

## **TO THE HILLS OF NESKOWIN OWNERS:**

You have recently received a mailing from the Tillamook County Department of Community Development regarding a public hearing scheduled for July 10<sup>th</sup> regarding proposed amendments to the Planning and Zoning ordinances affecting the Neskowin area. By way of background, Oregon has land use planning and zoning laws and regulations, one aspect of which requires notification of any landowners affected by adoption of or changes to the local ordinances implementing those laws and regulations.

An amendment is proposed for the Tillamook County Comprehensive Plan section that applies to Neskowin; this amendment would incorporate recommendations from the Neskowin Coastal Erosion Adaption Plan. This plan proposes a Hazard Overlay Zone as shown on the map on the back of the notice that you received. This is the shoreline zone most likely to be affected by rising sea levels during 50-year and 100-year storm events (i.e., approximately a 33' wave height); we've actually had three such events in the past few years. Digital maps of the proposed new Hazard Overlay Zone can be found at <http://www.neskowincommunity.org/news.html> under the Citizen Advisory Committee tab at the top of the page. The recommended amendments primarily establish a permit process for either building or substantial remodeling/improvements on property in the overlay zone, in order to limit density as well as require appropriate construction techniques and building locations.

Only recommendation #6 would affect the rest of us in the Neskowin Community Boundary - as shown on the map. It would establish a standard for erosion control during construction, since all runoff in the area ends up in the ocean. As you know, the HNOA Board has been concerned about erosion in our neighborhood, so such standards would be welcome. The language of Recommendation #6 is as follows:

### **Runoff and Drainage Controls**

It is clear that improper drainage and runoff from development can contribute significantly to coastal erosion. The County's current zoning code addresses runoff and drainage but only in a cursory way. Substantive requirements, if any, could come via a required geologic report in a case-by-case manner. The NCHC (Neskowin Coastal Hazards Committee) recommended that the County:

- a) Develop a comprehensive set of standards designed to reduce runoff and drainage that contribute to coastal erosion.
- b) Include within these standards a requirement that conformance with those standards be considered by the qualified professional who prepares the site-specific geologic report.
- c) In developing these standards, the County should consider recently developed standards in other coastal communities.

To view all recommendations, go to the County website <http://www.co.tillamook.or.us/gov/comdev/> and click on the Neskowin Coastal Erosion Adaptation Plan, and then go to Appendix C.

Information is provided on your notice from the County on how to attend the public hearing or submit comments if you are interested in doing so. If your notice is not available, go to <http://www.co.tillamook.or.us/gov/comdev/> and click on "Neskowin Coastal Erosion Adaption Plan, Measure 56 Notice."