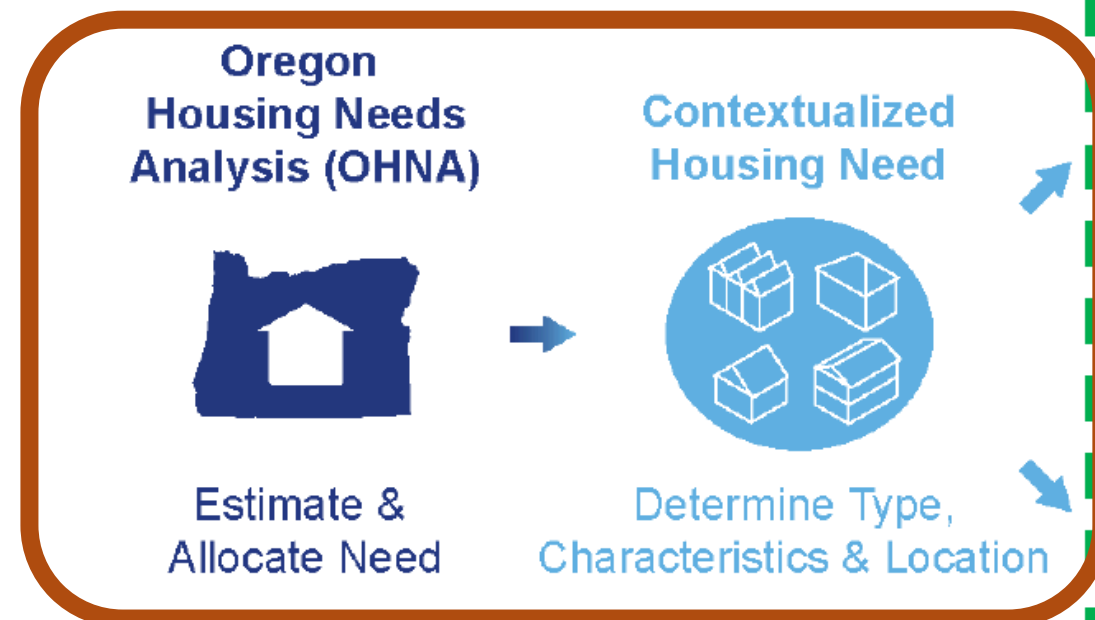
Housing Production Dashboard



Evaluate Barriers to Production

Oregon Housing Needs Analysis (OHNA)

Determine Housing Need



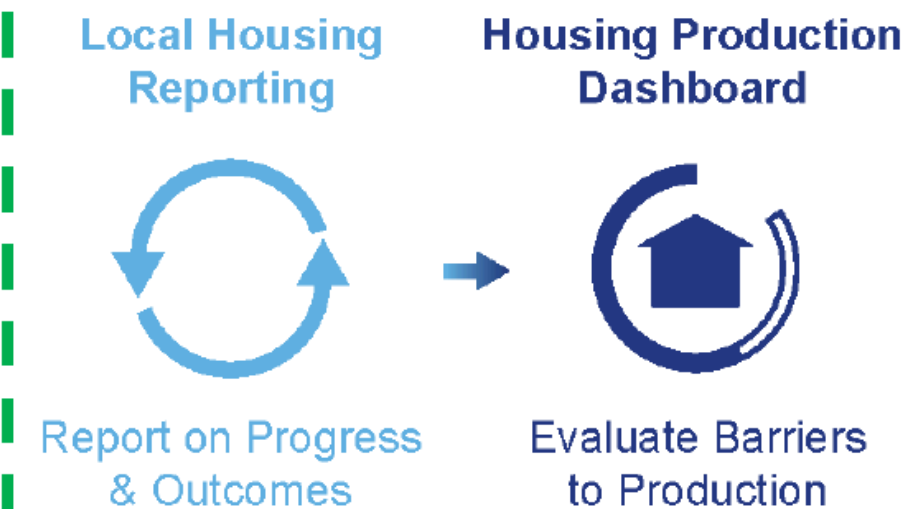
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State | Local

Local Actions Respond to Need



Track and Monitor Progress



20 Year Housing Need

Region	Income Level					Total Need
	0-30%	31-60%	61-80%	81-120%	>120%	
Central	8,151	8,568	6,853	12,759	22,071	58,401
Metro	31,034	32,156	20,591	36,566	67,929	188,276
Northeast	3,598	3,230	2,088	4,458	6,593	19,966
Northern Coast	4,554	3,364	1,350	3,450	3,574	16,292
Southeast	3,088	2,308	1,290	2,242	3,667	12,594
Southwest	13,200	11,002	6,476	10,724	21,150	62,551
Willamette Valley	33,905	25,746	14,342	24,440	37,989	136,421
Oregon	97,529	86,373	52,990	94,638	162,972	494,503

Five Components of Housing Need

1

Underproduction



Units that have not been produced to date in the region, but are needed to accommodate current population (often referred to as housing shortage)

2

Units to Address Homelessness



Units needed to house those who are currently experiencing homelessness

3

Projected Need



Units needed to accommodate future population growth over 20 years

4

Units Lost to 2nd & Vacation Homes



Units needed to replace units lost to second and vacation homes

5

Demographic Change



Units needed to account for changing demographics and household sizes

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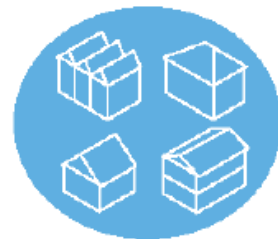
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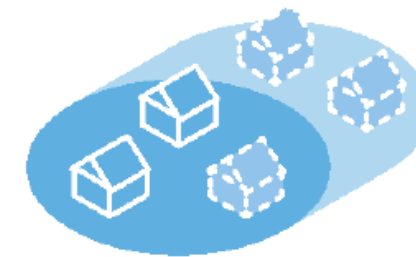
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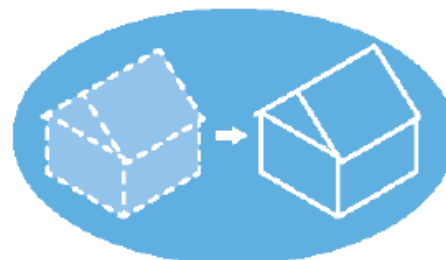


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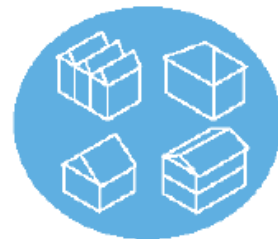
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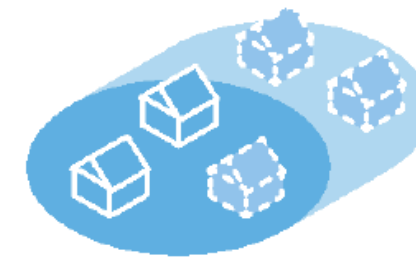
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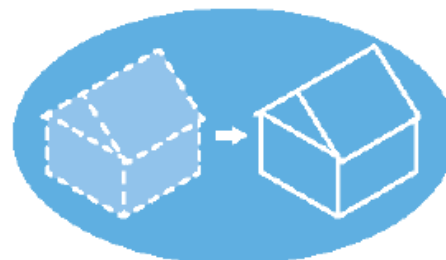
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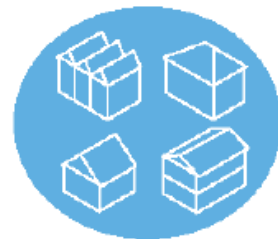
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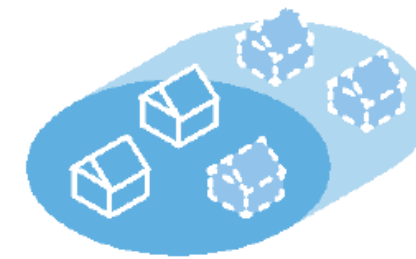
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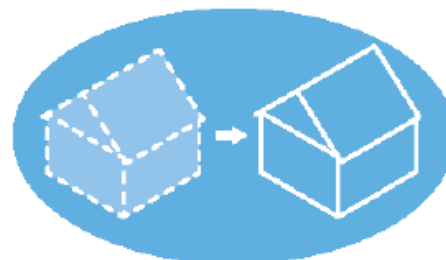


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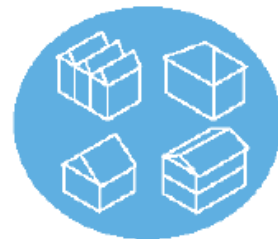
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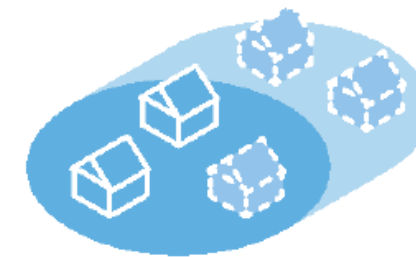
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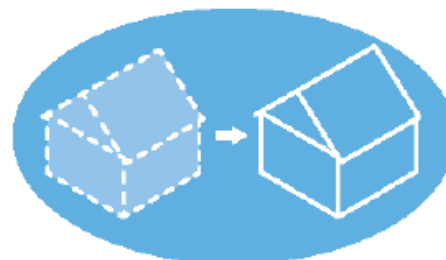


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Evaluate Barriers to Production



City of Rockaway Beach

Scoping SB406 and Comprehensive Plan Amendments

Thank You

Any Questions?



Presented By:
Abram Tapia, City Planner

August 21, 2025

NORTH PACIFIC STREET IMPROVEMENTS & UPGRADES

WATER - STORM - SANITARY - STREET



Project Overview

This project will take place on North Pacific Street, between North 3rd and North 9th. The project consists of the construction of a new water main, storm drain, sanitary sewer main, and road asphalt overlay.

Water Improvements include: ~2,550 linear feet of 8" PVC water main, 63 water service connections, 4 new fire hydrant assemblies, and a blow off valve.

Storm Improvements include: 5 new 24" catch basins and ~330 linear feet of 8" and 12" PVC storm pipe.

Sanitary Sewer Improvements include: 3 new manholes, a pipe offset joint repair, and a service connection.

Street Improvements include: ~1,600 tons of asphalt paving including trench patching, grind and inlay, and overlay of ~3/4 mile of roadway, including driveway and street transitions and adjusting manholes, cleanouts, and catch basins.





Projects like this improve
community well-being.

This type of project improves the quality of
life for residents and visitors experience
by providing essential services like clean
water, reliable transportation, and safe
public spaces.

Project Timeline

08 - AUGUST

09 - SEPTEMBER

Council will award
and contract
execution.

10 - OCTOBER

11 - NOVEMBER

Construction of
water, storm, and
sanitary
improvements.

12 - DECEMBER

01 - JANUARY

02 - FEBRUARY

Pause in work
during rainy
season.

03 - MARCH

04 - APRIL

Paving to occur
when plants
reopen in spring.



Get in Touch



For more information about the project,
feel free to reach out to Public Works
anytime.

Phone


(503) 374-0586

Email

publicworksdirector@corb.us

Website

corb.us/public-works

An aerial photograph of a beach. On the left, the ocean is a deep blue with white foam from waves crashing onto the shore. The beach itself is a light tan color, showing some darker patches and textures. The right side of the image is a solid black background where the title text is located.

CITY OF ROCKAWAY BEACH EMERGENCY PREPAREDNESS PLAN AUGUST 2025

ROCKAWAY BEACH EMERGENCY MANAGEMENT MISSION STATEMENT

The City of Rockaway Beach Office of Emergency Management is dedicated to building a resilient, prepared, and safe community. Through close coordination with county agencies, local stakeholders, and regional partners, we lead a comprehensive, all-hazards emergency management program focused on preparedness, response, mitigation and recovery. While operating within the constraints of available resources and capabilities, our mission remains steadfast: To protect lives and property, reduce risk, and strengthen community resilience through strategic planning, continuous improvement, and collaborative leadership.

OVERVIEW



Organizational Chart



Roles and Responsibilities



Groups



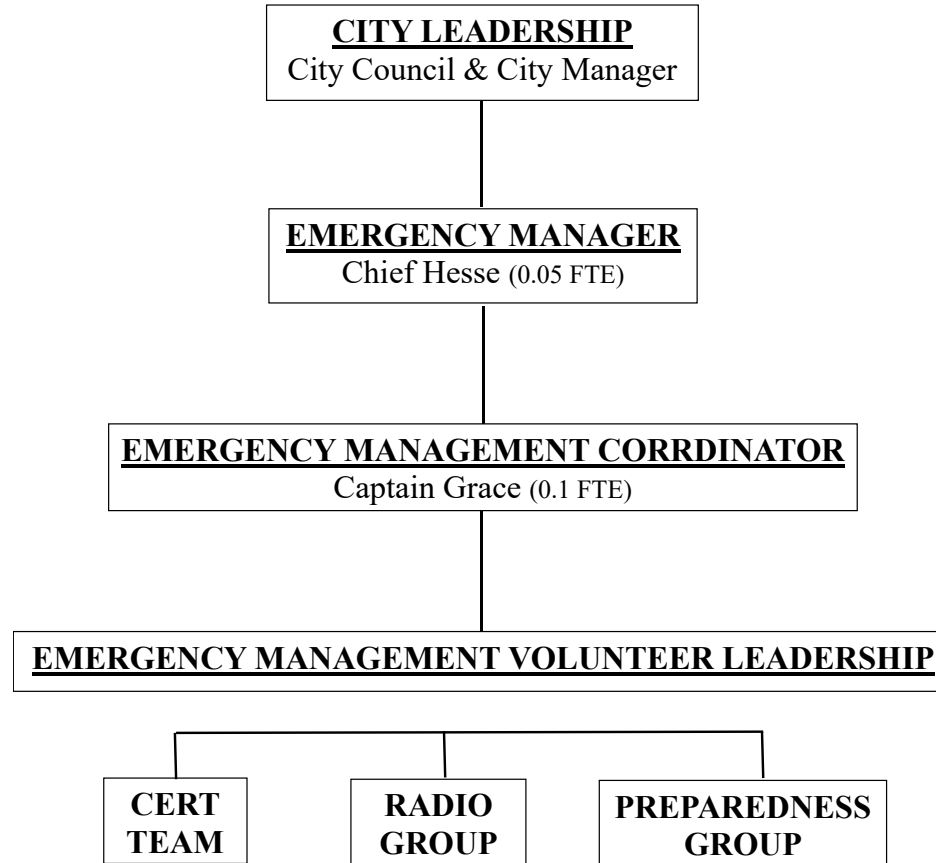
Facilities



Program Goals

ROCKAWAY BEACH EMERGENCY MANAGEMENT

ORGANIZATIONAL CHART



ROLES AND RESPONSIBILITIES

- Emergency Manager (Chief Hesse .05 FTE)
 - Develop and Manage the City of Rockaway Beach Emergency Management Program
- Emergency Management Coordinator (Captain Grace .1 FTE)
 - Coordinate the City of Rockaway Beach Emergency Management Program
 - Liaison between Manager and Volunteer Leadership
 - Implement the Emergency Operations plan
 - Facilitates Volunteer needs
- RBEVC Volunteer Leadership Group
 - Link between management and RBEVC volunteers
- RBEVC Volunteers
 - Community Volunteers Trained to provide operation level services during natural and man-made disasters
 - Used during largescale Fire Operations to provide rehab and traffic control.

GROUPS



CERT Team



Radio Group



Preparedness Group

CERT TEAM

- Respond to natural and manmade disasters at the discretion of Emergency management
- Provide to the community the following:
 - Triage of damage from a disaster
 - Communicate damage and casualty reports to the Incident Commander
 - Provide First Aid
 - Search and Rescue Operations
 - Traffic Control
 - Fire Rehab Services

RADIO GROUP

- Provide the following services during a disaster
 - Communications
 - Provide the avenue of communications between local resources and Rockaway Incident Command
 - Liaison with local resources and County Emergency Operations
 - Communicate local needs

PREPAREDNESS GROUP

Activated in response to a local need for warmth, power and shelter

Provide the operations level services

Supports shelter operations

FACILITIES



Evacuation Sites



Radio Shack



Warming Center



Fire Station



Supply Storage

EVACUATION SITES



Evacuation Destination



Provides a safe place to stage after a disaster



10 sites in the community

RADIO SHED

Houses Critical Communication Equipment

- Local Radio Network

- HAM Radio Equipment

- Located out of Inundation zone

- Old Technology/needs updated

WARMING CENTER



Current location is downstairs at City Hall



Staffed by RBEVC Personnel



Opens during Power Outages, Freezing Temperatures and Floods



Provides a safe and warm environment for citizens and visitor



Snacks and Beverages



Internet Access



Power to Charge Phones, Tablets, and Computers

FIRE STATION

Current Station

- Communication Center
- Training Room

New fire station will provide critical infrastructure







- Training Room
- EOC
- Supply Storage
- Assembly Area

SUPPLY STORAGE

Current storage facility is located on North 3rd

Future plans may include multiple storage sites

EMERGENCY MANAGEMENT OPERATIONS PLAN

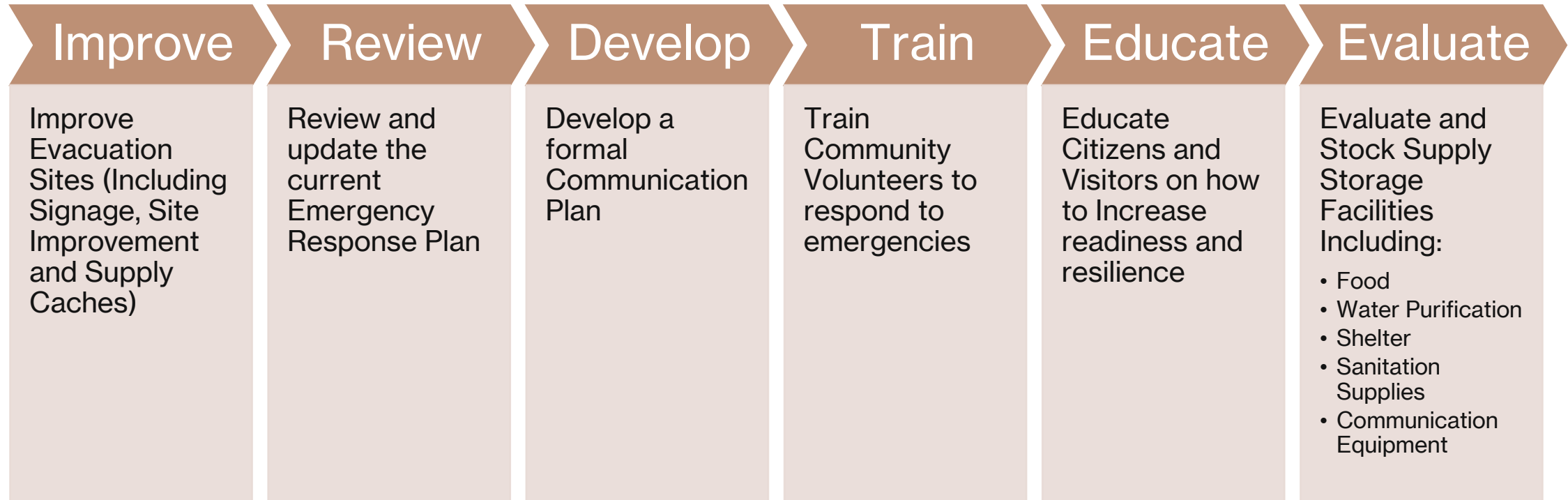
-  Leadership Team Meetings to monitor progress of the program
-  Quarterly CERT Training
-  Quarterly Community Education meeting
-  Tabletop Exercises
-  Annual Functional Exercise
-  Collaborate efforts with TC4 and EVCNB to meet local and regional objectives

OUTREACH AND COMMUNICATIONS

- Council reports
- RBEVC Quarterly Newsletter
- Website information updates
- Information Booths at Community Events
- Policy Updates
- Social Media Posts
- NIXLE Alerts
- Safety Bulletins
- Readerboard



GOALS AND OBJECTIVES





QUESTIONS