

Allison Hinderer

From: Sarah Absher
Sent: Monday, May 24, 2021 9:52 PM
To: Allison Hinderer
Subject: Testimony for Planning Commission Hearing #851-21-000069-PLNG

Hello Allison,

Please make 13 copies for the record.

Thank You,
Sarah

From: Tillamook County OR <tillamookcounty-or@municodeweb.com>
Sent: Monday, May 24, 2021 6:13 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: [Sarah Absher] Testimony for Planning Commission Hearing #851-21-000069-PLNG

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Charles Fleisher (ggflash@frontier.com) sent a message using the contact form at <https://www.co.tillamook.or.us/>.

(please forward to Ms. Sarah Absher, County Planning Director so this testimony can be introduced into the cited May 27, 2021 Planning Commission hearing.) I want to submit my objection to the proposed Zone Change and Map Amendment for the expansion of the City of Rockaway Beach Urban Growth Boundary for the following reasons: 1) The City has not identified what it needs and why the specific 10.5 acre parcel is essential; 2) There would appear to be adequate available land inside the existing Urban Growth Boundary to accommodate a new emergency center (however it is eventually defined); 3) The 10.5 acre property being considered would appear to have significant limitations on its future development, e.g., bisected by a major stream (environmental issues); impacts on an adjacent to an existing single family neighborhood, e.g., traffic; noise; visual qualities; accessed by only unimproved neighborhood streets. The City of Rockaway Beach needs to do a feasibility study of the emergency center requirements before any UGB expansion should be considered or approved.

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**Re: Rockaway Beach proposal to relocate city
infrastructure east of existing growth boundary
(Ref # 851-21-000069-PLNG)**

To whom it may concern:

My name is Bob Dodak, and I am strongly “opposed” to the above-referenced proposal. I own the property located on the corner of N Palisade and 4th, Ref lot 2N1032DB00101.

I purchased this property 15 years ago with the intent of building a cabin retreat after I retired (I retired in 2020). It was a dream come true to purchase a property right on the eastern growth boundary of Rockaway with a frontage view of an established forest. I was heartbroken a couple years later when it burned to N Palisade. When I drove Hwy 101, my location beacon was the burnt scar on the beautiful mountain. In time, it has grown back to its previous beauty.

Tillamook County Land Use Ordinance Section 9.020(3) amendment criteria (d) states “Development anticipated to result from the proposed zone shall not impair the actual or the legally designated uses of surrounding properties”. Although it would not impair the use of the property, it would dramatically reduce both my market value and desirability by destroying the aesthetic beauty and tranquility of the area. The community notice does not specify which critical facilities will be located on the 10-acre parcel, but there would certainly be a significant increase in traffic and noise in addition to the removing the aesthetic beauty of the area.

There are many hard to find amenities that this area possesses, including the following: out of the tsunami zone, does not require a geologic hazard report, no wetland areas, very nice well maintained homes in the area, all utilities already established, and the street is paved.

My property is ready to be developed, but I have no desire to build a house if a 10-acre Facilities complex is constructed across the street. Please reconsider the location of the Facilities complex to an area that will not affect adjacent property owners.

Thank you for your consideration,

Bob Dodak

Allison Hinderer

From: Sarah Absher
Sent: Thursday, May 27, 2021 2:51 PM
To: BRADLEY Robert * ODFW; Allison Hinderer
Subject: Tillamook County: City of Rockaway Beach Zone Change/ Map Amendment Request/ 851-21-000069-PLNG

Thank You Robert,

Allison please make 13 copies for the record and distribution at tonight's hearing.

Sincerely,
Sarah

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Thursday, May 27, 2021 2:35 PM
To: Allison Hinderer <ahindere@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: EXTERNAL: RE: Tillamook County: City of Rockaway Beach Zone Change/ Map Amendment Request/ 851-21-000069-PLNG

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The application states on that the city intends to provide appropriate setbacks and riparian protection measures for the two perennial streams located at this site (page 15). There is no mention of addressing fish passage, particularly in Spring Creek, but also potentially in the other stream. It is possible that the proposed road improvements are a fish passage trigger as defined by ODFW's fish passage rules. Approval should be conditioned such that the applicant consults with ODFW to determine if a fish passage trigger has, or will, occur as a result of the project, and address any fish passage that is determined to be required.

I would also recommend the applicant consult with DSL and other permitting agencies to determine other natural resources that need protection on the site (i.e., wetlands) and any required permitting. Planning should minimize or avoid impacts to aquatic resources or other sensitive habitats.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

Note new email address as of 4/26/21: Robert.Bradley@odfw.oregon.gov

From: Allison Hinderer <ahindere@co.tillamook.or.us>

Sent: Monday, May 10, 2021 4:01 PM

To: FOOTE Hilary <hilary.foote@state.or.us>; BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>; robert.bradley@state.or.us; SKINNER Kate J * ODF <Kate.J.Skinner@oregon.gov>; HENDRICKS Nikki M * WRD <Nikki.M.Hendricks@oregon.gov>; fw1ofwo@fws.gov; aswickham@fs.fed.us; doryfreshfish@embarqmail.com; Tiffany Miller <tmiller@tillamook911.com>; PHIPPS Lisa <lisa.phipps@state.or.us>; bharth@corb.us; VANDECOEVERING Denise <dvandeco@co.tillamook.or.us>; Michael R. Rice <mrice@co.tillamook.or.us>; Travis Porter <tporter@co.tillamook.or.us>; Luke Shepard <lukeshepard@corb.us>; Scott Fregonese <scott@frego.com>; Cassandra Dobson <cdobson@frego.com>; Todd Hesse <thesse@corb.us>; Gale Ousele <galeousele@embarqmail.com>; mandm-roberts@comcast.net; kjheckeroth@gmail.com; ODF_Retiree LAFRANCE Don <lafrance.don@gmail.com>; gsievert@icloud.com; megangillas@gmail.com; victordairy@centurylink.net

Cc: Sarah Absher <sabsher@co.tillamook.or.us>

Subject: Tillamook County: City of Rockaway Beach Zone Change/ Map Amendment Request/ 851-21-000069-PLNG

Hello All,

Please see attached notice of City of Rockaway Beach Zone Change/Map Amendment Request 851-21-000069-PLNG.

Thank you.

Allison Hinderer

Office Specialist 2/Tillamook County
Department of Community Development/Surveyors Office
1510 Third Street.
Tillamook, OR 97141
Office:503-842-3408/503-842-3423
Email: ahindere@co.tillamook.or.us

