

Land Use Planning and Coastal Hazard Alleviation Techniques

Goal 17 Coastal Shorelands

Key Points:

- Conserve and protect shoreline and related resources
- Protect public safety
- Allow appropriate development
- Recognize shorelines' value for water quality, fish and wildlife habitat, water dependent uses, economic resources,



Goal 18 Beach and Dunes

Key Points:

- Conserve and protect beaches and dunes
- Protect public safety
- Allow appropriate development
- Restore where possible
- Prohibit new shoreline protective structures (riprap), except where necessary to protect properties developed before January 1, 1977.





Tillamook County Beach and Dune/ Flood Hazard Requirements

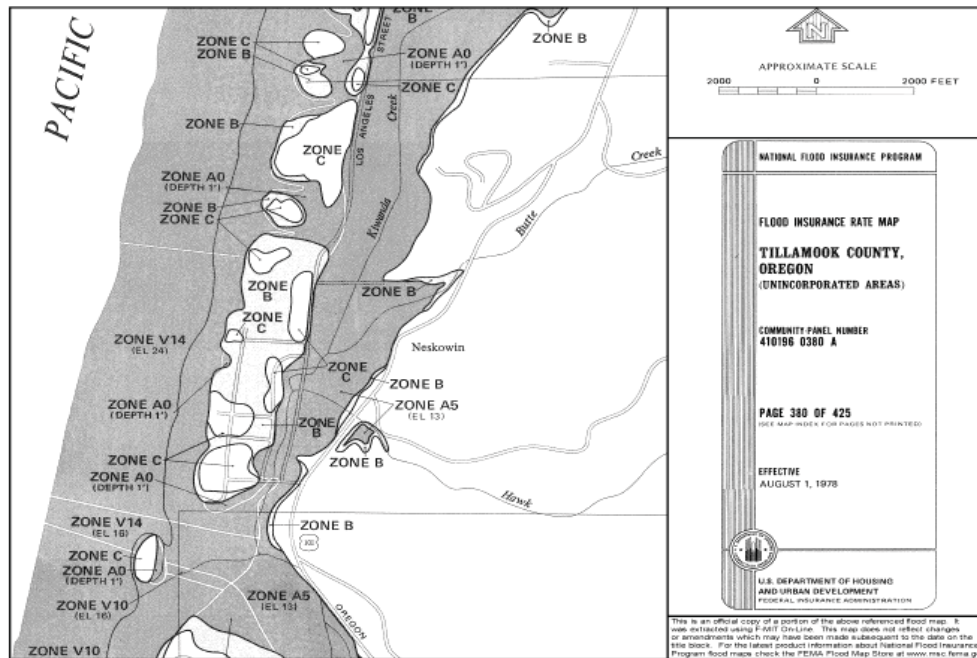
DEVELOPMENT PERMIT:

- County processes permits within any area of special flood hazard zone.
- Needed for all development including fill and other development activities.

STATE AND FEDERAL JOINT PERMITS:

- Department of State Lands
- United States Army Corp Engineers
- Oregon Parks and Recreation Division

Federal Emergency Management Act Map



Development Options

Development Permit, State and Federal Permits or Fore-dune Management Plan

Hard HATs

- Bulkhead
- Revetment
- Sand bypass
- Seawall
- Sill (for “perched beach”)
- Groin
- Jetty
- Artificial reef
- Breakwater
- Reef breakwater



Soft (Nonstructural) HATs

- Beach nourishment
- Buffer dune
- Dune management
- Dune stabilization
- Dynamic riprap

Development HATs

- Abandon structure
- Elevate structure
- Make structure movable
- Relocate structure
- Relocate community
- Modify or relocate infrastructure
- Control runoff and drainage
- Modify structure

Policy and Planning Options

- Compensatory mitigation
- Conservation easement
- Floor elevation
- COD (*Condition of Development*)
- Require geologic reconnaissance (COD)
- Require geotech report (COD)
- Indemnification (COD)
- Land div. standards (COD)
- Liability waiver (COD)
- Safe-site requirement (COD)
- Floodplain management
- Hazard-area overlay zone
- Prohibition of development
- Public notice and review
- Public education
- Purchase of development rights
- Setback
- Transfer of development rights

Permitted and Existing Tillamook County Coastal Hazard Techniques

- Revetment
- Jetty
- Beach Nourishment
- Dune Management
- Dune stabilization
- Dynamic Riprap
- Relocation of Infrastructure
- Geotechnical Report
- Floodplain Management
- Public education
- Public Notification and Review
- Setbacks
- Elevate Structure



Summary

Tillamook County Framework Plan (Adapting to Coastal Erosion Hazards in Tillamook County)

- Address key Countywide coastal hazard issues
- Defines the planning area
- Explains how the County is affected
- Presents methods for reducing or eliminating hazards

Neskowin Sub-plan

- Specific plan for Neskowin
- Identifies Neskowin erosion areas
- Assess risks
- Presents specific actions

Questions?

Websites/Reading Material:

www.oregon.gov/LCD/docs/publications/citzngid.pdf

<http://www.coastalatlas.net/>

<http://www.fema.gov/>

www.neskowincommunity.org Password: fish