

STAFF

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FILE#: AM-19-005

HEARING DATE: December 4, 2019

REPORT DATE: November 19, 2019

STAFF REPORT FOR PLANNING COMMISSION

REQUEST: Amendments to the Coos County Comprehensive Plan for Hazards
STAFF CONTACT: Jill Rolfe, Planning Director
REVIEWING BODY: Coos County Planning Commission

APPLICABLE CRITERIA
Coos County Zoning and Land Development Ordinance (LDO), Coos County Comprehensive Plan (CCCP), Oregon Administrative Rule (OAR)

LDO	Article 5.1	Plan Amendments and Rezones – Legislative Amendments Only
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SECTION 5.1.120 Procedure for Legislative Amendment:

The Board of Commissioners shall conduct one or more public hearings with 10 days advance published notice of each of the hearings. The public notice shall state the time and place of the hearing and contain a statement describing the general subject matter of the ordinance under consideration. (ORS 215.060 & ORS 215.223). Notice to DLCD shall be provided 35 days prior to the initial hearing per ORS 197.610. Notice of adoption is subject to ORS 197.615. [OR 04 12 013PL 2/09/05]

This is a legislative and map amendment to the Coos County Comprehensive Plan and Implementing Ordinance. The changes to Section 4.11.125 Special Development Considerations provides updates to the Natural Hazards Section. This changes are the result of a three year work program with Department of Land Conservation and Development to update the natural hazards section with the most current and relevant information. This also resulted in changes to the Geo-technical report requirements.

Meg Reed, DLCD Coastal Shores Specialist, conducted work sessions with Citizen Advisory, Planning Commission (January of 2018) and the Board of Commissioners to receive input on the revisions. Since that time the Beat the Tsunami Evacuation Facilities Plan has been completed. The reason for the delay of this project was to search for better wildfire data but we were unable to find any better data that what was currently being utilized. All the text was in completed form by September 2019 and the drafts were posted online. The Post Acknowledgment Plan Amendment forms were submitted in October and the hearings scheduled for December.

Attached to the staff report are the changes to the ordinances and the replacement portion of the Comprehensive Plan Volume 1, Part II Section 3.9 regarding hazards. Some portions of Section 3.9 were not updated with the latest FEMA Floodplain study so staff has included that for consistency. Other changes beyond the hazards information covered in the work sessions with Ms. Reed are changes to procedures when a notice is required for flood hazards review and any typo's or section references that needed to be corrected.

This hazards section only covers the Balance of County portion of the plan and the estuary portion will be covered it the update to the Coos County Comprehensive Plan which will likely be reviewed early next year. Updating these sections is based on Compliance with Statewide Planning Goal 7. This is also consistent with the County's Hazards Mitigation Plan that is handled through Emergency Management. Having an updated plan allows certain funding to be obtained for resiliency projects such as increased signage or even monies to retrofit structures.

The Amendments are shown at Attachment A. Attachment B is the Statewide Planning Goal 7 and Attachment C is House Bill 3309 relating to tsunami regulations.

II. PROPOSAL

The staff report that was provided to the Planning Commission and the proposed text amendments are attached.

If you have any questions please contact staff.

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director