

## Allison Hinderer

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**From:** Sarah Absher  
**Sent:** Thursday, June 3, 2021 10:05 AM  
**To:** Allison Hinderer  
**Subject:** City of Rockaway zone change  
**Attachments:** 5.2steele.docx

Please make 13 copies and post on the DCD website after our deadline this afternoon.

Sincerely,  
Sarah

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**From:** Steele Fleisher <steelefleisher@gmail.com>  
**Sent:** Thursday, June 3, 2021 9:54 AM  
**To:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Cc:** kari fleisher <kfleisher21@gmail.com>  
**Subject:** EXTERNAL: City of Rockaway zone change

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Good morning,  
Would you please be so kind as to include the attached testimony in the staff report that will be presented to the Planning Commission.  
Thank you.  
Steele Fleisher

June 2, 2021

TO: Tillamook County Planning Commission

Kurt Heckerth, Chair

Mark Roberts

Megan Gillas

Don LaFrance

Chad Allen

Guy Sievert

Gale Ousele

RE: City of Rockaway Beach Zone Change/Map Amendment Request

Thank you for the opportunity to provide feedback. We would ask that you vote to deny the zone change and map amendment requested by the City of Rockaway Beach.

The main reasons are:

- Forest Zone allows for proposed uses with the proper review (fire, emergency)
- The City's Tsunami Evacuation plan allows for exceptions for critical facilities within the Overlay zone following the passage of HB3309
- Relocation of all facilities is not necessary and will be too costly.

The current property is zoned Forest by Tillamook County. This zone currently allows outright for the placement of fire stations for rural fire protection. As part of a type 2 review, it allows for the storage structures for emergency supplies and public parks. The City of Rockaway can develop emergency storage buildings for fire apparatus similar to the Netarts Oceanside Fire Districts at the new sewer plant. The Netarts-Oceanside Sanitary District property remains forest zoned. So too, should the property that was identified in the request by the City of Rockaway Beach.

We have lived in Rockaway Beach at 141 N Palisade St (lot 1707 in your packet) for over 3 years and enjoy our home and proximity to services. We are very concerned about an unnecessary costly expansion that would increase either fees or property taxes significantly. However, we understand the need for critical facilities.

The City of Rockaway Beach drafted its Tsunami Evacuation Plan on April 16, 2019. This document identified that all critical facilities are located inside the Tsunami inundation zone. The placement of these vital structures is not unlike any other coastal community in Oregon. In June of 2019, House Bill 3309 was passed by the Oregon State Legislature eliminated the prohibition and allowing new critical facilities to be built within tsunami zones. HB3309 was developed and recommended as part of the Coastal Caucus of legislators. The Coastal Caucus represents the Oregon Coast. Our representatives to the state say that both residents and visitors understand to accept the risks and consequences of

tsunamis. (Reports, 2019). It is noted that emergency managers say it is ideal to have them out of any area of known risks.

The City of Rockaway Beach passed an overlay zone to eliminate these critical facilities from the zones (incorporated into Rockaway Beach Zoning Ordinance June 2020 Section 3.124 (4)). However, it too allows for exceptions when there are no other reasonable options (Rockaway Beach Zoning Ordinance June 2020 Section 3.124 (5)). It may not have been apparent that the current law of 25 years has been overturned to allow options to keep these facilities in their present locations. These new facilities would have to be designed with consultation with DOGAMI to engineer safe facilities for escape.

The City of Rockaway Beach's Tsunami Evacuation Facilities Improvement Plan (TEFIP) evacuation plan identified travel speeds to safely escape a tsunami. There were areas identified where a person would have to run, jog, or fast walk to reach safety in the event of a tsunami. One of these locations is very near the present fire and city hall. Evacuation speed could be decreased if the current buildings fire and city hall(s) were redesigned for a vertical escape. As a result, more people will likely survive, with more residents reaching shelter to ride out the wave.

It is known that during major catastrophe's that your number one priority is to ensure your family's safety. Then once covered, based on your capabilities, one can be able to respond to emergencies. For example, in a Cascadia earthquake with a tsunami event, in all likelihood, streets, roads, water, and sewer systems will fail or be flooded. No relocation of city services will help. An emergency command system, basic sheltering, emergency supplies of food/water, digital backups, and the ability for government continuity would be essential and allowed for under current zoning.

Over and above what is currently allowed, any development at this location would increase road traffic. North 3<sup>rd</sup> street only consists of an asphalt surface of two car width. No curbs or sidewalks exist. The street is highly congested with dog walkers and families with their beach gear. Many times is only passable one lane at a time. The entrance off HWY 101 at North Third street is highly congested with local post office traffic. With the current heavy truck traffic, the road surface is cracking on the newest section of North Third near North Palisade St. To repair North Third and ensure pedestrian safety, it would require substantial road improvements, sidewalks, bike lanes, and alike. The current transportation plan identifies none of these improvements.

The selected site has a creek cutting off half of the property. In addition, the site is close to adjacent to identified landslides. As a result, the access on North Third would be cut off. It too is serviced by a bridge. The North Palisades entrance, too, may be inaccessible. Therefore, our main question is whether a feasibility study has been completed to determine whether this site meets the stated needs?

Based on actively monitoring public medical and calls for service, most needs are either to the North or South of the current station requiring HWY 101 access as fast as possible to respond. The question about emergency response times may not be shortened at the proposed location, likely increasing on a day-to-day basis. Has a correlation been established between the proposed site and the number of calls received?

We are asking that you deny the expansion of the UGB request by the City of Rockaway Beach. The City of Rockaway Beach has not researched or exhausted all alternative locations. We do not believe they have met their burden of proof. Second, the City of Rockaway Beach has not updated its transportation plan to include all traffic types affected by the proposal. The transportation plan should accommodate everyone. Third, the City has not provided the public with enough evidence on their ability to purchase the property identified in the request. How the City will pay for the acquisition of the property, let alone maintain it? This needs to be taken into consideration. The high cost of development will need to include a creek and landslide risk that exists on the property.

Thank you for your time in this matter.

Steele H. Fleisher

Kari R. Fleisher

References:

City of Rockaway Beach's Tsunami Evacuation Facilities Improvement Plan (TEFIP)

[https://corb.us/vertical/sites/%7B087A747C-D4DD-4132-9CE8-8372D0E33390%7D/uploads/Tsunami Evacuation Facilities Improvement Plan\(1\).pdf](https://corb.us/vertical/sites/%7B087A747C-D4DD-4132-9CE8-8372D0E33390%7D/uploads/Tsunami%20Evacuation%20Facilities%20Improvement%20Plan(1).pdf)

Reports, T. O. S. A. W. (2019, June 24). *Oregon Legislature repeals ban on building in tsunami zone.*

Oregonlive. <https://www.oregonlive.com/politics/2019/06/oregon-legislature-repeals-ban-on-building-in-tsunami-zone.html>

Tillamook County Forest Zoning Code:

[https://www.co.tillamook.or.us/sites/default/files/fileattachments/community\\_development/page/27173/finalsection3004forestzone.pdf](https://www.co.tillamook.or.us/sites/default/files/fileattachments/community_development/page/27173/finalsection3004forestzone.pdf)