



Land of Cheese, Trees and Ocean Breeze

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER**

Notice to Property Owner

Date: May 10, 2021

***NOTICE OF PUBLIC QUASI-JUDICIAL HEARINGS
TILLAMOOK COUNTY PLANNING COMMISSION
TILLAMOOK COUNTY BOARD OF COMMISSIONERS REGARDING:***

CITY OF ROCKAWAY BEACH ZONE CHANGE/MAP AMENDMENT REQUEST

Notice is hereby given that public hearings will be held by the Tillamook County Planning Commission at 6:30p.m. on Thursday, May 27th, 2021 and at 6:30pm on Thursday, June 24, 2021 in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141, and public hearings on this matter will also be held by the Tillamook County Board of Commissioners at 10:30a.m. on Wednesday, July 7, 2021 and at 10:30a.m. on Wednesday, July 21, 2021 in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141, to consider the following:

#851-21-000069-PLNG: Zone Change/Map Amendment request for the expansion of the City of Rockaway Beach Urban Growth Boundary to accommodate approximately 10.5 acres of Forest (F) zoned land for future relocation of the City of Rockaway Beach's critical facilities outside of the Tsunami Hazard Overlay Zone. The subject property located east of the City of Rockaway Beach, is accessed via North Palisade Street, a City street, and is designated as Tax Lot 6000 of Section 00, Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Greenwood Resources Inc. The Applicant is the City of Rockaway Beach.

Notice of public hearing, a map of the request area, applicable specific request review criteria as well as a general explanation of the requirements for submission of testimony is included in this letter and has been mailed to all property owners within 750 feet of the exterior boundary of the subject property for which application has been made at least 10 days prior to the date of the hearing.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website; <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

The Staff Report will be available for inspection at least 7 days prior to the hearing on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and will also be available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. The application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page.

PUBLIC HEARING INFORMATION

Due to Governor Brown's Order limiting the number of persons allowed for public gatherings, the courthouse is not accessible to the public for these hearings. All hearings will take place virtually and will be livestreamed to ensure the public is able to participate. The hearings can be accessed via teleconference, attended via Microsoft Teams meetings and by live video through tctvonline.com.

Planning Commission Hearings: To access the live video and the Microsoft Teams virtual meeting link, please visit <https://www.co.tillamook.or.us/commdev> where links will be provided the evening of the hearings. **Microsoft Teams must be installed for virtual meeting access.* For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 162 123 896#.

Board of County Commissioner Hearings: Please visit <https://www.co.tillamook.or.us/bocc/page/board-commissioners-meeting-schedule> for access information for Board of County Commissioner meetings.

Oral testimony can be heard at the hearings on May 27, 2021 at the Tillamook County Planning Commission first evidentiary hearing and July 7, 2021 at the Board of County Commissioner hearing. For instructions on how to provide oral testimony at the May 27, 2021 and July 7, 2021 hearings, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Allison Hinderer, DCD Office Specialist, at ahindere@co.tillamook.or.us.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the May 27, 2021 Planning Commission hearing and prior to 9:00am on the date of the July 7, 2021 hearing. If submitted by 4:00 p.m. on May 19, 2021 the testimony will be included in the packet mailed to the Planning Commission the week prior to the May 27, 2021 hearing.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Sarah Absher, CFM, Director, Tillamook County Department of Community Development, sabsher@co.tillamook.or.us as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

The applicable criteria include Tillamook County Land Use Ordinance (TCLUO) Article 9: Amendment and Oregon Administrative Rule: OAR-660-024. Only comments relevant to the approval criteria are considered relevant evidence.

The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on May 20, 2021. Please contact Allison Hinderer for additional information ahindere@co.tillamook.or.us or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Enclosures: Request area maps

The Tillamook County Courthouse is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3303, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

TILLAMOOK COUNTY LAND USE ORDINANCE

SECTION 9.020(3) AMENDMENT CRITERIA

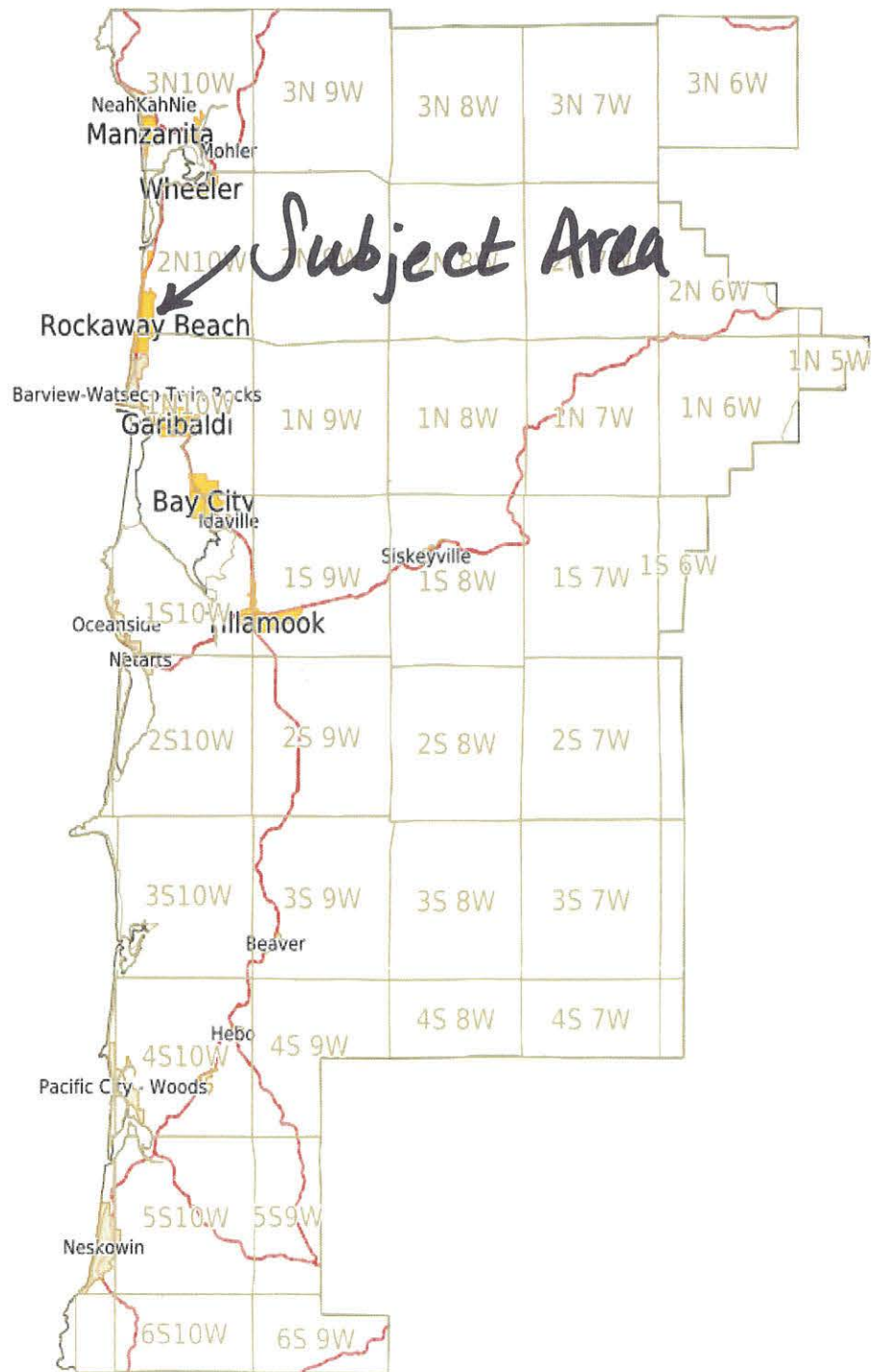
- (a) The proposed new zone is consistent with applicable Comprehensive Plan policies.
- (b) The proposed new zone shall not result in the conversion of resource lands to non-resource use without an approved exception to applicable state resource protection Goals.
- (c) The site under consideration is better suited to the purposes of the proposed zone than it is to the purposes of the existing zone.
- (d) Development anticipated to result from the proposed zone shall not impair the actual or the legally designated uses of surrounding properties.
- (e) The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.

OREGON ADMINISTRATIVE RULE

Oregon Administrative Rule: OAR-660-024

<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3074>

VICINITY MAP



#851-21-000069-PLNG: CITY OF ROCKAWAY BEACH

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.2N. R.10W. W.M.
TILLAMOOK-COUNTY
1" = 2000'

OCEAN

PACIFIC

6

7

18

30

31

56-1

56-6

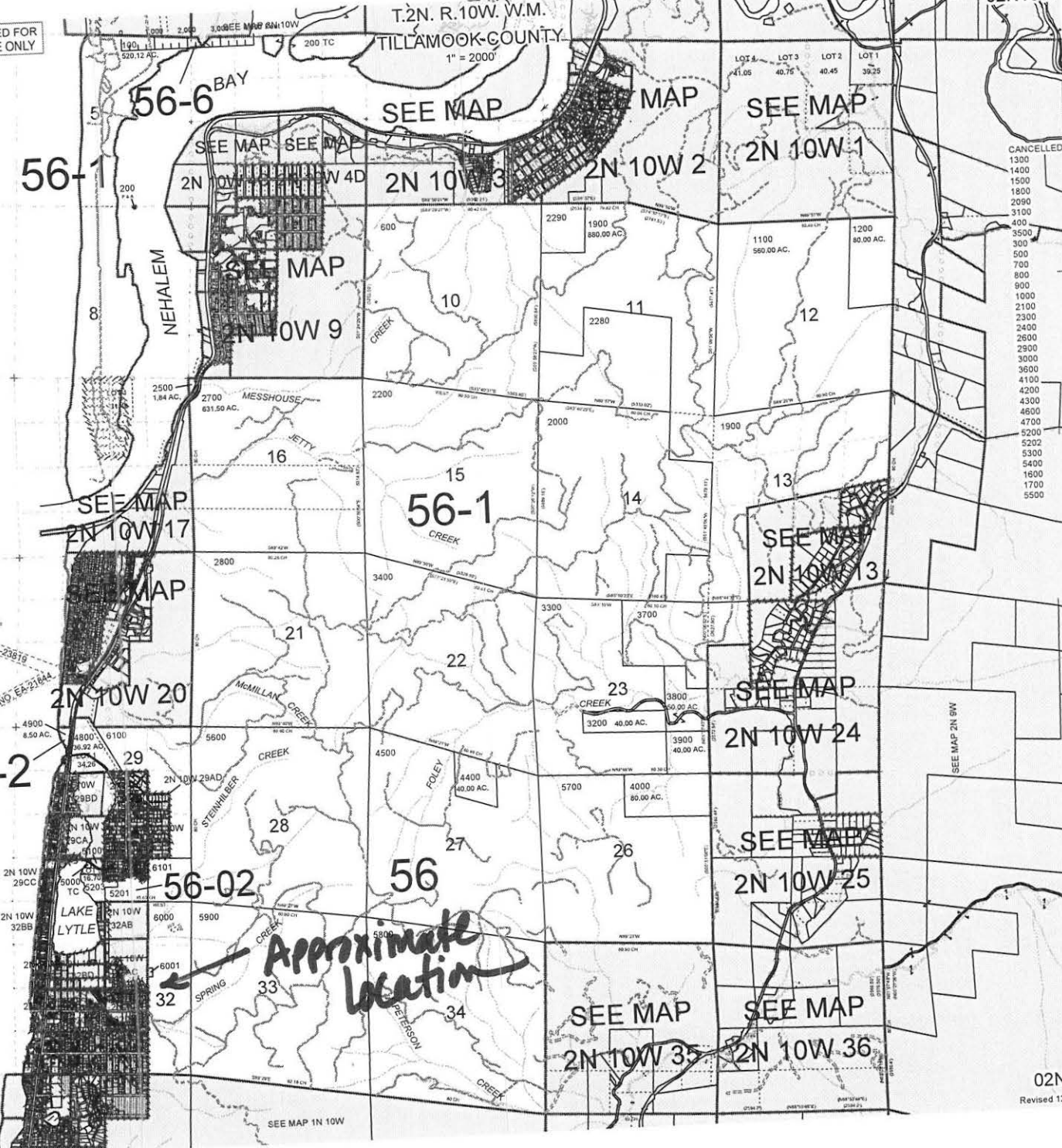
56-2

56-02

56

32

Approximate location



Map



FEB 19 REC'D



Tillamook County Department of Community Development
1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: City of Rockaway Beach Phone: 503-374-1752
Address: 276 Highway 101 S
City: Rockaway Beach State: OR Zip: 97136
Email: lukeshpard@corb.us

Property Owner

Name: Greenwood Resources Inc. Phone: 971-533-7031
Address: 1500 SW 1st Avenue, Suite 1150
City: Portland State: OR Zip: 97201
Email: chad.washington@grwglobal.com

| OFFICE USE ONLY | |
|-----------------------------------|---|
| Date Stamp | RECEIVED MAR 08 2021 BY: _____ |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Received by: | SS |
| Receipt #: | |
| Fees: | |
| Permit No: | 851-21-00069-PLNG |

Request: Expansion of Rockaway Beach Urban Growth Boundary to accomodate approximately 10.15 acres of forest land for relocation of City of Rockaway Beach's critical facilities outside tsunami hazard zone.

- | Type II | Type III | Type IV |
|--|---|--|
| <input type="checkbox"/> Farm/Forest Review <input type="checkbox"/> Conditional Use Review <input type="checkbox"/> Variance <input type="checkbox"/> Exception to Resource or Riparian Setback <input type="checkbox"/> Nonconforming Review (Major or Minor) <input type="checkbox"/> Development Permit Review for Estuary Development <input type="checkbox"/> Non-farm dwelling in Farm Zone <input type="checkbox"/> Fore-dune Grading Permit Review <input type="checkbox"/> Neskowin Coastal Hazards Area | <input type="checkbox"/> Appeal of Director's Decision <input type="checkbox"/> Extension of Time <input type="checkbox"/> Detailed Hazard Report <input type="checkbox"/> Conditional Use (As deemed by Director) <input type="checkbox"/> Ordinance Amendment <input checked="" type="checkbox"/> Map Amendment <input type="checkbox"/> Goal Exception | <input type="checkbox"/> Appeal of Planning Commission Decision <input type="checkbox"/> Ordinance Amendment <input type="checkbox"/> Large-Scale Zoning Map Amendment <input type="checkbox"/> Plan and/or Code Text Amendment |

Location:

Site Address: N/A
Map Number: 02N 10W 0000 6000
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Chad Washington
Property Owner Signature (Required) 2/16/2021
Date

Applicant Signature Date

Physical Site Characteristics

The parcel slopes moderately from the southeast to the northwest. It is crossed by two perennial creeks – Spring Creek runs along its southern boundary and another unnamed creek bisects the northern portion of the parcel. It is not within a FEMA-identified flood hazard area. The northern portion of the parcel is partially within the XL and XXL tsunami inundation zones as identified by DOGAMI (Figure 2). While there are no restrictions against the development of critical facilities within the XL or XXL inundation zones in the Rockaway Beach Zoning Ordinance or the Tillamook County Land Use Ordinance, ultimate development of the site will account for tsunami risk and other natural features and hazards, and will cluster development and emergency response infrastructure in areas outside of the inundation zone. The City will set aside the land within the inundation zone for less vulnerable uses, develop it as a community park, and/or preserve it as open space.

Zoning and Comprehensive Plan

The parcel has been continuously designated as Forest Zone (F) throughout its history. It is currently owned by GreenWood Resources, who have agreed to sell the parcel to the City upon completion of the necessary land use processes. The Tillamook County Comprehensive Plan contains no economic or population data for the subject parcel.

Traffic Circulation

The site will be accessed by North Palisade Street via North 3rd Avenue. North Palisade Street will be used as site access to avoid impacts to Spring Creek on the southern property line. North Palisade is currently unpaved, with a right of way of 60 feet and an existing gravel roadway approximately 12 feet in diameter. Prior to development of the subject property, the City will improve North Palisades to a design standard that will adequately serve the new facilities and vehicles that will utilize the roadway.

North 3rd Avenue has a right-of-way width of 60 feet and a roadway width of approximately 25 to 30 feet along its length. It is fully paved from Highway 101 east to its intersection with North Palisade Street. The street currently serves as a thoroughfare for logging trucks connecting to Highway 101 and has adequate capacity to accommodate emergency vehicles and public works equipment.

Compatibility of Proposed New Zone

Surrounding land uses include forest land to the north, south, and east, and single family homes to the west. Impacts to forest lands are expected to be minimal, as there will be no clearing required outside of the subject parcel and proposed uses will not interfere with forestry activity on adjacent forest lands.

Residents on North 3rd Avenue and North Palisade Street will experience somewhat increased traffic generated by public works and emergency services. The Rockaway Beach Police Department responds to between 60 and 100 calls per week, many of which are responded to by officers in the field, rather than at the police station. The current Public Works location at the wastewater treatment plant creates about 50 trips per day, however, the majority of these are employees who will continue to work from the wastewater treatment plant site after relocation (for more information on police and public works call frequency and impacts to response times, see Exhibit C).

Aside from traffic generation, impacts to adjacent land uses are anticipated to be minimal. To reduce visual impacts to the existing neighborhood, a vegetated buffer will be maintained between North Palisades Street and any new development on the subject parcel.

Availability of Nearby Properties in the Proposed Zone

There are no properties currently zoned or able to be rezoned for Public Facilities in a location that would be suitable for the relocation of critical facilities to serve Rockaway Beach (for more information on the site selection process, see Exhibit B).

Aesthetics

Development of critical facilities on the subject parcel will be completed in a manner that maintains existing neighborhood aesthetics. A vegetated buffer will be maintained adjacent to North Palisade Street, and unsightly uses will be screened or set back from the right of way as much as is possible.

Availability of Public Facilities and Services

The site has access to water via a water line that runs from the North Third Reservoir and can access sewer service via North Palisade Street. The area is served by Rockaway Beach Police and the Rockaway Beach Fire Department and will ultimately be home to both departments upon their relocation.

Land Use Objectives

The parcel in question is currently zoned for forest use under the Tillamook County Land Use Ordinance. Once the UGB expansion has been adopted, the land will be assigned the Public Facility designation on the Rockaway Beach Zoning and Comprehensive Plan maps.

Tillamook County Forest Zone (F)

"The purpose of the Forest (F) Zone is to protect and maintain forest lands for grazing, and rangeland use and forest use, consistent with existing and future needs for agricultural and forest products. The F zone is also intended to allow other uses that are compatible with agricultural and forest activities, to protect scenic resources and fish and wildlife habitat, and to maintain and improve the quality of air, water and land resources of the county."

Rockaway Beach Public Facilities Zone (PF)

"The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district."

Map Amendment Criteria

1) The proposed new zone is consistent with applicable Comprehensive Plan policies.

The proposed UGB expansion and rezoning is consistent with applicable Tillamook County Comprehensive Plan policies, including:

Goal 1 – The Planning Process

Applicant Response: The proposed UGB expansion, zone change, and all other land use actions as part of this process will be conducted in accordance with state, county, and local requirements for public notice and public hearings. The City of Rockaway Beach will provide additional outreach and information to affected property owners and the community at-large regarding the proposed relocation of critical facilities.

Goal 7 – Hazards, Tsunami Related Policies

“General Policies:

- (1) Support tsunami preparedness and related resilience efforts.*
- (2) Take reasonable measures to protect life and property to the fullest extent feasible, from the impact of a local source Cascadia tsunami.*

Evacuation Policies:

- (2) Identify and secure the use of appropriate land above a tsunami inundation zone for evacuation, assembly, and emergency response.*
- (3) Ensure zoning allows for adequate storage and shelter facilities.*

Tsunami Awareness Education and Outreach

- (4) Collaborate with local, state and federal planners and emergency managers for the purpose of developing a culture of preparedness supporting evacuation route planning and other land use measures that minimize risk and maximize resilience from tsunami events.*

Applicant Response: Approval of the UGB expansion and rezoning will support tsunami preparedness and increase life safety should a CSZ event occur. In addition to the relocation of public facilities, the subject parcel will be home to emergency supplies, shelters, and an assembly area.

Goal 11 – Public Facilities

“Types and Level of Urban and Rural Facilities and Services

- c. Public water supply is appropriate in urban areas, urbanizable areas, rural community areas and rural non-community areas. Urban areas should have substantial water storage and fire hydrants. Rural communities should have substantial water storage and may have fire hydrants depending on local circumstances. All new water systems in rural non-community areas should be constructed to minimize the need for future operation and maintenance.*
- d. Sewage disposal is not appropriate outside of urban areas unless there is a significant health and water quality problem and alternatives to central sewer such as repair and*

rehabilitation of septic systems is infeasible or if there are unusual circumstances in which uses requiring sewer can not be located in urban areas. Sewage disposal is also appropriate for the Port of Tillamook Bay Industrial Park.

Applicant Response: The subject parcel will be served by Rockaway Beach water supply and sewer disposal services after annexation into City limits and prior to its development.

- f. Police protection on a call basis is an appropriate service for all areas of the County.*
- g. All urban communities should have a facilities and services in close proximity. All urbanizable areas and rural community and non-community areas with residential uses should have some level of fire protection. Cape Meares and the upper Wilson and Trask River Valleys should be included in fire districts. Because of the long distances involved, a fire station should be located in the upper Wilson River Valley."*

Applicant Response: Relocation of police and fire stations to the subject parcel will have no significant impact on emergency response times, and will ensure that emergency response personnel, buildings, and equipment remain safe in the event of a CSZ earthquake and tsunami.

Goal 12 – Transportation

"General Transportation Policies

- c. Tillamook County shall include a consideration of land use impacts on existing or planned transportation facilities in all land use decisions."*

Applicant Response: The proposed development of the subject parcel is expected to produce minimal traffic and will not have an adverse effect on any local, county, or state roadways. One street, North Palisade Street, will be paved and improved to facilitate vehicular access to the site. Street improvements will be consistent with Rockaway Beach design standards. The City owns adequate right of way to accommodate these improvements.

Goal 14 – Urbanization

"Establishing Urban Growth Boundaries Around Incorporated Communities

Tillamook County will cooperate with incorporated cities in the County to establish urban growth boundaries in accordance with the Urbanization Goal (Goal 14). The County will manage unincorporated lands within those boundaries in conformance with comprehensive plans and implementing ordinances adopted in cooperation with the cities and in accordance with Goal 14. Future urban growth boundary changes will be made in accordance with the seven factors listed in the Urbanization Goal (Goal 14) and the procedures and requirements set forth in the Land Use Planning Goal (Goal 2) for goal exceptions. Appropriate citizen advisory committees and service districts will be involved in the urban growth boundary planning process."

Applicant Response: This proposed UGB change has been conducted in accordance with the Goal 14 Boundary Location Factors and the process laid out in OAR 660-024 (Exhibit B).

- 2) **The proposed new zone shall not result in the conversion of resource lands to non-resource use without an approved exception to applicable state resource protection Goals.**

While the land is currently designated as forest resource land, a goal exception is not required because the parcel will be brought into the Rockaway Beach Urban Growth Boundary through the process detailed in OAR-660-024 (see Exhibit B for required site selection analysis).

- 3) **The site under consideration is better suited to the purposes of the proposed zone than it is to the purposes of the existing zone.**

The life safety and emergency preparedness benefits of the UGB expansion and rezoning outweigh potential benefits gained from maintaining the subject parcel as forest land. More than 90% of structures within Rockaway Beach are located within the tsunami inundation zone, including all of the City's critical facilities. This creates a significant life safety risk, as the city's emergency services, including police and fire, will likely be destroyed in a tsunami resulting from a CSZ earthquake, rendering them unable to provide aid to survivors.

There are no sites within the city's existing UGB or in non-resource lands outside the UGB that are appropriate for relocation of the city's critical facilities (see Exhibit B for full analysis). Allowing public facility uses on the subject parcel will allow the City to locate its emergency services and public works equipment on this parcel will ensure that these services will not be impacted by a tsunami and will be available to serve residents and visitors in the event of a CSZ event. A developed tsunami evacuation assembly area and emergency supplies on the site will increase the City's disaster resilience and preparedness.

- 4) **Development anticipated to result from the proposed zone shall not impair the actual or the legally designated uses of surrounding properties.**

Surrounding properties and land uses will not be impaired by this UGB expansion and zone change. Traffic impacts are expected to be minor. Visual impacts will be minimized through site design and the use of vegetated buffers between new public facilities and residential uses on North Palisade Street. There are no anticipated impacts on surrounding forest lands. The land is not intended for any future residential or commercial development.

- 5) **The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.**

The subject property is accessed via North Palisade Street off North 3rd Avenue, both City-owned roadways (Exhibit A). The applicable road authority is the Rockaway Beach Public Works Department. While traffic impacts from the development on the site are anticipated to be minimal, North Palisades Street will need to be improved (widened and paved) to meet City street design standards and accommodate access to the site. The City owns adequate right-of-way to develop an improved roadway and will make such improvements prior to development of the site. The UGB expansion and rezoning will not significantly impact existing or planned transportation facilities, as defined under Oregon's Transportation Planning Rule.

Exhibit A: Site Maps

Figure 1: Proposed Relocation Site



Figure 2: Proposed Site Location

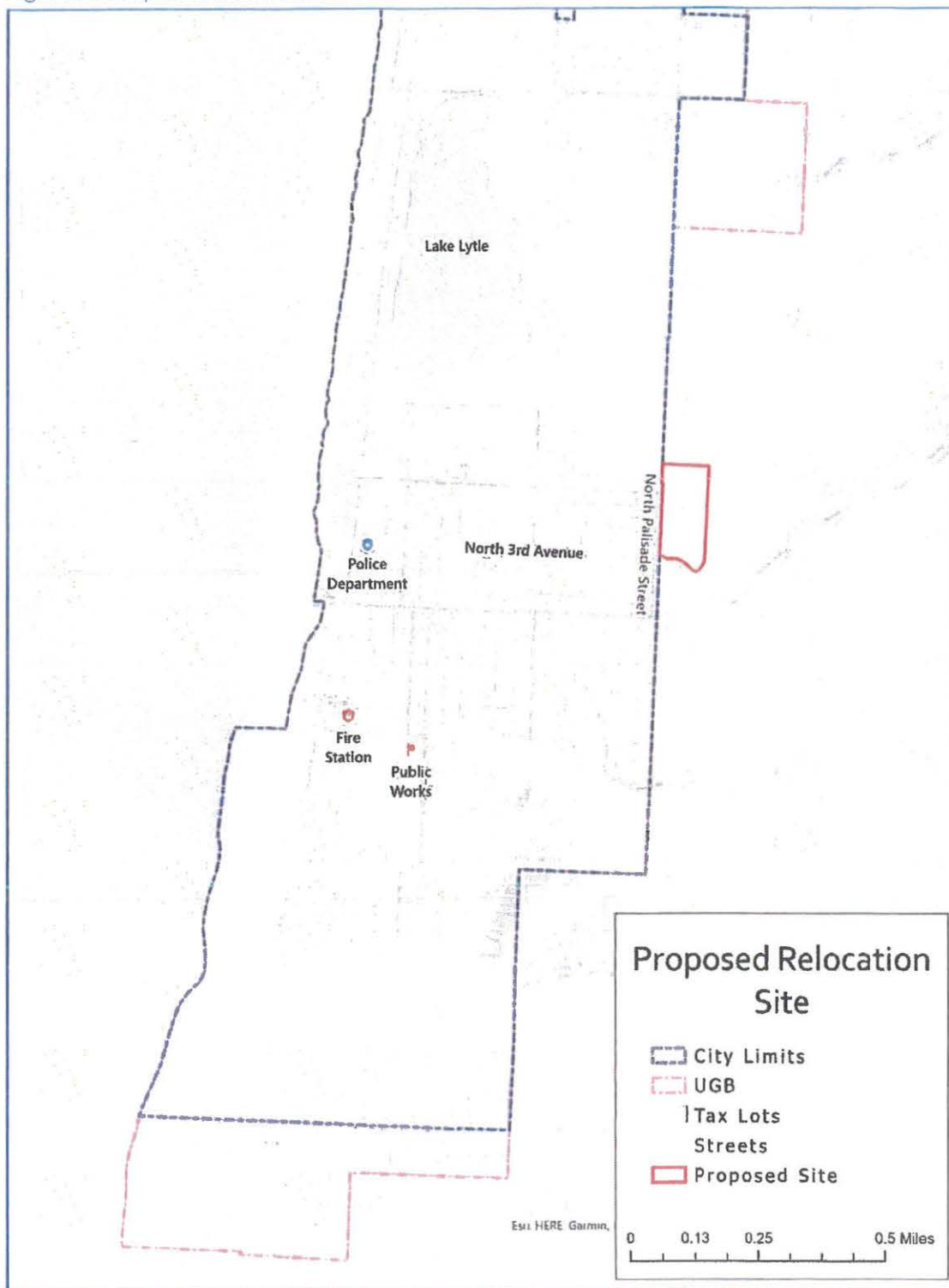


Figure 3: Tsunami Inundation Scenarios

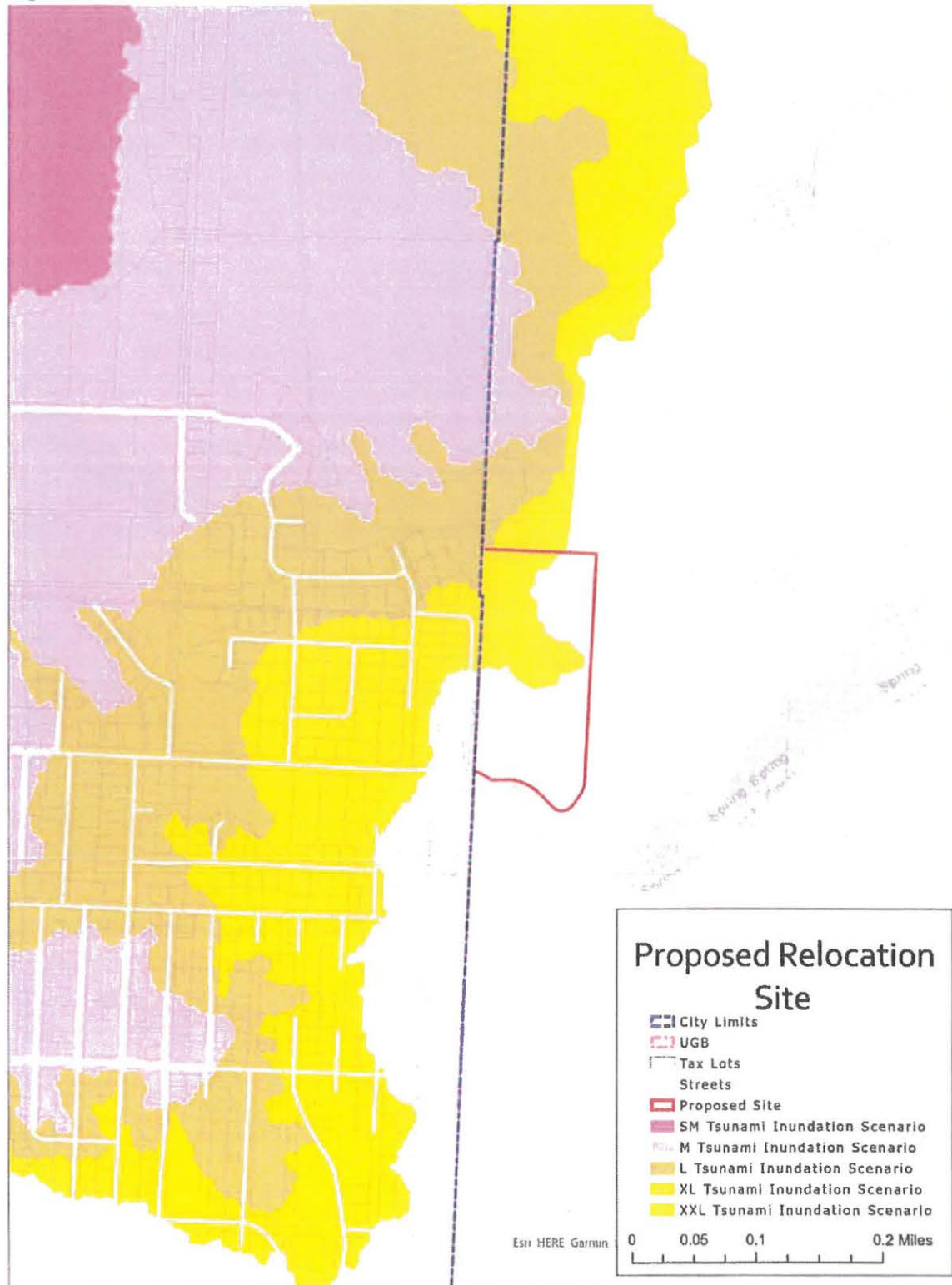


Exhibit B: Site Alternative Analysis

Determining Need for a UGB Expansion

Statewide Planning Goal 14 (Urbanization) gives the following criteria for determining land need in justification of a UGB expansion:

*“Establishment and change of urban growth boundaries shall be based on the following:
(1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments, or for cities applying the simplified process under ORS chapter 197A, a 14-year forecast; and*

(2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2). In determining need, local government may specify characteristics, such as parcel size, topography or proximity, necessary for land to be suitable for an identified need. Prior to expanding an urban growth boundary, local governments shall demonstrate that needs cannot reasonably be accommodated on land already inside the urban growth boundary.”

When determining a site for relocation of critical facilities, the City first looked to lands within its own Urban Growth Boundary (UGB). However, as the tsunami inundation zone covers so much of the area within the UGB, available sites are extremely limited. The City identified two general areas that were large enough to accommodate the relocation: east of Lake Lytle at the top of Northeast 12th Avenue, and east of Pacific View Estates. However, the site east of Lake Lytle is likely to be cut off from the rest of town due to the expected failure of the 12th Avenue bridge in the event of a CSZ earthquake, and the site east of Pacific View Estates is too steep to be feasible for development (Figure 1).

The lack of suitable sites within the UGB determined the need for a UGB expansion to accommodate the relocation of critical facilities. Selecting a site for relocation outside of the UGB has been completed in accordance with the procedures laid out in OAR 660-024 for a city with a population of less than 5,000 adding less than 50 acres within the UGB.

UGB Expansion Study Area

OAR 660-024-0065 requires that the initial study area for UGB expansion be set to lands within one half-mile of the UGB and lands abutting the existing UGB. Because the proposed site will be used for a public facility that requires specific site characteristics, the City may limit the study area to lands that meet certain criteria, per OAR 660-024-065(3):

“(3) When the primary purpose for expansion of the UGB is to accommodate a particular industrial use that requires specific site characteristics, or to accommodate a public facility that requires specific site characteristics, and the site characteristics may be found in only a small number of locations, the preliminary study area may be limited to those locations within the distance described in section (1) or (2), whichever is appropriate, that have or could be improved to provide the required site characteristics.”

The City limited its study area for UGB expansion to lands that met the following criteria:

1. **Outside of highest-risk tsunami inundation zone** – The highest priority criteria for selecting a site for the relocation of critical facilities was that it was outside of the highest tsunami risk areas – the S, M, and L inundation zones. Both Tillamook County and Rockaway Beach have recently adopted zoning regulations that restrict the development of many critical facilities within these zones. The majority of land within Rockaway Beach’s city limits and UGB falls within the S, M, and L inundations zones, excluding it from consideration for relocation efforts.
2. **Accessible after anticipated infrastructure failures due to earthquake** – Two bridges in Rockaway Beach are expected to fail in the event of a Cascadia Subduction Zone earthquake – the NE 12th Avenue bridge at the edge of Lake Lytle and the Highway 101 bridge over Crescent Creek. Lands that were dependent on these roads for connection to the rest of the city were excluded from the study area.
3. **Parcel size** – In order to accommodate the relocation of facilities and equipment storage, the City looked for a minimum of eight to ten acres of available land.
4. **Development constraints** – Aside from being within the tsunami inundation zone, the City considered other development constraints present on available parcels, including steep slopes and the presence of wetlands.
5. **Central location** – Because the parcel will be the new home of the City’s emergency services, areas that were centrally located were prioritized, as they would have the least impact on existing emergency response times. Because areas on the northern edge of the UGB have already been removed due to anticipated bridge failure, this criterion removed areas on the southern edge of the UGB from consideration (south of Victoria Street).

Once the study area has been set, land must be prioritized for inclusion in the following order, per OAR 660-024-067(2):

1. Urban reserves areas, exception lands, or non-resource-lands
2. Marginal lands
3. Forest lands and non-high value farm lands
4. High value farm lands

Rockaway Beach does not have urban reserve areas for consideration. While there are lands designated for residential (Community Single Family Residential and Community Medium Density Urban Residential zones) and recreational (Recreation Management zone) uses within the initial one half-mile study area, these lands were excluded from the final study area due to not meeting the criterion for central location and having many areas of steep slopes, along with either a lack of existing roadways or the need to make significant improvements to existing roadways to accommodate the proposed use (Figure 2).

Lands within the final study area are entirely within lands designated for forest use. Due to the geography of the area, much of the land outside of the tsunami inundation zone is too steep to be feasible for development (Figure 3). Given these and other previously identified criteria and constraints, there is one general area that is suitable for the relocation of critical facilities – along the eastern edge of the existing UGB, from approximately South 2nd Avenue to North 4th Avenue (Figure 4). For further consideration, this area was split into Site 1 (north of North 3rd Avenue and the existing logging road) and Site 2 (south of North 3rd Avenue and the existing logging road).

Goal 14 Boundary Location Factors

To determine a final proposed site for UGB expansion and critical facility relocation, the City compared the two identified sites by applying the boundary location factors in Goal 14 consistent with OAR 660-024-067(7):

1. Efficient accommodation of identified land needs
2. Orderly and economic provision of public facilities and services
3. Comparative environmental, energy, economic, and social consequences
4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

Efficient Accommodation of Identified Land Needs

The City identified a need of 8-10 acres of land to accommodate the proposed relocation of critical facilities, equipment storage, and emergency assembly area. Site 1 provides more than ten acres of relatively level land, with some development constraints due to existing streams within the subject parcel. Additionally, the northern portion of the subject parcel is located within the highest risk tsunami inundation zones (XL and XXL) although there are no restrictions against the development of critical facilities in these areas. Final development on Site 1 will provide appropriate setbacks and other protections to preserve the existing streams. Final site design will place less critical uses within the XL and XXL inundation zones and will explore preserving all or some of this area for a community open space and/or developed park. Development on Site 2 is slightly more constrained, with an existing logging road to the northeast and steep slopes on the south and east of a relatively level area of land. Site 2's location directly downhill from an existing water tank may pose a risk if the tower fails in an earthquake scenario.

Orderly and Economic Provision of Public Facilities and Services

Transportation Facilities

Both Site 1 and Site 2 can be accessed by an existing roadway, North Palisade Street. Roadway access to Site 1 will require more significant improvements, as the current adjacent section of North Palisade Street is currently unpaved. Access to either site will likely require widening of the existing roadway to accommodate public works and fire department equipment.

Sewer and Water Service

Both sites can be served by existing water and sewer lines. Both sites can access water lines either from the North 3rd reservoir water line or from North Palisade Street. Sewer service is available to Site 1 via an existing line in North 3rd Avenue and is available to Site 2 via an existing line in South Nehalem Avenue. Both existing water and sewer lines have been determined to be adequate for accommodation of the proposed use.

Comparative Environmental, Energy, Economic, and Social Consequences

Environmental Consequences

Both sites would require development of land that is currently zoned for forest use. However, the land is not designated as a significant wildlife habitat area. There are no identified wetlands on either site. Site 1 has two perennial streams, which will be protected by building setback and other design measures. The topography of Site 1 will likely allow for a portion of the site to be set aside as open space.

Energy Consequences

Energy consequences are roughly the same for the two sites. Both are centrally located, considering the need to locate critical facilities outside of the UGB. The sites' location will allow many residents and employees the opportunity to walk or bike to the facilities and reduces driving distances compared to a location that may be located further from the center of the city.

Economic Consequences

The proposed critical facility relocation will provide positive economic impacts on the community, both in terms of construction jobs during development and provision of part and full-time public sector employment within the facilities.

Social Consequences

Relocation of critical facilities to either site will provide positive social benefits to the Rockaway Beach community. Locating these facilities outside of the tsunami hazard area, along with the development of a designated emergency assembly area, is a critical step in the city's emergency preparedness. The central location of the facilities will allow services to maintain response times to all areas of the city and will allow easy access for employees and community members.

Both Site 1 and Site 2 are located adjacent to existing neighborhoods. Site design at either site will include the use of vegetated buffers or other screening measures to reduce the impacts of the uses on its residential neighbors. While Site 1 is separated from most adjacent residential uses by the North Palisades right of way, several single family homes directly abut Site 2, meaning it would likely have a greater impact on the surrounding neighborhood.

Compatibility of Uses with Farm and Forest Uses

Both sites are located adjacent to existing forest land. Not adverse impacts are expected from the proposed uses on either site. The City will continue to coordinate with GreenWood Resources and Tillamook County regarding surrounding forest lands.

Conclusion

Both Site 1 and Site 2 are promising locations for the relocation of Rockaway Beach's critical facilities. However, development constraints on Site 2, along with a greater potential impact to surrounding neighborhoods, led the City to select Site 1 as the final preferred site for UGB expansion and relocation of its critical facilities (Figure 5).

Comprehensive Plan and Land Use Ordinance Compliance

The proposed UGB expansion and designation of the subject parcel for public facility use is compliant with policies and regulations found in the Rockaway Beach Comprehensive Plan and Zoning Ordinance:

Rockaway Beach Comprehensive Plan

Citizen Involvement

City Response: The proposed UGB expansion, zone change, and all other land use actions as part of this process will be conducted in accordance with state, county, and local requirements for public notice and public hearings. The City of Rockaway Beach will provide additional outreach and information to affected property owners and the community at-large regarding the proposed relocation of critical facilities.

The Planning Process

"7. Amendments to the comprehensive plan map shall be made only where findings have been adopted that the following criteria are met:

- A. The amendment is consistent with the comprehensive plan's goals and policies;*
- B. The amendment is necessary to meet a land use need;*
- C. The land is physically suitable for the uses to be permitted in terms of slope, geologic stability, flood hazard and other relevant considerations;*
- D. The area can be served by the appropriate level of public facilities and adjacent streets can accommodate the traffic generated by uses permitted;*
- E. The amendment is compatible with the land use development pattern in the vicinity of the request."*

City Response: The proposed UGB expansion and Comprehensive Plan Map amendment is consistent with Rockaway Beach Comprehensive Plan Goals and Policies, as detailed further in this section. The need for relocation outside of the tsunami inundation zone presents a land use need, and no appropriate lands for relocation exist within the existing UGB. The subject parcel is free from development constraints that would prohibit the proposed uses. The parcel can be served by City sewer, water, and roads. Proposed uses are compatible with surrounding residential and forest uses, and measures will be taken to reduce visual impacts to neighboring residential uses via vegetated buffer or other design measures.

Land Use Element

"The land use element of this comprehensive plan is based on the patterns of existing land use. Effective land use planning encourages the positive aspects of existing land use. It also establishes guidelines for future growth, which are intended to prevent the recurrence of past land use conflicts and abuses. Before the land use element of a comprehensive plan can be developed, existing land uses must be identified. Undeveloped land must be analyzed for building suitability, and a system of land use designation (for present and future application) must be developed in accordance with existing land uses and expressed community needs."

City Response: The City developed a new land use designation, the Public Facilities Zone, as part of this process, to be applied to the subject parcel via Comprehensive Plan Map amendment. The subject parcel is free of constraints that would preclude development in the area.

"Public Facilities Zone

The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district."

City Response: The Public Facilities Zone Comprehensive Plan designation will be applied to the subject parcel upon approval of the proposed UGB expansion. The parcel is intended for public facility use in perpetuity and should not be used for commercial or residential uses in the future.

Natural Features

"3. New development shall protect existing streams, riparian corridors, wetlands, and drainage ways. Proposed developments' drainage systems shall be Rockaway Beach Comprehensive Plan 21 designed to minimize the impact of storm water on adjacent properties."

City Response: The subject parcel does have two perennial streams, Spring Creek and another unnamed stream. Development on the site will have appropriate setbacks and other riparian protection measures. The site will be access via North Palisade Street in order to avoid impacts to Spring Creek.

Urban Growth Management Policies

"2. The urban growth boundary is the area in which the City may provide full or partial services (sewer, water, police and fire protection), and the area in which annexations may occur in the next 20 years. Extension of services within the area is the decision of the city council, and is contingent upon the ability of the services to support additional development."

City Response: In selecting the subject parcel for expansion of the UGB and rezoning, the City determined that it was feasible to extend services, including water, sewer, and roadways, to serve relocated critical facilities.

Urbanization Criteria

"6. To preserve large parcels of land for future urban development, and to prevent premature and inefficient parcelization and development of the urbanizable land supply, new land brought into the UGA based on a demonstrated need consistent with state law, will remain in its County rural zoning classification until:

- a) the City determines that urban services are available and adequate to serve the subject property and support planned urban services, and*
- b) the land is annexed to the City, and*
- c) the land is zoned for urban development.*

6a. Pursuant to provisions in Goal 2, Land Use Planning, the City and County are required to have coordinated and consistent comprehensive plans, which establish an Urban Growth Boundary (UGB) and a plan for the Urban Growth Area (UGA) within the boundary. In addition, the City and County share a common concern regarding the accommodation of population growth and utilization of lands within the UGB and consider it mutually advantageous to establish an Urban Growth Area Management Agreement (UGAMA) for the purpose of facilitating the orderly transition from rural to urban land uses within the City's UGA. Therefore, the City and County currently have an UGMA and the City will work with the County to develop a revised UGMA which reflects more clearly the policies and strategies within the Rockaway Urban Growth Management Policies section of the comprehensive plan.

7. Changes in the urban growth boundary must be done by amendment of the City and County comprehensive plans consistent with the Goal 14 administrative rule (OAR 660, Division 024) and ORS 197.298 Priorities for urban growth boundary expansion."

City Response: The City has been working in coordination with Tillamook County and DLCD to develop an appropriate sequence of land use processes and decisions to best achieve the desired outcome, including provision of services, rezoning and annexation. Both the City and Tillamook County will complete amendments to the subject parcel on their comprehensive plan and zoning maps to reflect changes to the UGB and zoning designations. Analysis for determining the final subject parcel has been completed in accordance with Goal 14 and OAR 660-024 requirements.

Extension of Services – Conversion Factors

9. City services are an integral part of the City/County urban growth management strategies with extension of these services guided by the following:

A) The City and County shall not authorize urban levels of development without the provision of necessary urban services (public water and sewer services, storm drainage and urban streets) to support planned levels of development. Rural levels of development, sited without services on urbanizable land, shall be sited in such a way as to not interfere with urban levels of development and services when conversion from urbanizable land to urban lands occurs. Shadow platting and other conversion tools can be used to help satisfy this provision.

B) Proposed annexation areas must demonstrate that sufficient urban services are available or will be installed in conjunction with any land development.

C) The City and County shall require property owners and/or developers to pay their fair share of the cost of extending community services to their property and to pay for or build necessary on site public facilities and site improvements.

9a. It is anticipated that the City of Rockaway Beach and Tillamook County will cooperate in managing the urban growth area to maintain the potential for planned urban development on urbanizable lands until the land is converted to urban land. The following guiding principles will apply:

A) The City/County will require provisions of urban services to residential, commercial, and industrial lands as these lands are urbanized. Lands adjacent to the City limits are generally preferred for service over areas on the fringe (near the UGB) so that services are extended in a logical and orderly fashion.

B) Conversion of this urbanizable land to urban development generally should occur once public facilities and services are available and adequate to serve urban levels of development and the land is annexed into the City and zoned for urban development. The City and County, in managing land within the urbanizable and unincorporated portion of the Urban Growth Area may adopt language, if necessary, within its land use ordinance consistent with this provision.

C) The following definitions are associated with the urban growth management policies and strategies above: Urban Level of Service/Development:

Urban Level of Development is development which generally requires supporting full urban services, as indicated above, to be capable of reaching development levels planned for within the City of Rockaway Beach Comprehensive Plan. Any proposed subdivision partition shall be required to be developed with full urban services (i.e., public water and sewer, urban streets and adequate storm drainage facilities.)

Urban Lands: Lands inside the City of Rockaway Beach Urban Growth Boundary for which sewer and water services are available and capable of supporting planned levels of development, including associated open space and unbuildable land.

Urbanizable Lands: Land inside the City of Rockaway Beach Urban Growth Boundary that is designated for urban development for which sewer and water services capable of supporting planned development are not available."

City Response: The subject parcel's location adjacent to the existing UGB, as well as availability of sewer and water services, was a criterion in selecting a final site for critical facility relocation. The City will ensure that water and sewer facilities are installed on the subject parcel prior to development, and that roadway improvements are made to facilitate access to the site. Improvement costs will be borne by the City.

Transportation Element

"1. Pedestrian and bicycle needs should be considered in all proposed street construction and in the improvement of existing rights-of-way, in order to increase safety and encourage the use of non-automobile transportation."

City Response: Right of way improvements will be made to North Palisade Street as part of the development process, in order to provide access to the site. In designing these improvements, the City will consider the needs of those accessing the site by non-motorized means.

Parks and Recreation Element

"7. Preservation of open space shall be encouraged through the use of the cluster development concept in land development. Small play areas, parks and other recreational facilities should be incorporated in cluster developments and subdivisions for the benefit of their residents."

"11. Land that becomes available for public ownership through tax foreclosure or other means shall be considered for potential park, open space or recreation use, especially in the areas around Lake Lytle and Crescent."

City Response: During the master planning process for the site, the city will examine setting aside the portion of the subject parcel which lies within the XL and XXL tsunami inundation zone as open space, or potentially developed into a City park.

Public Facilities and Services

Sewerage System

"2. Extension of sewer lines should consider the capacity of the treatment facility, and the costs to the City versus anticipated benefits. Sewer services should be provided only if there is adequate treatment capacity available, or if there would be capacity provided within one year from the installation of the sewer services as certified by the city Engineer or the Department of Environmental Quality.

3. Sewer service shall not be provided to those areas outside the City."

The Rockaway Beach Public Works department has determined that adequate capacity exists to accommodate the proposed uses without adverse effects on the existing sewer system. Sewer service will only be extended to the area once it has been annexed into city limits.

Water System

"1. Water system extensions will be considered only for those areas inside the Rockaway Beach Urban Growth Boundary"

City Response: Water service will only be extended to the subject parcel once it has been included within the UGB and annexed into city limits.

Rockaway Beach Zoning Ordinance

Section 3.142 Tsunami Hazard Overlay Zone

"1. Purpose. The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in areas subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within areas subject to tsunami hazards in a manner that will:

- a. Reduce loss of life;*
- b. Reduce damage to private and public property;*
- c. Reduce social, emotional, and economic disruptions; and*
- d. Increase the ability of the community to respond and recover.*

Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, over time, the community's exposure to tsunami risk will be reduced."

"4. Prohibited Uses. Unless authorized in accordance with subsection (5), the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:

- a. In areas identified as subject to inundation from the L magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:*

i. Hospitals and other medical facilities having surgery and emergency treatment areas.

ii. Fire and police stations.

iii. Structures and equipment in government communication centers and other facilities required for emergency response.

iv. Buildings with a capacity greater than 250 individuals for every public, private or parochial school through secondary level or child care centers.

v. Buildings for colleges or adult education schools with a capacity of greater than 500 persons.

vi. Jails and detention facilities.

B .In areas identified as subject to inundation from the M magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:

i. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures.

ii. Emergency vehicle shelters and garages.

iii. Structures and equipment in emergency preparedness centers.

iv. Standby power generating equipment for essential facilities.

v. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons.

vi. Medical facilities with 50 or more resident, incapacitated patients."

City Response: Rockaway Beach has adopted a tsunami hazard overlay zone, which prohibits the development of many critical facilities within the highest risk tsunami inundation areas. The proposed UGB expansion and rezoning will provide a location where these facilities can be built safely outside of the M and L inundation zones.

Section 3.150 Public Facilities Zone

"The Public Facilities Zone is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments, public utilities, and special districts, which are used to provide governmental or public services. This zone also provides for school sites, public park and recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government, school district or special district."

City Response: The Public Facilities Zone will be applied to the subject parcel upon approval of the proposed UGB expansion. This zoning designation does not allow for residential or commercial uses.

Article 9. Amendments

"Section 9.010. Authorization to Initiate Amendments. An amendment to the text of this ordinance or to a zoning map may be initiated by the City Council, Planning Commission, or by application of the property owner(s), contract purchaser(s), or his/her/their authorized agent.

Section 9.015. Burden of Proof. The burden of proof is placed upon the initiator of the amendment. That burden shall be to prove:

- (1) The proposed amendment fully accords with applicable Comprehensive Plan goals and policies; and*
- (2) The proposed amendment is required to meet a land use need.*

Section 9.020. Amendment Procedures. The following procedures shall be observed in consideration of an amendment request:

- (1) A request shall be initiated by filing an application with the City pursuant to Section 11.030.*
- (2) Notice of a public hearing shall be given pursuant to Section 11.040.*
- (3) The Planning Commission shall hold a public hearing on the request pursuant to Section 11.060.*
- (4) The Planning Commission will forward its recommendation to the City Council and the City Council will hold a public hearing pursuant to Section 11.060.*
- (5) The City Council will make a decision on the request pursuant to Section 11.060(6)."*

City Response: The City will act as the applicant, with the consent of the landowner, GreenWood Resources. The City shall complete all required public noticing requirements in accordance with local and state regulations. City Planning Staff will act as the applicant in public hearings with Planning Commission and City Council.

Rockaway Beach Tsunami Evacuation Facility Improvement Plan

Citywide Recommendations - Evacuation Facilities and Preparedness

"RB7. Continue to pursue acquisition of land for relocation of critical facilities."

The UGB expansion and rezoning of the subject parcel will allow for the relocation of many of the city's critical facilities located within the tsunami inundation zone, increasing the community's tsunami resilience and preparedness.

Conclusion

As shown in this analysis, the proposal to expand the Rockaway Beach UGB and amend the Rockaway Beach Comprehensive Plan and Zoning Maps to the new Public Facilities Zone is not only beneficial to the Rockaway Beach community, but is also consistent with State, County, and Local goals, policies, rules, and regulations.

Figure 1: Potential Sites Inside UGB

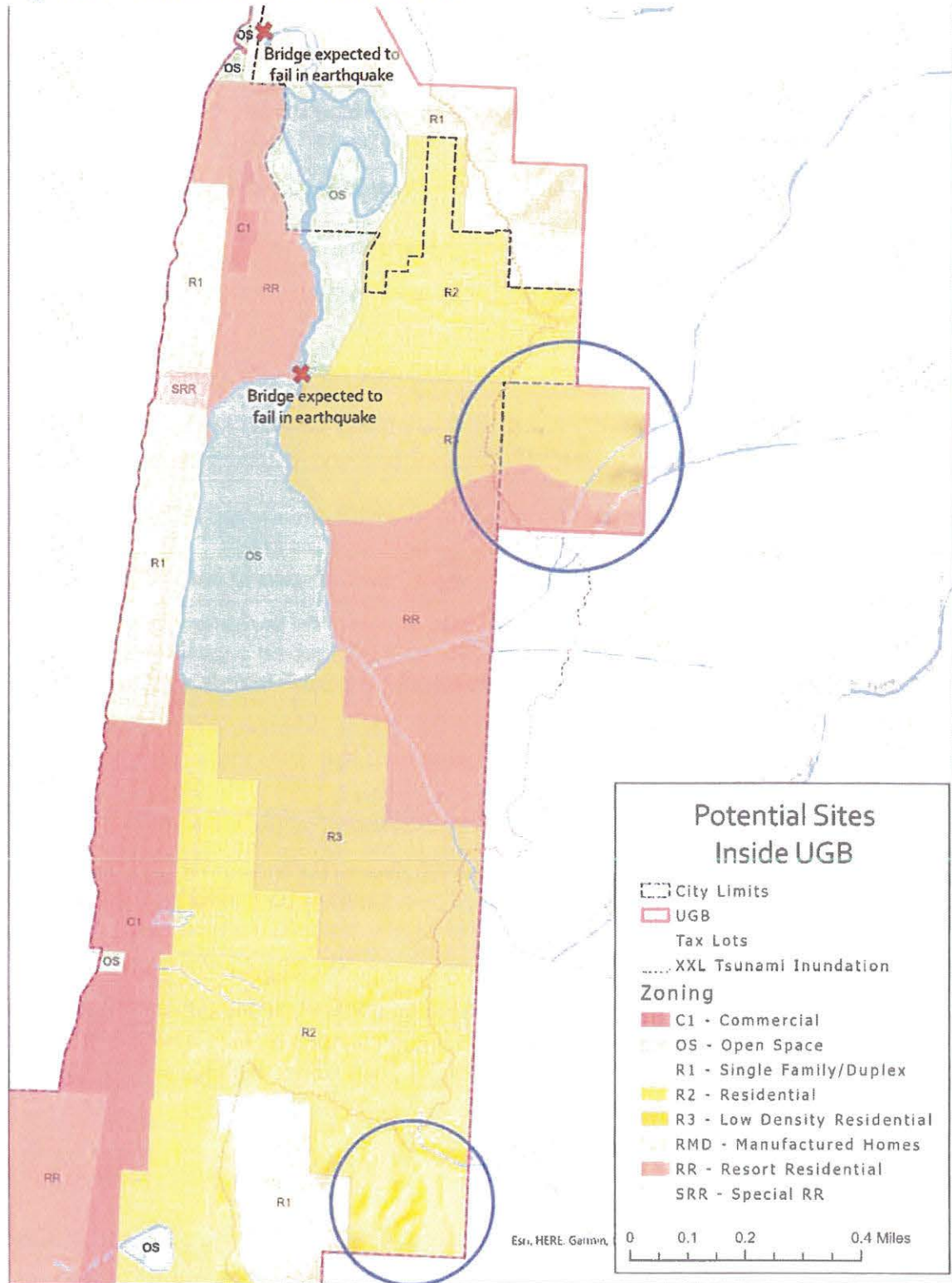


Figure 2: UGB Expansion Study Area

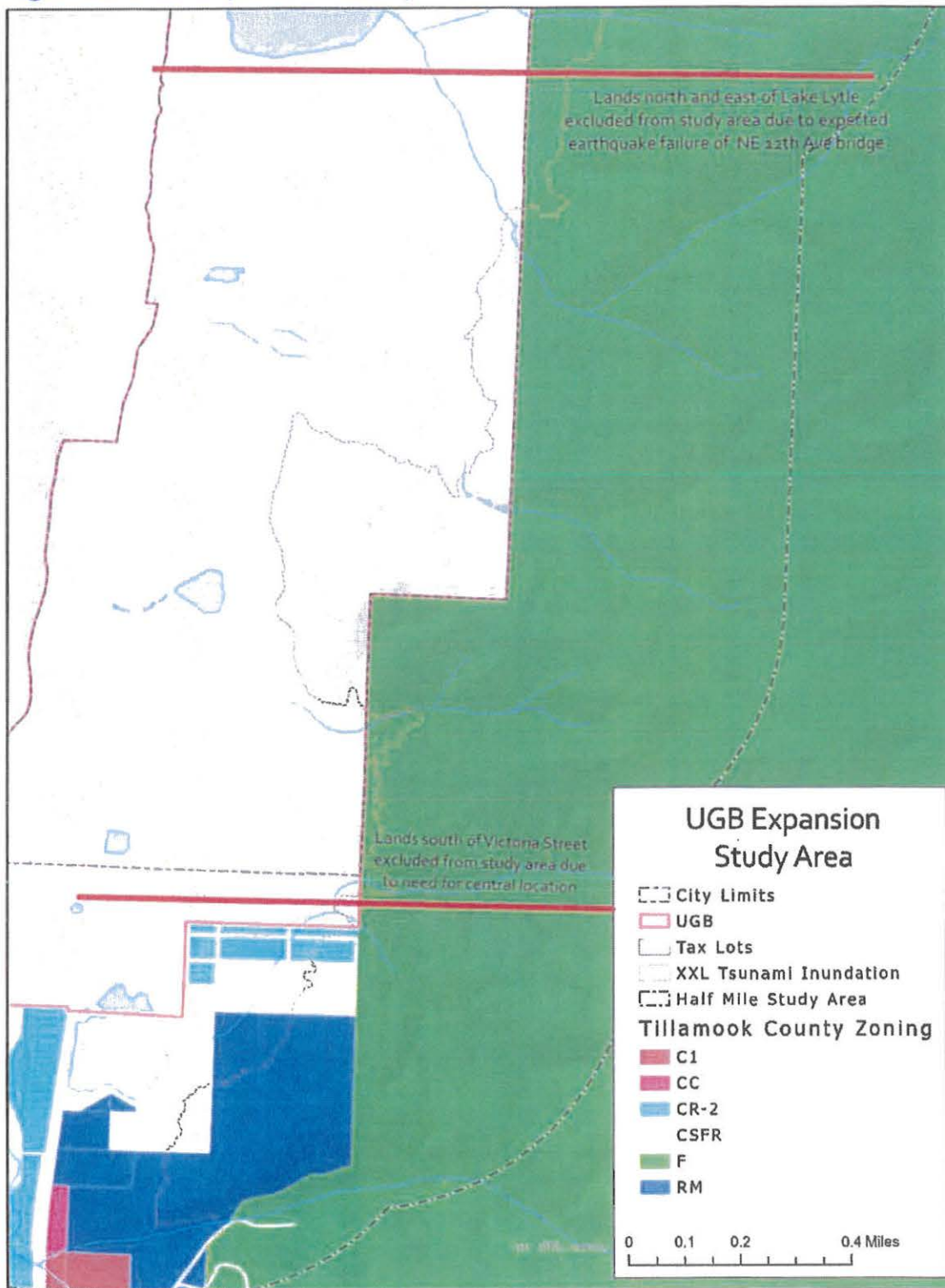


Figure 3: Steep Slopes in UGB Study Area

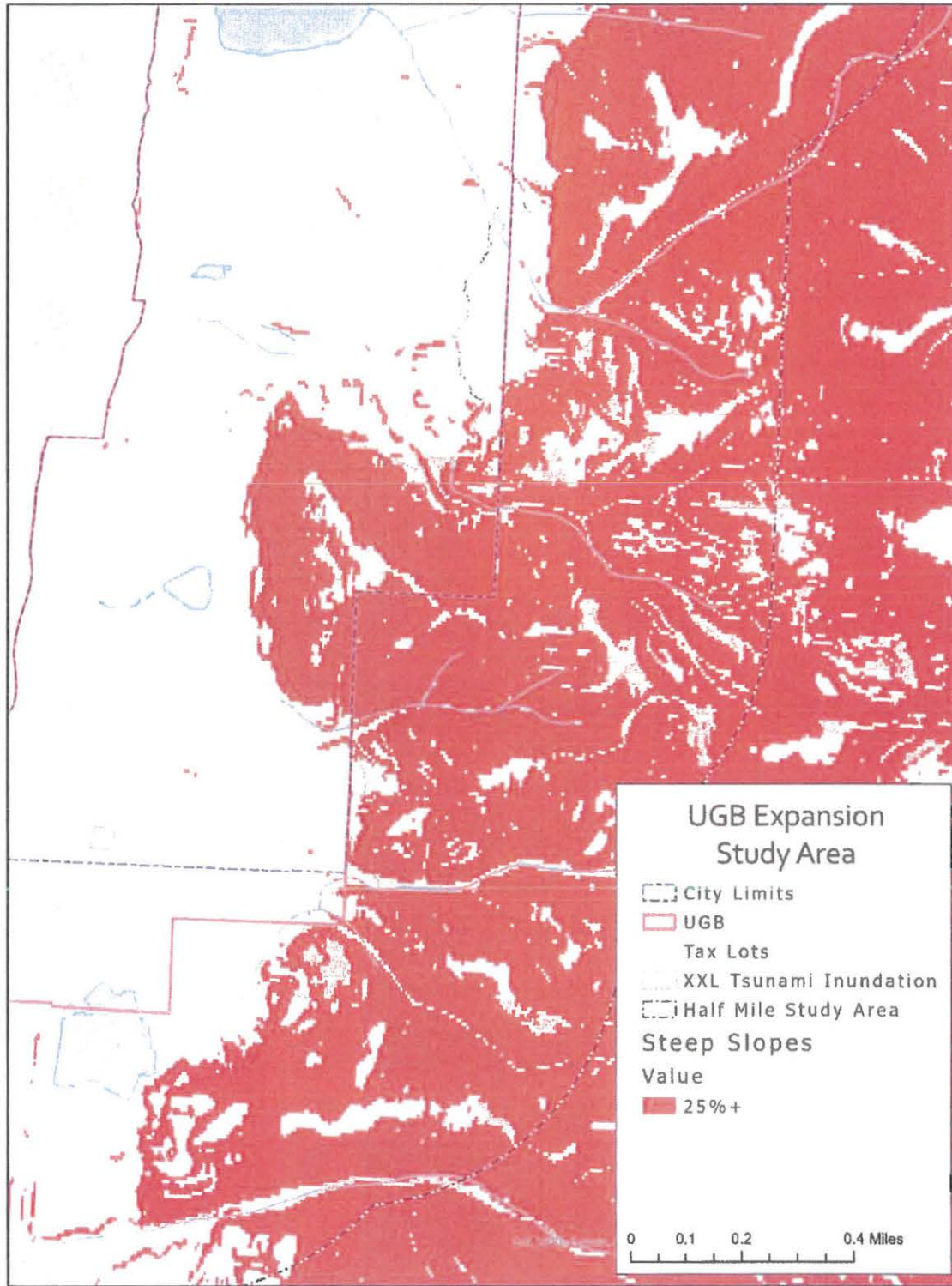


Figure 4: Final Candidate Sites

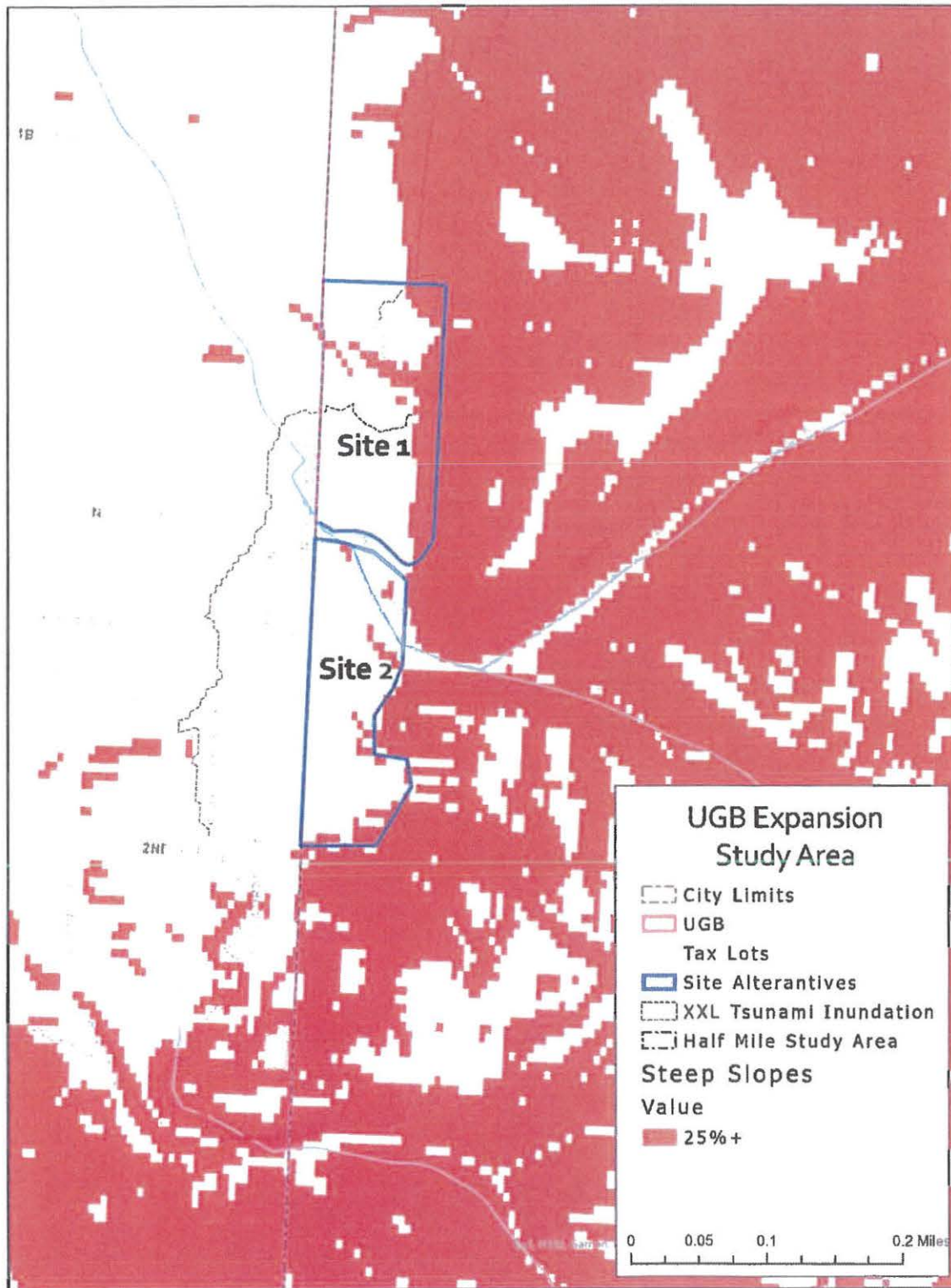


Figure 5: Proposed Relocation Site



Exhibit C - Anticipated Traffic Generation and Response Time Impacts

ROCKAWAY BEACH PD HISTORICAL CALLS FOR SERVICE

| <u>YEAR</u> | <u>ANNUAL</u> | <u>MONTHLY AVERAGE (/12)</u> | <u>WEEKLY AVERAGE (/52)</u> |
|-------------|---------------------|------------------------------|-----------------------------|
| 5 Year | 4032 Calls/Contacts | 336 Calls/Contacts | 78 Calls/Contacts |
| 2015 | 3209 Calls/Contacts | 267 Calls/Contacts | 62 Calls/Contacts |
| 2016 | 4714 Calls/Contacts | 393 Calls/Contacts | 91 Calls/Contacts |
| 2017 | 5122 Calls/Contacts | 427 Calls/Contacts | 99 Calls/Contacts |
| 2018 | 3642 Calls/Contacts | 304 Calls/Contacts | 70 Calls/Contacts |
| 2019 | 3475 Calls/Contacts | 290 Calls/Contacts | 67 Calls/Contacts |
| JAN-AUG 20 | 2036 Calls/Contacts | 254 Calls/Contacts | 59 Calls/Contacts |

NOTES RELATED TO CALLS/CONTACTS:

- The information provided above are averages and do not account for a significant amount of our contacts begin self-generated (Excluding the year 2020 and the impact of COVID-19).
- Based on patrol tactics we frequently are responding from areas in the community other than the police department.
- Our records system does not have a mechanism to generate a report that would provide accurate data to determine the percentage of the time we respond from the office. Excluding the year 2020, there is Officer consensus that approximately 25-30% of our calls/contacts will be responded to from the police department.

RESPONSE TIME IMPACT

- Normal driving speed from the current police department location (216 Hwy 101 N):
 - N 3rd Ave/N Palisades St. gate is 90 seconds (1 ½ minutes).
 - N 4th Ave/N Palisades St. projected access is 120 seconds (2 minutes).
- Drive time will be reduced when responding code to calls.
- Response time will be reduced in some areas of the community based on their location.

From: [Public Works](#)
To: [Scott Fregonese](#); [C Stewart](#); [Luke Shepard](#); [Todd Hesse](#); [Cassandra Dobson](#)
Subject: RE: Info for Tillamook County Zone Change App
Date: Thursday, September 17, 2020 1:12:55 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Dear Cassandra et al,

I took some rudimentary traffic counts of vehicles going in and out of the public works yard (wastewater treatment plant) last week. I found an average of 52 total trips per day in and out of the facility over those days (26 in, and 26 out). The vast majority were standard vehicles (our work trucks and crew's personal vehicles), except for one trip from a tanker semi-truck to resupply us with fuel.

I would say that most of these trip would not be impacted by my department being relocated since all of the materials, equipment and work trucks are stored at the wastewater treatment plant anyways. I don't believe there would be any measurable effect on our response time either since our crews would still be responding from the treatment plant location.

Sorry for the delay, and let me know if you have any additional questions.

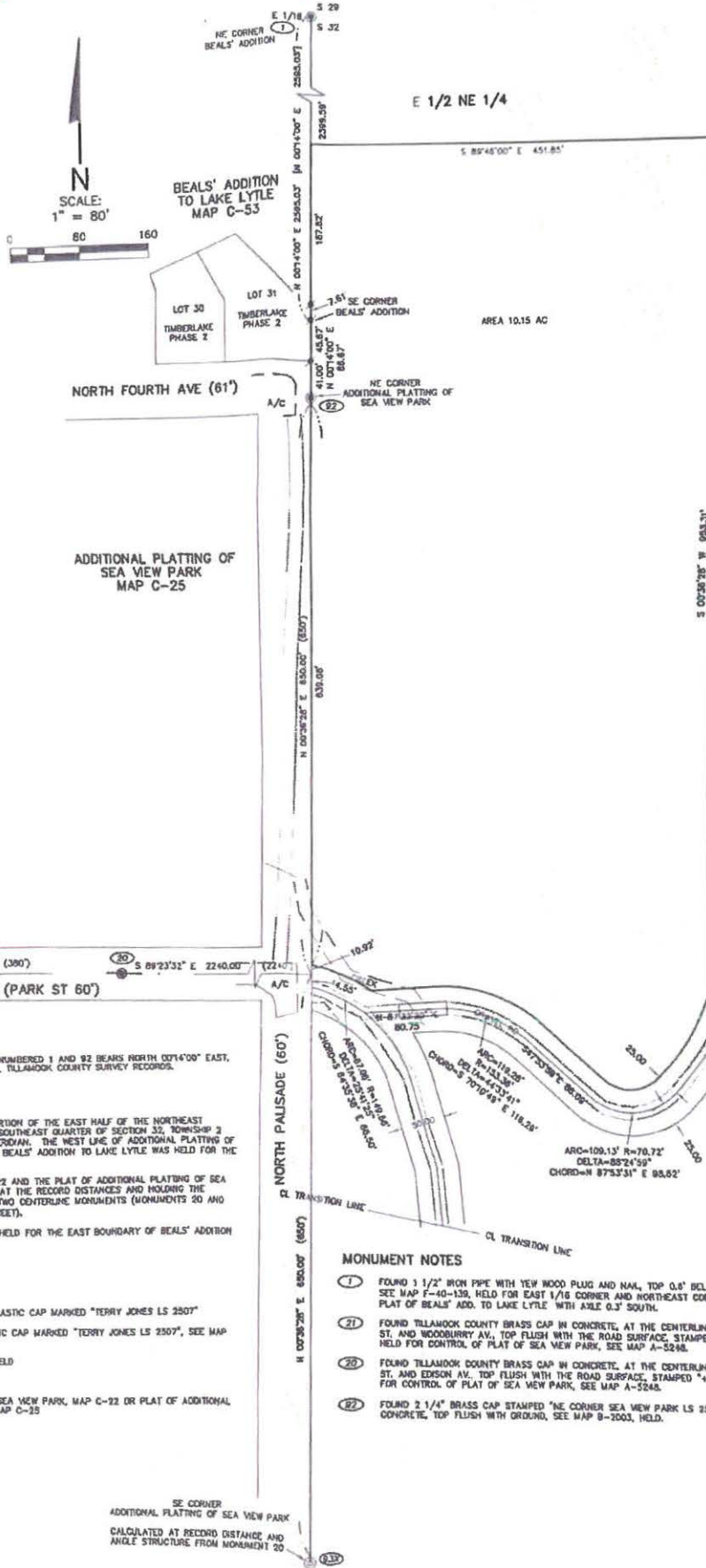
Sincerely,

- Rob

Robert B. Morris, PE
Public Works Director/City Engineer
City of Rockaway Beach
P.O. Box 5 | Rockaway Beach, Oregon 97136
P: 503.374.1752 / C: 503.457.6094
publicworks@corb.us

Exhibit D - Proposed Parcel Survey

PARTITION PLAT 2019 -



BASIS OF BEARINGS

THE LINE BETWEEN FOUND MONUMENTS NUMBERED 1 AND 22 BEARS NORTH 007°4'00" EAST, THE RECORD VALUE FROM MAP B-2003, TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE

THIS IS A DEPENDENT SURVEY OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN. THE WEST LINE OF ADDITIONAL PLATTING OF SEA VIEW PARK AND THE EAST LINE OF BEALS' ADDITION TO LAKE LYLE WAS HELD FOR THE WEST BOUNDARY.

THE PLAT OF SEA VIEW PARK, MAP C-22 AND THE PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C-25 WERE LAID OUT AT THE RECORD DISTANCES AND HOLDING THE RECORD ANGLE STRUCTURE FROM THE TWO CENTERLINE MONUMENTS (MONUMENTS 20 AND 21) IN NORTH THIRD AVENUE (PARK STREET).

MONUMENT 1 AND MONUMENT 22 WERE HELD FOR THE EAST BOUNDARY OF BEALS' ADDITION TO LAKE LYLE. SEE MAP B-2003.

LEGEND

- SET 5/8" x 40" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507"
- ⊕ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP B-2003
- ⊙ FOUND MONUMENT AS NOTED, HELD
- ⊙ CALCULATED CORNER
- () RECORD VALUE FROM PLAT OF SEA VIEW PARK, MAP C-22 OR PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C-25
- || RECORD VALUE MAP B-2003
- NO () OR || MEASURED VALUE

MONUMENT NOTES

- (1) FOUND 1 1/2" IRON PIPE WITH YEW WOOD PLUG AND NAIL, TOP 0.8' BELOW GROUND SEE MAP F-40-139, HELD FOR EAST 1/16 CORNER AND NORTHEAST CORNER OF PLAT OF BEALS' ADD. TO LAKE LYLE WITH ANGLE 0.3' SOUTH.
- (21) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, AT THE CENTERLINE OF PARK ST. AND WOODBURY AV., TOP FLUSH WITH THE ROAD SURFACE, STAMPED "+ 1898", HELD FOR CONTROL OF PLAT OF SEA VIEW PARK, SEE MAP A-5248.
- (20) FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, AT THE CENTERLINE OF PARK ST. AND EDISON AV., TOP FLUSH WITH THE ROAD SURFACE, STAMPED "+ 1895", HELD FOR CONTROL OF PLAT OF SEA VIEW PARK, SEE MAP A-5248.
- (22) FOUND 2 1/4" BRASS CAP STAMPED "NE CORNER SEA VIEW PARK LS 2507 1896" IN CONCRETE, TOP FLUSH WITH GROUND, SEE MAP B-2003, HELD.

PARTITION PLAT FOR
CITY OF ROCKAWAY BEACH
E 1/2 NE 1/4, E 1/2 SE 1/4, SECTION 32,
T2N, R10W, W4E

TILLAMOOK COUNTY, OREGON

DATE: _____ TIME: _____

BY: _____

TOPBOOK ES-103 FC-3000

REGISTERS PROFESSIONAL LAND SURVEYOR

TERRY L. JONES

LICENSE NO. 1111

EXPIRES DATE: 06-30-2021

SE CORNER
ADDITIONAL PLATTING OF SEA VIEW PARK
CALCULATED AT RECORD DISTANCE AND
ANGLE STRUCTURE FROM MONUMENT 20

