

# Tillamook County Planning Commission

May 27, 2021



# Purpose of the Request

The City of Rockaway Beach wishes to extend its Urban Growth Boundary to include a 10.15-acre parcel of land. This land will ultimately be annexed into Rockaway Beach's City Limits and used to relocate many of the City's critical facilities out of the area at risk of inundation in the event of a Cascadia Subduction Zone tsunami.

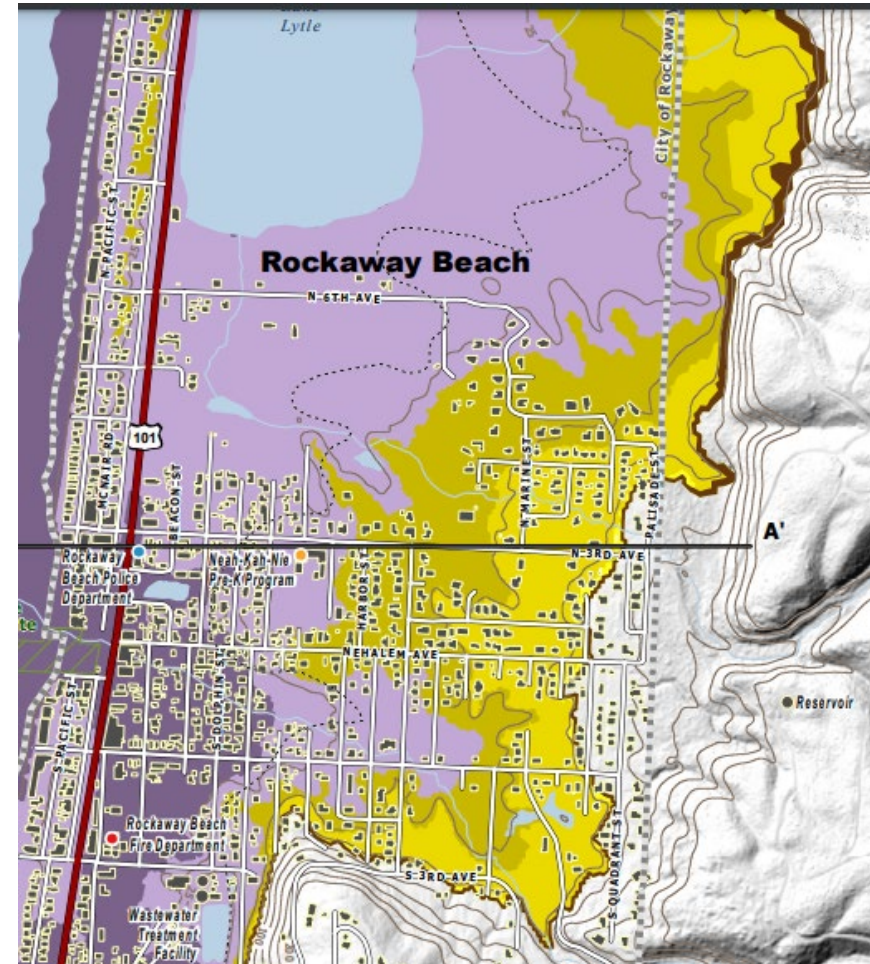
# Background

- Critical Facility relocation is a recommendation in the City's 2019 Tsunami Evacuation Facilities Improvement Plan
- The City's Tsunami Hazard Overlay Zone (2019) prohibits the development of new critical facilities in the Small, Medium, and Large Tsunami Inundation Zones



# Background

- All of Rockaway Beach's critical facilities are located within the tsunami inundation zone
- 90% of buildings within the city, as well as most of the land within the UGB, is located within the tsunami inundation zone



# Background

## Proposed Parcel:

- Approximately 10-acre portion of an existing 157-acre parcel at top of N 3<sup>rd</sup> Ave
- Land currently zoned Forest (F)





451.85'

187.82'

North 4th Avenue

North Palisade Street

10.15 acres

953.31'

639.08'

North 3rd Avenue

North Palisade Street

Spring Creek

**Proposed Critical Facility Relocation Site**

- City Limits
- UGB
- Tax Lots
- Proposed Parcel

0 0.01 0.03 0.05 Miles

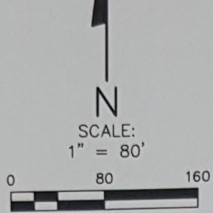
N

# Background

- City is currently communicating with landowner, GreenWood Resources
- City has completed appraisal and survey of property
- City has has adopted Public Facilities Zone and Comprehensive Plan designation to be applied to property upon approval of UGB expansion



PARTITION PLAT 2019 -



BEALS' ADDITION  
TO LAKE LYTLE  
MAP C-53

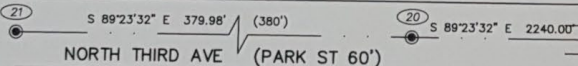
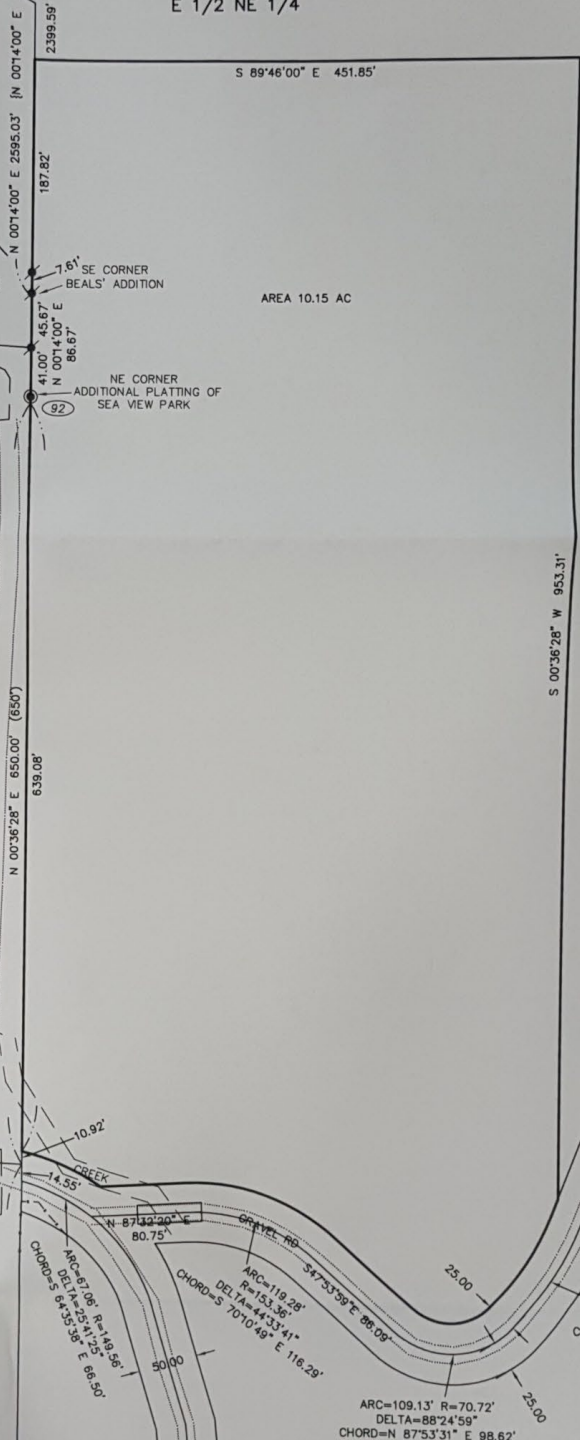
NORTH FOURTH AVE (61')

ADDITIONAL PLATTING OF  
SEA VIEW PARK  
MAP C-25

LOT 30  
TIMBERLAKE  
PHASE 2

LOT 31  
TIMBERLAKE  
PHASE 2

AREA 10.15 AC



**BASIS OF BEARINGS**

THE LINE BETWEEN FOUND MONUMENTS NUMBERED 1 AND 92 BEARS NORTH 00°14'00" 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 2 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 LYTLE WAS HELD FOR THE WEST BOUNDARY.

THE PLAT OF SEA VIEW PARK, MAP C-22 AND THE PLAT OF ADDITIONAL PLATTING OF SEA

PARTITION PLAT FOR:

**CITY OF ROCKAWAY BEACH**

E 1/2 NE 1/4, E 1/2 SE 1/4, SECTION 32,  
T2N, R10W, W.M.

TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	HIPER V	FIELD	JOB NO.
	TOPCON	ES-103		
		FC-5000		
DATE	CREW	DWE	TLJ	

SAFETY BY:

**BAYSIDE SURVEYING**

11765 HWY 101 SOUTH  
TILLAMOOK, OR. 97141  
(503) 842-5551

EQUIPMENT: HI PER V  
TOPCON ES-103  
FC-5000

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Terry L. Jones*

OR 2504  
JULY 25/1991  
**TERRY L. JONES**  
2507

RENEWAL DATE: JUNE 30, 2021

NORTH PALISADE (60')

NORTH THIRD AVE (PARK ST 60')

N 00°36'28" E 650.00' (650')

6.39.08'

187.82'

2.399.59'

1.5'

145.87'

86.67'

7.6'

SE CORNER

BEALS' ADDITION

NE CORNER

ADDITIONAL PLATTING OF

SEA VIEW PARK

A/C

92

21

20

10.92'

14.55'

N 87°32'20" E

80.75'

ARC=57.08' R=149.56'

DELTA=17°15'11.5" E 66.50'

CHORD=S 64°45'36" E 66.50'

50.00'

ARC=119.28'

R=153.36'

DELTA=44°33'41"

CHORD=S 70°10'49" E 116.26'

34.753339'E 98.09'

ARC=109.13'

R=70.72'

DELTA=88°24'59"

CHORD=N 87°53'31" E 98.62'

25.00'

ARC=104.12'

R=263.80'

DELTA=22°36'48"

CHORD=N 32°22'38" E 103.44'

25.00'

N 21°04'13" E

25.00'

ARC=109.13'

R=70.72'

DELTA=88°24'59"

CHORD=N 87°53'31" E 98.62'

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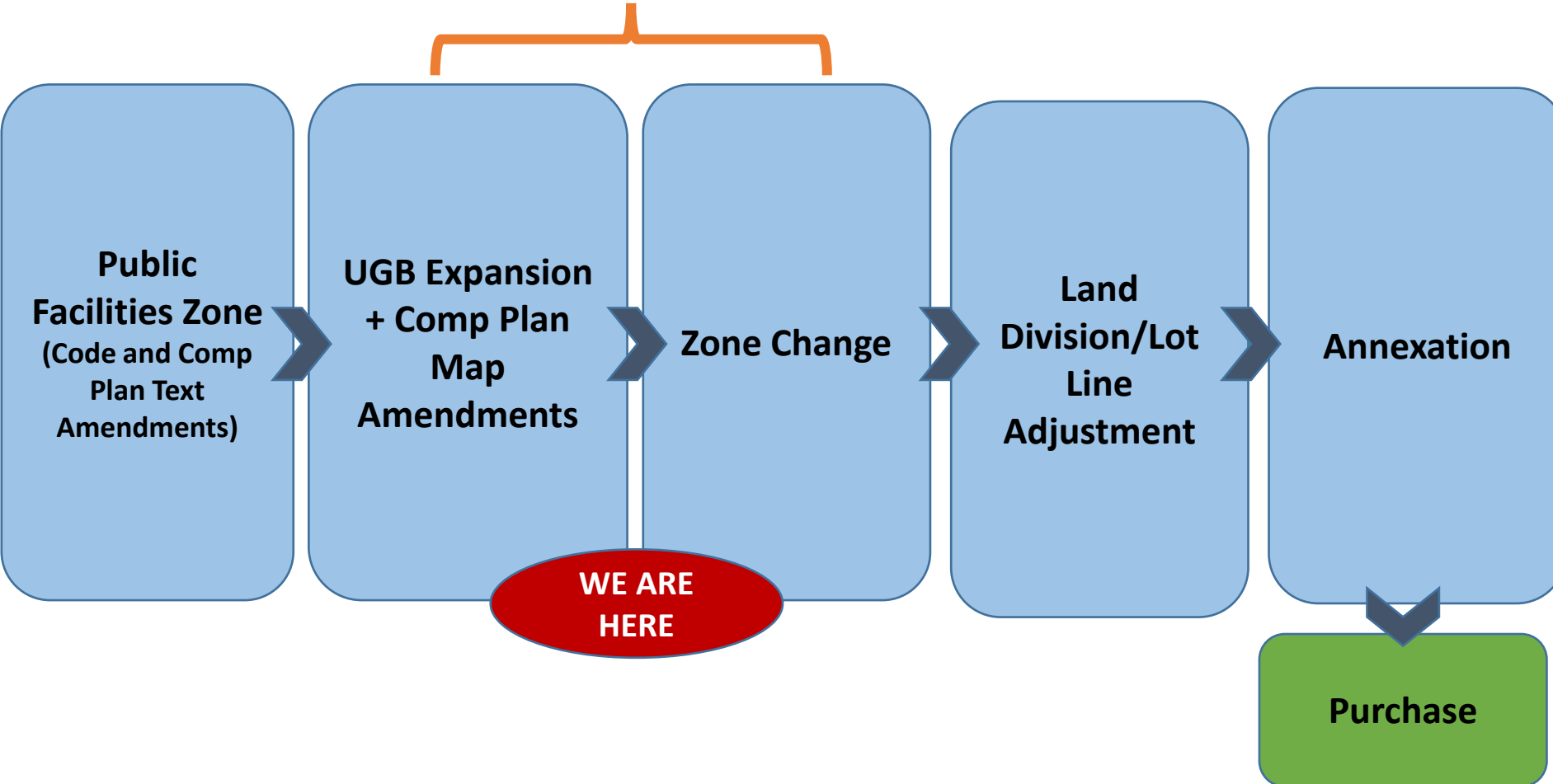
# Background

- City has worked with DLCD regional representative to follow correct process and have state buy-in
- City has submitted application for zone change and map amendment to Tillamook County
- The City has begun the process of amending its Comprehensive Plan and Zoning Maps to expand the UGB and apply Public Facilities Zoning
- In order to take effect, decision to expand UGB and amend maps must be concurrent with City and County



# Process

These steps will be completed at one public hearing

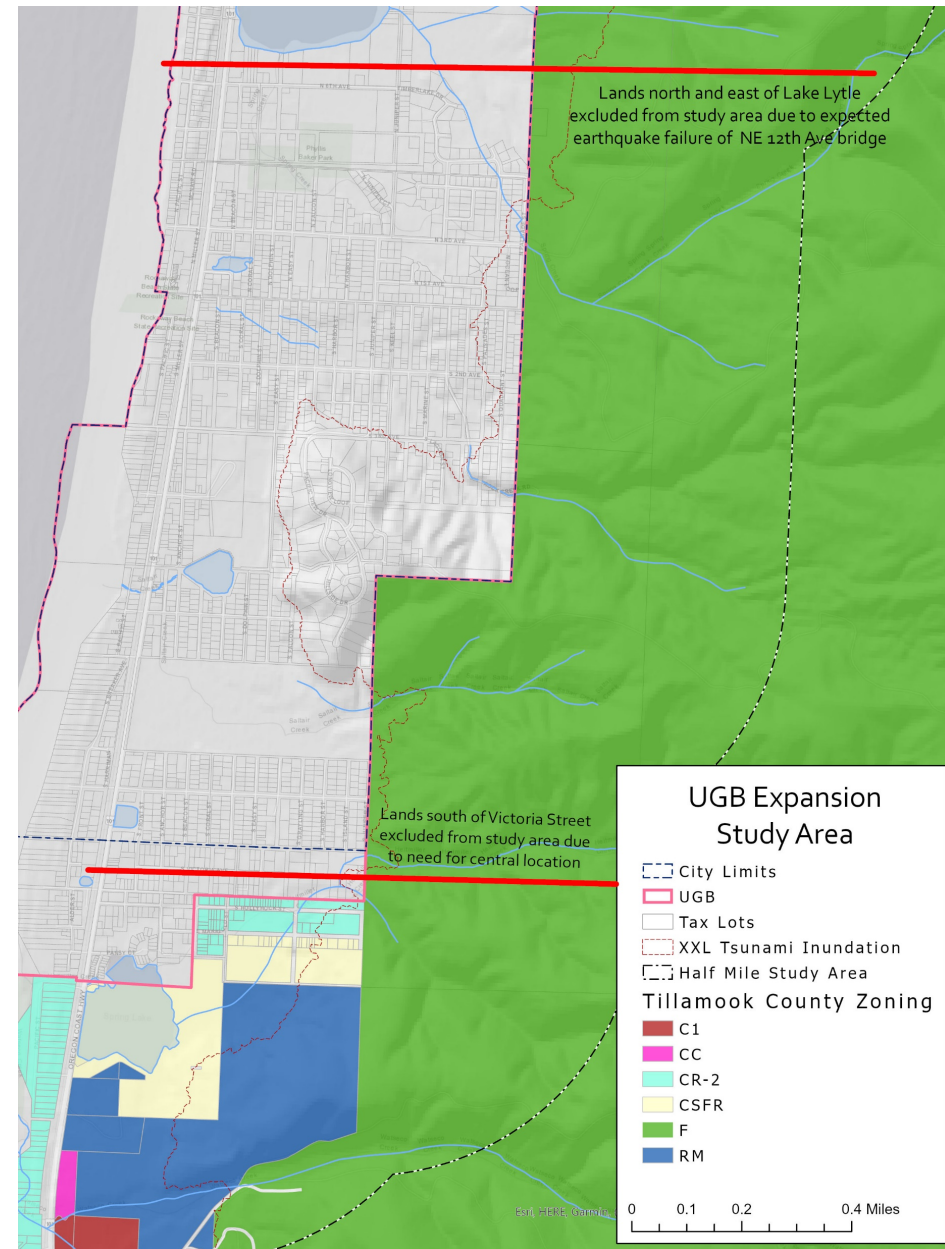


# OAR 660-024

- Oregon Administrative Rule 660-024 requires specific analysis for UGB expansion
- Process is slightly simplified because Rockaway Beach is a small community adding a small parcel of land (less than 50 acres)
- Analysis Steps:
  1. Establish UGB Study Area
  2. Prioritize candidate sites for inclusion in UGB
  3. Choose preferred site based on Goal 14 Boundary Location Factors

# Establish Study Area

- Within ½ Mile of UGB
- Because land is intended for public facilities that require certain site characteristics, we may narrow the study area to sites that meet those criteria:
  1. Outside M and L tsunami inundation zones
  2. Accessible after anticipated infrastructure failures due to earthquake
  3. Sufficient parcel size
  4. No or few development constraints
  5. Central location (to reduce impacts on emergency response times)

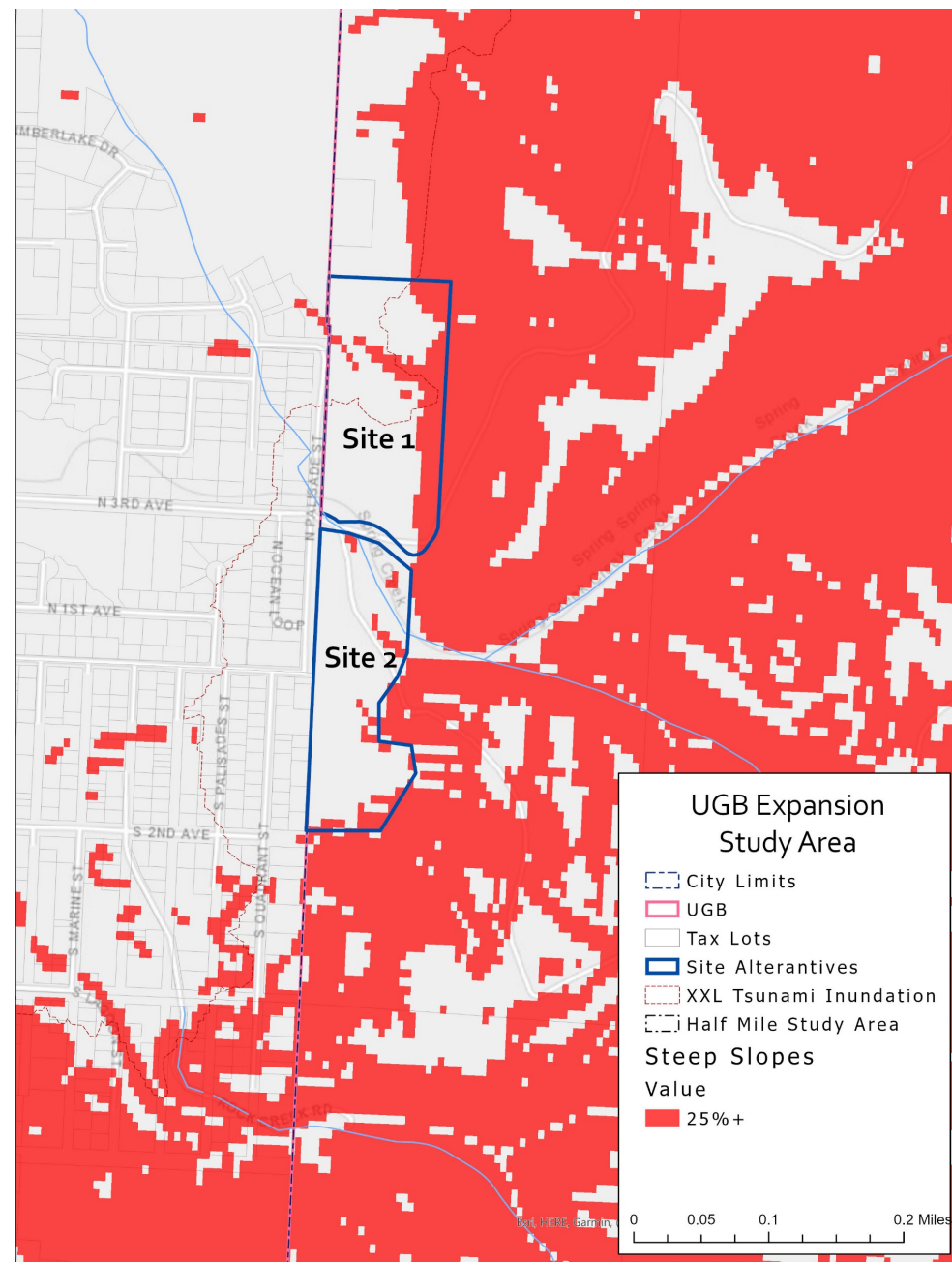


# Prioritize Candidate Sites

Land within study area must be prioritized for inclusion in the following order:

1. Urban reserves areas, exception lands, or non-resource-lands
  - None for consideration
2. Marginal lands
  - None that meet study area criteria
3. Forest lands and non-high value farm lands
  - All study area land is within Forest (F) Zone
4. High value farm lands
  - None for consideration

Two final sites for consideration



# Goal 14 Boundary Location Factors

1. Efficient accommodation of identified land needs

Site 1: Fewer development constraints

Site 2: More development constraints – existing logging road and steep slopes

2. Orderly and economic provision of public facilities and services

Site 1: Sewer and water available, some road improvements will be required

Site 2: Sewer and water available, existing roadway may be sufficient depending on access point

3. Comparative environmental, energy, economic, and social consequences

Site 1: Less impactful consequences overall

Site 2: More impactful social consequences on directly abutting existing residential uses

4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.

Site 1: No anticipated impacts to adjacent forest uses.

Site 2: No anticipated impacts to adjacent forest uses.

**Final Preferred Site: Site 1**

# Next Steps for Rockaway Beach

- **June 17:** Rockaway Beach Planning Commission Meeting to recommend UGB Expansion, Comprehensive Plan and Zoning Map Amendments
- **July 14:** Rockaway Beach City Council Meeting to adopt UGB Expansion, Comprehensive Plan and Zoning Map Amendments
- Land Division
- Annexation
- Land Purchase
- Master Plan for Critical Facilities Relocation