



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF PUBLIC HEARINGS
TILLAMOOK COUNTY PLANNING COMMISSION & BOARD OF COMMISSIONERS**

MEASURE 56 NOTICE: This is to notify you that Tillamook County has proposed a land use regulation that may affect the permissible uses of your property and other properties within your community. The County has determined that adoption of these amendments may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

(See next page for additional explanation.)

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, October 10, 2019, in the Board of County Commissioners Meeting Rooms A & B of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook, OR 97141, and a public hearing will be held by the Tillamook County Board of Commissioners at 10:30a.m. on Wednesday, November 13, 2019 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:

TEXT AMENDMENT/ZONE CHANGE/MAP AMENDMENT REQUEST #851-19-000420-PLNG: A legislative amendment request to amend the Tillamook County Land Use Ordinance (TCLUO) and Tillamook County Comprehensive Plan as follows:

Add Section 3.580: Tsunami Hazard Overlay Zone: Establishes a Tsunami Hazard Overlay Zone, add definitions and establish permitted uses within this overlay zone. Overlay zone boundary is identified as areas subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI).

Amend Goal 7 Element: Amend Goal 7: Hazards element of the Tillamook County Comprehensive Plan to add new plan policies and map references for the Tsunami Hazard Overlay Zone.

The Tillamook County Planning Commission may take action at the hearing on October 10, 2019 hearing, or may continue the matter to a date and time announced at the hearing. The Tillamook County Planning Commission will ultimately make a recommendation to the Board of County Commissioners who will hear this matter at 10:30a.m. on Wednesday, November 13, 2019. If approved, Text Amendment/Zone Change/Map Amendment request #851-19-000420-PLNG will become effective upon adoption by the Tillamook County Board of Commissioners, which will occur no sooner than November 13, 2019.

The staff report for Text Amendment/Zone Change/Map Amendment request #851-19-000420-PLNG will be available for inspection least 7 days prior to the first hearing on the Tillamook County Department of Community Development website: <http://www.co.tillamook.or.us/gov/ComDev/planning/LandUseApps.htm#Applications> and will also be available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the Text Amendment/Zone Change/ Map Amendment proposal and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. For

additional information concerning this zone change request, please contact the Department of Community Development, Sarah Absher, CFM, Director.

Written testimony can be submitted and oral statements will be heard at the hearings. Written testimony to be included in the Planning Commission packet mailed to Planning Commission members the week prior to the hearing must be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on October 1, 2019. Please contact Sarah Absher, CFM, Director, Tillamook County Department of Community Development, as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission. *All testimony/evidence received prior to and at the Tillamook County Planning Commission hearing(s) will be made part of the record and presented to the Board of County Commissioners for consideration at the November 13, 2019 hearing.*

The criteria applicable to review of this Text Amendment/Zone Change/Map Amendment request are Tillamook County Land Use Ordinance Article 9: Amendment and Article 10: Administrative Provisions. The application and criteria (enclosed) are available for review or links are provided to the applicable sections outlined above at the Department of Community Development and online at <http://www.co.tillamook.or.us/gov/ComDev/planning/luo.htm>.

Sincerely,



Sarah Absher, CFM, Director
Tillamook County Department of Community Development
sabsher@co.tillamook.or.us
503-842-3408x3317 or 800-488-8280x3317

You may be wondering why you received this notice from the Tillamook County Department of Community Development. In 1998, Oregon's voters passed a law known as Ballot Measure 56 (BM56), which requires that notices like this one be mailed to all landowners when a change in land-use laws might limit use of their property. The law requires the County to issue the above working in such notices, even though that wording does not describe the likely effects from the change in land use laws very well. BM56 also requires the notice to say that the County has determined that the proposed land use changes "may change the value of your property" however the County does not know how these amendments might affect the value of your property, if at all. Please contact the Tillamook County Assessor's Office for property value information.

Explanation regarding the proposed Tsunami Hazard Overlay Zone

What is an overlay zone?

- An overlay zone is a zoning district which is applied over one or more previously established zoning districts. The notification area consists of all properties within the defined boundary of your community which may include several established zoning districts for residential and commercial development.
- The overlay zone establishes additional standards and criteria for properties within the property overlay zone in addition to those of the underlying zoning district. For example, if your property is within a R-1 zone and within this proposed overlay zone, both the requirements of the R-1 zone and the Tsunami Hazard Overlay zone (if adopted) would apply, as well as any additional existing overlay zone requirements.

Important to note:

- These requirements do not apply to single family homes on existing lots.
- These requirements will not make any existing structures non-conforming.
- These requirements are not intended to regulate existing uses or existing development.

Restricted within the proposed Tsunami Hazard Overlay Zone:

- Medical facilities with surgery and emergency treatment; fire and police stations; government communication centers and emergency response facilities; school buildings with a capacity of >250; buildings for colleges or adult education with a capacity >500; jails and detention facilities; fire-suppression materials or equipment for the protection of essential facilities; emergency vehicle shelters and garages; emergency preparedness centers; standby power generating equipment for essential facilities; covered public assembly structures with a capacity >300; medical facilities with 50 or more resident, incapacitated patients.

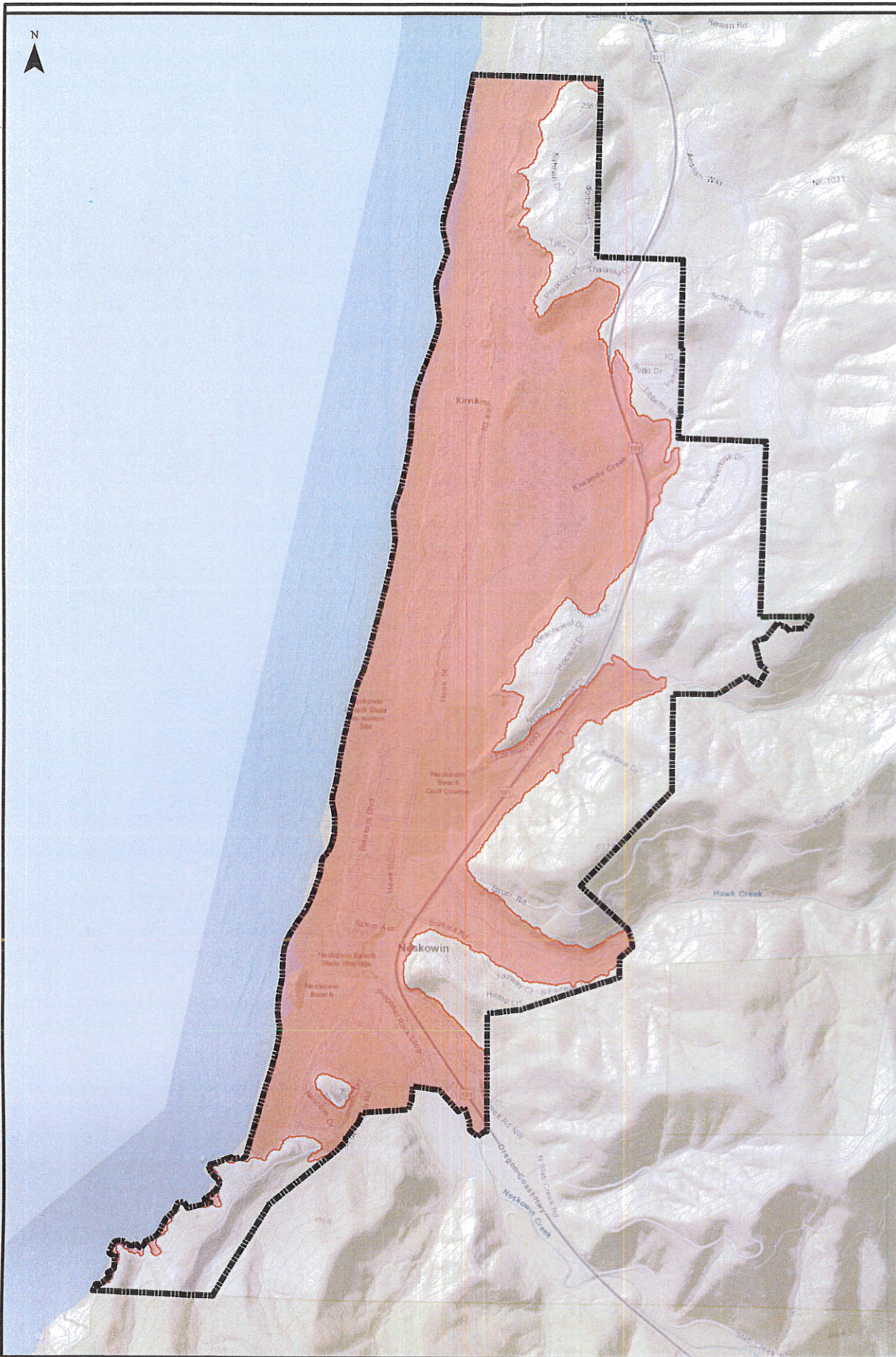
TCLUO APPLICABLE CRITERIA:

SECTION 9.020(3): MAP 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.



SECTION 9.030(3): TEXTAMENDMENT CRITERIA

- (a) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;
- (b) The proposal must be consistent with the Comprehensive Plan. (The Comprehensive Plan may be amended concurrently with proposed changes in zoning)
- (c) The Board must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or ordinance; and
- (d) The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.



NESKOWIN
TSUNAMI INUNDATION ZONE: DOGAMI TIM XXL
(100% potential variability CSZ)

Legend

-  Community Boundary
-  Tsunami Inundation Zone XXL

The information on this map was derived from digital databases on ARC GIS. Care was taken in the creation of this map. Tillamook County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. The maps and map data are provided "as-is" and are not legal surveys or legal descriptions. However, notification of any errors will be appreciated."

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

August 30, 2019

Dear Property Owner:

You have received a Measure 56 Notice because your property has been identified as one of the properties within unincorporated Tillamook County that may be affected by the adoption of the proposed Tsunami Hazard Overlay Zone. 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. It is not the intent or purpose of this zone to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this zone to control, direct and encourage new development and redevelopment such that, over time, the community's exposure to tsunami risk will be reduced.

To help property owners better understand this proposal and to answer any questions you may have, a public meeting will be held on **Saturday, September 21, 2019 at 9:00am** at the Nestucca Rural Fire & Rescue Station 87 at 30710 Highway 101, Hebo, Oregon. The public is encouraged to attend.

The Tillamook County Citizen Advisory Committee (CAC) for the Unincorporated Community of Neskowin meets regularly and provides comments to the Tillamook County Planning Commission and Tillamook County Board of Commissioners when the County is seeking community input on land use proposals or other community matters. If you are interested in joining or learning more about citizen involvement opportunities with Neskowin, please see the attached letter from the Neskowin CAC.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, written in a professional style.

Sarah Absher, CFM, Director
Tillamook County Department of Community Development
1510-B Third Street, Tillamook, OR 97141
sabsher@co.tillamook.or.us or 503-842-3408 x3317

Neskowin Citizen Advisory Committee

The Neskowin Citizen Advisory Committee (NCAC) is a group of citizens organized under Statewide Planning Goal 1 as an advisory body to local, state, and federal government agencies and citizens. The NCAC is dedicated to promoting communications between the citizens and government bodies on land use and other relevant issues and operates pursuant to Order #13-034 as adopted by the Tillamook County Board of Commissioners on May 1, 2013.

The NCAC's area of responsibility extends from Cannery Hill to the north and Slab Creek Road to the south.

Activities are determined by the membership and include, but are not limited to, making recommendations to applicable governmental bodies on land use, environmental, public safety and public health matters and actions, suggesting community plan and county code amendments, advocating for consideration of county services, other matters deemed relevant by the membership and conducting special community studies. In all activities, the NCAC shall provide for and encourage increased citizen participation.

Membership is open to all legal residents of the United States who are at least 18 years old and who reside in, own property in, or are a business owner or operator within the area of responsibility outlined above. A copy of the Bylaws, meeting notes and agendas, and other relevant documents are available to members and are posted on the NCAC webpage, <http://neskowincommunity.org/cac.html>.

Membership in the NCAC extends full rights of participation, including the right of voting at NCAC meetings. A member must sign the attendance sheet at each meeting in which the member votes. Contributions will always be encouraged. Contributions and fund-raising activities will be used to offset the cost of the NCAC.

All meetings shall be open to the public and be governed by the Oregon Public Meeting Law. General Membership meetings will be held on the second Saturday of February, April, June, August, October and December at 9 a.m. (except 10 a.m. in June and August) at the Neskowin Firehall (Station 84).