

Ordinance Amendment OA-14-1 to the Tillamook County Comprehensive Plan

Amendment OA-14-1 will incorporate the findings and proposals contained within *The Neskowin Coastal Erosion Adaptation Plan* into the Tillamook County Comprehensive Plan and the Neskowin Community Plan. The details concerning the amendment are described in the Staff Report and related documents posted on the Tillamook County Community Development Home Page (<http://www.co.tillamook.or.us/gov/comdev/>). *The Neskowin Coastal Erosion Adaptation Plan* is available for download on the SBRA home page.

The Adaptation Plan is the product of over three years of meetings held by the Neskowin Coastal Hazards Committee. These deliberations included numerous public forums, often coinciding with the regular meetings of the Neskowin Community Association. Upon its completion the Adaptation Plan and its recommended land use ordinances were submitted to the Neskowin Citizens Planning Advisory Committee (CPAC), which over a period of 6 months held public meetings at which the proposed ordinance changes were discussed. The seven recommendations approved by the CPAC are listed on the pages that follow. The specific details of the changes are described in Appendix C of the Adaptation Plan (see page C-13). (Note that in mid-2013 the CPAC's name was changed to the Neskowin Citizen Advisor Committee, CAC.)

Ordinance Amendment OA-14-01 was brought before the Tillamook County Planning Commission on 10 July 2014. On 14 August 2014 the Planning Commission approved the amendment by a 6 to 0 vote. The amendment will move next to the Tillamook County Board of Commissioners who will meet to discuss the proposed changes on 8 October 2014.

The Neskowin Citizens Planning Advisory Committee (CPAC) has carefully reviewed over the past year the recommendations of the Neskowin Coastal Hazards Committee with respect to land use issues, and has approved the following list of seven recommendations. Further information on these recommendations, and the actual proposed ordinance language, can be found in the document: “Adapting to Coastal Erosion Hazards: A Plan for the Community of Neskowin, Appendix C: Land Use Ordinances”, dated April 2013.

Recommendation #1: Hazard Overlay Zone

- The CPAC recommends that a hazard overlay zone, combining the DOGAMI active, high, and medium risk zones should be adopted. The CPAC recommends that specific regulations, as noted in these recommendations, apply in this hazard overlay zone (see below).

Recommendation #2: Hazard Overlay Zone Permit

- The CPAC recommends that the CPHWG requirements, including a geologic report be prepared by a registered geologist, be required for new construction in the hazard zone.
- The CPAC recommends that a new “Hazard Zone” permit be required for new construction in the hazard zone. The permit will require that the geologist report be prepared and that all of the other hazard zone ordinances be addressed.

Recommendation #3: Special Building Techniques

- The CPAC recommends that new “slab-on-grade” foundations be prohibited in the hazard zone.
- The CPAC recommends that new structures be moveable, either vertically or horizontally on the lot (for example, either stem wall or pile foundations). The CPAC does not recommend that a structure be required to be moveable off of the lot.

Recommendation #4: Safest Site/ Land Division Standards

- The CPAC recommends that a “safest site” standard be administered by the County in the hazard overlay zone, and that the safest site(s) be identified in the geologic report.
- Land Division Standards: The CPAC recommends that land division standards be implemented that:
 - Limits creation of parcels to those which include a building site located outside the hazard risk zone; and
 - Prohibits adding to the number of existing housing units (including ADUs) on a developed parcel that is within the hazard zone, and
 - Prohibits the creation of additional multifamily dwelling units (including ADUs) within the hazard zone

Recommendation #5: Setbacks

- The CPAC recommends that a 50-year annual erosion rate, plus a 20-foot buffer distance, be utilized for construction on bluff-backed building sites.
- The CPAC does not recommend any other setback modifications at this time.

Recommendation #6: Runoff and Drainage Controls

- The CPAC recommends: 1) a set of standards should be applied to the Neskowin area, as defined by the Neskowin Community boundary, and 2) include specific requirements for oceanfront property.

Recommendation #7: Substantial Improvements and Damage

- The CPAC recommends that improvement projects on a lot within the coastal hazard zone and with estimated costs greater than 50% of the RMV value on the most recent property tax statement be subject to the applicable requirements of the hazard overlay zone, such as geologic reports and the hazard overlay zone permit, structural adaptations, setbacks, and runoff and drainage control.