

**ADDITIONAL
PUBLIC TESTIMONY
SUBMITTED FOR
SEPTEMBER 9, 2025
CITY COUNCIL HEARING
Remand #25-1
Nedonna Development
Phase 2 Planned Unit
Development**

(Received as 1:00 pm on 9/9/2025)

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City Planner

SEP8 '25 11:45AM

My name is:
Diane Johnson

[REDACTED]
Rockaway Beach, Ore 97136

I hope you and the city council
will reject the application for
approval of the Nedonna Wave Development
Remand-25-1

See attached. Thank-you for
your consideration

Diane Johnson

[REDACTED]
R.B., Ore 97136

Concerning: CASE File # Remand 25-1
Why it matters: Nedonna Wave

- The proposed development sits on ecologically rich *Special Area* wetlands — critical habitat that filters pollution, prevents flooding, and supports native fish.
- The land overlays Rockaway Beach's backup drinking water aquifer — development here potentially puts the safety of the City's drinking water supply at risk.
- This land should never have been approved for residential development in the first place. Local zoning and state law clearly protect these wetlands — and this LUBA decision confirms it. *SA zoned*

We're urging City leaders to reverse their approval of this project and protect these ~~sensitive wetlands~~ for good.

Living in this fragile area near the ocean, wetlands, and forested areas, reminds us of the many ways having a healthy ecological system is crucial to our community's health and wellbeing. Let us all become caring stewards of the wild that surrounds us. The beavers and other wild creatures who depend on the wetlands will thank you. 🌿

Susan Norris

[REDACTED]

Rockaway Beach, OR 97136

Re: Case File #Remand-25-1

Rockaway Beach City Council

Rockaway Beach Cty Hall

CityHall@Corb.us

PLEASE SAVE OUR WETLANDS

I have lived in the Tillamook County part of Nedonna Beach for over twelve years and have owned this home for over 30 years. I am a bird and wildlife enthusiast and in birding terminology consider myself a “birder”. In our little area from the Manhattan Wayside to the Nehalem South jetty, I have taken pictures of over 130 different birds in this area along with various other wildlife that I happen to meet along the way. I have put together these pictures to share with you in a booklet. Such booklet may not be completed at the time of this meeting. If not, I will provide it at a later time. In the meantime, I have included a list of the birds and wildlife which I have obtained pictures of.

Nedonna is a special place for Oregon birding for many reasons. 1) Most birds are migratory meaning that they fly North to their breeding grounds in the Spring and fly back home in the Fall. Each trip can be hundreds if not thousands of miles. Could you fly without an airline, car or train that far? Migratory birds tend to follow the Pacific Coast line (as well as the Mississippi River and Atlantic Coast line) in getting to and from their destination. Some fly over the ocean while others fly over land. In either case, they are usually close to their route line. The trip can take several days, weeks or even months.

2) In Nedonna, small birds such as warblers, sparrows, flycatchers, vireos, grosbeaks and tanagers, use the flyway from Manhattan Wayside, down McMillan Creek and the wetlands to the marsh and either cross the Nehalem River to the state park or fly along side Hwy 101, through Wheeler and then up the coast or up higher on the Coast Range.

Along the way, birds need food, water and shelter. Some stop in Nedonna for any of these and some even make their Summer home here. And this is why the Nedonna wetlands and Nehalem estuary are so valuable. Prior to the building of the Nehalem jetty in the early

1900s, the Nehalem river, along with the Nehalem/Nedonna marsh, Nedonna wetlands and entire Nedonna area, comprised the Nehalem estuary, a bird and wildlife sanctuary.

3) The wetlands are an excellent source of water, rich nutrients, food and shelter for birds, amphibians, insects, animals, and fish. These wetlands connect to the Nedonna Marsh, a very special salt-water marsh, through McMillan Creek and other water ways, eventually reaching the Nehalem River and Pacific ocean. All along the way, nutrients are getting absorbed by others and filtered in the chain of life.

4) You may have heard that “carbon” is a serious contributor to climate change. Well, guess what? Wetlands are one of the most important, natural way, of getting rid of carbon, because they love it, absorb it and digest it.

The Nehalem jetty does not eliminate the Nehalem estuary. It just directs the Nehalem River. The estuary and chain of life process continues to work. However, if we continue to develop land and fill in wetlands, this chain of life process could disappear or in the very least decrease in value.

Development of wetlands is not just a problem of Rockaway Beach or even Oregon. This development process of filling in wetlands in order to develop, has been going on all over the US, if not the world for years. Wetlands provide an easy and economical way for developers to develop land. The question is, are WE going to change this before it is too late?

Developing the Nedonna Wave area will not cause all the birds or life that I have pictured to disappear from our area, but I fear that it will greatly decrease the number of birds that we see today. Birds like warblers, sparrows, robins, grosbeaks, tanagers, fly catchers, herons, egrets, rails, bitterns, etc. will not find the food, water and shelter that they need to survive and will go elsewhere. They will also lose some of their habitat to reproduce and thus their numbers will decrease. This is a never ending cycle. Are WE going to change this before it is too late?

I hope this shows you why I am so passionate about saving wetlands and life. I could go on, but instead would like to offer some suggestions below:

1. The City of Rockaway needs to absolutely save wetlands. By this, what I mean is that these areas (Nedonna Wave development area and wetlands south of Riley and Kittiwake to Beach St) need to be preserved so that they cannot be developed. This

could be accomplished through stricter zoning, new zones, strict enforcement of the Special Area Wetlands area, and even enforcement of FEMA 3 for wetland areas.

Without strict preservation of these areas, at some point in the future with a new Mayor and likely council, someone or group will try to develop again.

2. Rules are useless unless they are going to be enforced. If they aren't followed or enforced, lawsuits will follow.
3. If the developer(s) are allowed to continue with this development, I would suggest that the following be required:
 - a. A second traffic outlet must be built at the North end of Nedonna.
 - b. Large trees need to be preserved.
 - c. Housing setbacks need to abide fish bearing stream rules.
 - d. The Nedonna Wave area should be subject to FEMA 3 to protect home buyers. FEMA 1 will not protect them. Our current President is obviously trying to tighten-up on federal spending and has already eliminated many FEMA positions. He likes money coming in but doesn't like it constantly going out. If Rockaway Beach codes everything as FEMA 1, it is putting home-owners at risk should such flood disasters hit. If an area is knowingly coded wrong and disaster hits, my thought is that lawsuits will result.

Thank-you for allowing me to contribute and participate. I look forward to the meeting.

Susan Norris

Susan Norris

[REDACTED]

[REDACTED]

Table 1 Birds seen in Nedonna and Manhattin Wayside

Rhineoceros Auklet	Aleutian Cackling Goose	Black-legged Kittiwake
Brewers Blackbird	Cackling Goose	Common Loon
Tri-colored Blackbird	Cackling Minima Goose	Pacific Loon
Yellow-headed Blackbird	Canada Goose	Red-throated Loon
Red-winged Blackbird	Greater White-fronted Goose	Yellow-billed Loon
Brant	Clark's Grebe – possible Western/Clark's Hybrid	Mallard
Bufflehead	Red-necked Grebe	Western Meadowlark
Bushtit	Western Grebe	Common Merganser
Black-capped Chickadee	Black-headed Grosbeak	Hooded Merganser
Chestnut-backed Chickadee	Evening Grosbeak	Red-breasted Merganser
Coot	Pigeon Guillemot	Merlin
Brandt Cormorant	Bonaparte's Gull	Common Murre
Double-crested Cormorant	California Gull	Ancient Murrelet
Pelagic Cormorant	Glaucous Gull	Marbled Murrelet
Brown-headed Cowbird	Glaucous-winged Gull	Red-breasted Nuthatch
Brown Creeper	Heerman's Gull	Osprey
Red Crossbill	Herring Gull	Black Oystercatcher
American Crow	Iceland Gull	American White Pelican
Long-billed Curlew	Laughing Gull	Brown Pelican
Eurasian-collared Dove	Ring-billed Gull	Red Phalarope
Mourning Dove	Short-billed Gull	Red-necked Phalarope
Short-billed Dowitcher	Western Gull	Black Phoebe
Long-tailed Duck	Northern Harrier	Band-tailed Pigeon
Ring-necked Duck	Cooper's Hawk	Rock Pigeon
Ruddy Duck	Red-tailed Hawk	Northern Pintail
Wood Duck	Sharp-shinned Hawk	American Pipit
Dunlin	Green Heron	Black-bellied Plover
Bald Eagle	Great Blue Heron	Semi-palmated Plover
Peregrine Falcon	Anna's Hummingbird	Virginia Rail
House Finch	Rufous Hummingbird	Common Raven
Purple Finch	Stellar's Jay	American Robin
Northern Flicker	Dark-eyed Junco	Sanderling
Olive-sided Flycatcher	Dark-eyed Slate-colored Junco	Baird's Sandpiper
Pacific-slope Flycatcher	Killdeer	Least Sandpiper
Willow Flycatcher	Belted Kingfisher	Pectoral Sandpiper
Northern Fulmar	Golden-crowned Kinglet	Spotted Sandpiper
Gadwall	Ruby-crowned Kinglet	Western Sandpiper

Barrows Goldeneye	Greater Scaup	Lesser Scaup
Common Goldeneye	Black Scoter	Surf Scoter
American Goldfinch	White-winged Scoter	California Scrub-Jay
Sooty Shearwater	Pine Siskin	Wilson's Snipe
Fox Sparrow	Golden-crowned Sparrow	Harris' Sparrow
Savannah Sparrow	Savannah Sparrow	Song Sparrow
White-crowned Sparrow	European Starling	Surfbird
Barn Swallow	Violet-green Swallow	Vaux Swift
Wandering Tattler	Green-winged Teal	Arctic Tern
Caspian Tern	Common Tern	Elegant Tern
Hermit Thrush	Swainson't Thrush	Varied Thrush
Spotted Towhee	Black Turnstone	Hutton's Vireo
Turkey Vulture	Black-throated Gray Warbler	Hermit Warbler
Orange-crowned Warbler	Townsend's Warbler	Wilson's Warbler
Yellow Warbler	Yellow Warbler	Yellow-rumped Warbler
Cedar Waxwing	Whimbrel	American Wigeon
Eurasian Wigeon	Downey Woodpecker	Hairy Woodpecker
Bewicks's Wren	Marsh Wren	Pacific Wren
Wrentit	Greater Yellowlegs	Common Yellowthroat
Harlequin Duck female		

Table 2: Wildlife seen in Nedonna

Banana Slug	Beaver	Rabbit
Cayote	Chipmunk	Deer
Dragonfly	Elk	Douglas Squirrel
Gray Whale	Harbor Seal	Sea Lion
Blood Moon	Mushrooms	River Otter
Raccoon	Salp	Sanddollar
Jelly Fish	Pacific Sea Nettle	Sunset
Starfish	Beachie Squirrel	Weasel
Weird Thing		

Suzanne Thompson


Rockaway

RE: Case File #Remand-25-1

This is going to be short.

My husband and I have had a home in Nedonna for over 30 years.

We love Nedonna and we love Rockaway Beach.

It is essential to protect the watershed and wetlands that help protect and provide clean water to the homes in Nedonna and Rockaway so all of us (residents and visitors) can live in and visit this beautiful area without compromising our health.

I strongly urge you to follow the staff report recommendation to reject the Nedonna Wave Development Application and not allow the proposed development.

From: Sally White [REDACTED]
Sent: Tuesday, September 9, 2025 6:19 AM
To: City Planner <cityplanner@corb.us>
Subject: Rockaway Beach's Wetlands

Dear City Planner et al:

As an Oregonian who loves all the natural places of this state and make a point to visit as many as possible, I object to allowing yet another developer to destroy what belongs to all of us and to the future Oregonians.

Here are the well thought out reason:

- The proposed development sits on ecologically rich *Special Area* wetlands — critical habitat that filters pollution, prevents flooding, and supports salmon and endangered steelhead trout.
- The land overlays Rockaway's *backup aquifer* — development here puts the town's emergency water supply at risk. This in itself should raise major concern for those living in and depending on the quality of their water.
- This land should never have been slated for residential development in the first place. Local zoning and state law clearly protect these wetlands — and this LUBA decision confirms it.

Last, but not least, letting this go through is the crack in the wall that opens the door for similar attempts and sets precedence for similar action. Do NOT approve this attempt.

Thank you,

Sally A White