



CITY OF ROCKAWAY BEACH

City Council Public Hearing
Rescheduled to November 12,
2025 at 6:00 p.m.

Public Hearing Notice

NOTICE IS HEREBY GIVEN that the City of Rockaway Beach Planning Commission will hold a public hearing on **Thursday, May 15, 2025 at 5:00 p.m.** at City Hall located at 276 S. Highway 101, Rockaway Beach, Oregon, for the purpose of forwarding its recommendation to City Council Ordinances to amend the City of Rockaway Beach Zoning Ordinance and Comprehensive Plan.

The City of Rockaway Beach City Council will conduct a public hearing on **Wednesday, June 11, 2025 November 12, 2025 at 6:00 p.m.** at City Hall located at 276 S. Highway 101, Rockaway Beach, Oregon, for the purpose of adopting Ordinances to amend the City of Rockaway Beach Zoning Ordinance and Comprehensive Plan.

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

The proposed ordinances include language to address the requirements outlined in the Draft Implementation Plan for National Flood Insurance Program-Endangered Species Act Integration in Oregon. The proposed ordinances provide 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 ordinances will ensure compliance with the minimum standards for participation in the NFIP in Oregon.

Applicable criteria for these amendments are specified in Rockaway Beach Zoning Ordinance Sections 9.010 – 9.030 and Rockaway Beach Comprehensive Plan sections titled Citizen Involvement, Coordination, and The Planning Process. A copy of the proposed amendments shall be available for inspection at no cost during regular business hours at Rockaway Beach City Hall located at 276 Highway 101 S, Rockaway Beach, Oregon 97136. Copies of the proposed amendments are also available for purchase at a reasonable cost.

A staff report will be prepared not less than seven days prior to the hearing for review at City Hall. Hard copies will be available upon request to the City free of cost. All other documents and evidence related to this land use action shall be incorporated into an Official Record and made available for review at City Hall upon request. All interested parties are invited to attend the public hearing and to provide testimony on the matter. Oral public testimony will be heard and written public comments will be accepted at or prior to the hearing. If submitting comments prior to the hearing, deliver to the City Hall at the address given above, or mail to Planning Department at P.O. Box 5, Rockaway Beach, OR 97136. Please use Ordinance 2025-05 and 2025-06 on written comments, and include your name, mailing address, and phone number. In raising an issue, the relevant Rockaway Beach Zoning Ordinance Section, Comprehensive Plan Section, or other relevant criteria to which the issue is directed must be specified. Failure to raise an issue in person or by letter precludes appeal to the Oregon Land Use Board of Appeals on that issue. The Rockaway Beach Planning Commission and City Council reserve the right to modify the amendments, or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

Responsible Official: Abram Tapia
City Planner
(503) 374-1752 ext. 101
cityplanner@corb.us