



TO: Tillamook County Planning Commission
c/o Sarah Absher, Director
Tillamook County Department of Community Development
1510 B Third St.
Tillamook, OR 97141

FROM: Scott Fregonese, City Planner

SUBJECT: Final Testimony for Zone Change/Map Amendment Request
851-21-000069-PLNG

DATE: June 17, 2021

ATTACHMENTS:
A: Rockaway Beach DOGAMI Tsunami Inundation Scenarios

Dear Chair Heckerth and members of the Tillamook County Planning Commission:

Thank you for the opportunity to provide final written testimony for consideration in the matter of our application for a Zone Change and Map Amendment to accommodate the relocation of Rockaway Beach's critical facilities outside of the tsunami inundation zone. This project is an important step in increasing our community's overall resilience and preparedness in the event of a Cascadia Subduction Zone earthquake and tsunami. As the applicant, the City would like to use this final testimony to address several issues that have been presented throughout the public comment period and to clarify several points from our initial application.

Intended Relocation Process and Next Steps

Thanks to ongoing conversations and negotiations with the owner of the subject parcel, and co-applicant, Greenwood Resources, the City of Rockaway Beach (City) is prepared to purchase the proposed relocation site once the required land use processes have been approved and adopted. However, relocation of critical facilities in Rockaway Beach will likely be a long-term process and will occur incrementally.

The City's first step after completing the land purchase will be to create a master plan that creates a detailed site plan of the relocation site, creates plans for any necessary infrastructure improvements, and identifies a timeline for relocation of specific facilities. This master plan will be created through an extensive and inclusive public engagement process.

While relocation of critical facilities is a priority for the City, budgetary constraints and the condition of existing facilities will necessitate a long-term relocation process, occurring incrementally as funding is secured and buildings reach the end of their life cycle. Facilities proposed for relocation include:

- **Rockaway Beach Fire Station.** The existing Fire Station has reached the end of its operational life cycle and will need to be relocated or reconstructed within the next several years.
- **Rockaway Beach Public Works Office and Equipment Storage.** The Public Works Department wishes to establish a location where some of their equipment, especially that which will be necessary to clear debris in the event of an earthquake/tsunami, can be stored outside of the inundation zone. This equipment storage will likely be accompanied by a satellite Public Works office. The Public Works office and wastewater treatment facility will remain operational, and it is likely that the majority of service calls will be answered from this location.
- **Rockaway Beach Police/Tillamook County Sheriff Station.** While the City has recently dissolved their local police force and entered an agreement with the Tillamook County Sheriff's Department to provide law enforcement services in Rockaway Beach, there is a possibility that the City will reinstate its police force in the future or wish to construct a dedicated station for the Sheriff's Department staff serving the area. To remain consistent with its tsunami preparedness goals and regulations, the City has determined that this station must be located outside of the inundation zone.
- **Rockaway Beach City Hall.** The existing City Hall building was recently constructed, and still has many years left in its operational life cycle. However, the City recognizes that there is a need to relocate this facility at some point in the future, though this will be the longest-term relocation project. In the interim, the City may construct a satellite office at the relocation site to house emergency supplies and communications equipment.

In addition to these facilities, the City wishes to expand the existing tsunami evacuation assembly area on the site to include a permanent storage space for supplies, shelter, and equipment to be used in the event of a tsunami or other emergency. Because of existing development constraints, a portion of the land will likely be set aside as a public park or open space.

While this is a long-term project, by completing the necessary land use processes and purchasing the land now, the City may begin planning for both short and long-term relocation efforts by creating a master plan, working with the community and stakeholders, and applying for funding to help accomplish this important preparedness and resilience goal.

Public Facilities Zone versus Existing Forest Zone

While some of the City's proposed uses within the subject parcel are permitted within the existing Forest Zone, we feel that including the land within the City's urbanizable area and rezoning the subject parcel to Public Facilities is the appropriate approach to accommodate our overall objective. The table below compares allowed uses within the Tillamook County Forest Zone and the Rockaway Beach Public Facilities Zone, as related to the proposed critical facility relocation:

Proposed Use	Forest Zone	Public Facilities
Public Works Office	No	Yes
Public Works Equipment Storage	Parking of dump trucks and trailers allowed (more than seven requires Type 2 Review)	Yes
Fire Station	Yes (for rural fire protection only)	Yes
Police Station	No	Yes
City Hall/City Offices	No	Yes
Emergency Assembly Area/Emergency Supply Storage	Allowed with Type 2 Review	Yes
Park/Open Space	Allowed with Type 2 Review	Yes

In addition, the current Forest zoning does not allow for a land division of less than 80 acres, far larger than what the City has proposed to purchase or that is required for relocation. In order to complete a land division for the proposed 10.15-acre parcel, the County must first change its zoning of the site. Because of use limitations and the need for a land division of smaller than 80 acres, the City has requested a UGB expansion and rezoning of the land to accommodate critical facility relocation.

HB 3309 and Location of Critical Facilities

While the passage of HB 3309 removed statewide restrictions on constructing critical facilities within the tsunami inundation zone, the Rockaway Beach community, through the adoption of a Tsunami Hazard Overlay Zone (THO), has opted to maintain these restrictions on a local level. While HB 3309 was passed after the adoption of the THO, the city's local regulations remain in place.

The THO restricts the development of most critical facilities within the M and L tsunami inundation scenarios identified by DOGAMI. Due to the geography of the city, 70% of existing structures are within the M inundation zone, and 85% of existing structures are within the L inundation zone. This, accompanied by other necessary criteria for a potential relocation site, has severely limited the number of sites eligible for relocation (for more information on the site selection process completed as required by State law, please see Exhibit B of the City's application submittal).

While the zone does provide a process by which new critical facilities can be exempted from these requirements, the City has adopted a Tsunami Evacuation Facilities Improvement Plan which calls for the relocation of these facilities outside of the inundation zone. In keeping with preparedness best practices, the City has chosen to plan for the worst case scenario, and has chosen a site that is largely outside of the XXL inundation zone (for a map of DOGAMI Inundation Scenarios in Rockaway Beach, see Attachment A).

Impacts on Surrounding Properties

Due to geographic constraints and existing development patterns, any feasible site for the relocation of critical facilities will be located adjacent to or near existing residential developments (for more

information on the site selection process completed as required by State law, please see Exhibit B of the City's application submittal). The City is aware of the concerns of surrounding property owners and will be taking the appropriate steps to ensure that impacts to nearby neighborhoods are as minimal as possible. The master planning process will include outreach to and engagement with surrounding residents as well as the larger Rockaway Beach community.

Developments will be screened from residences by a vegetated buffer, and new buildings will likely be clustered to the south and southeastern portion of the property, due to existing environmental constraints. The City wishes to create a community amenity by preserving a portion of the property as open space or creating a public park.

During the master planning and development process, the City will work to ensure that traffic impacts to the neighborhood are minimal. Required roadway and other infrastructure improvements will be made ahead of development on the site. The City has coordinated with all department heads of proposed relocated facilities during the application process, and have learned that trips generated by the relocations are expected to be minimal (for more information on expected trip generation, see Exhibit C of the City's application submittal). The phased and long-term nature of the relocation project means that impacts will occur gradually, with the lower traffic uses being the most immediate changes.

Environmental Impacts

The City will work with State and Federal agencies during the master planning and development process to ensure that all environmental protection regulations are followed, including required protection of wetlands and streams on the property.

We appreciate your time and consideration of our application. We look forward to providing our final statements at the June 24th Planning Commission Meeting and addressing any additional questions or concerns you may have at that time.

Thank you,

A handwritten signature in black ink, appearing to read "Scott Fregonese". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott Fregonese
City Planner
City of Rockaway Beach

ATTACHMENT A

