


Memo

To: Planning Commission

From: Derrick Tokos, Community Development Director 

Date: March 1, 2010

Re: Packet for March 8, 2010 Hearing on Geologic Hazards Code Updates

Enclosed are copies of correspondence received in response to the February 2, 2010 draft updates to the Geologic Hazards Section of the Newport Zoning Code. Comments collected at the February 17, 2010 workshop, with staff responses, are also attached along with minutes from the February 22, 2010 Planning Commission meeting at which several members of the public spoke on the topic.

Considering public feedback, I have prepared a new draft addressing many of the concerns that have been raised. This draft, dated March 1, 2010, includes policy options for how the Commission can approach development in active or high risk areas, which is the most controversial issue. These options have been vetted with the Oregon Department of Land Conservation and Development (DLCDD) and Department of Geology and Mineral Industries (DOGAMI). In your packet is a mark-up copy of the draft, with staff comments explaining why the changes are proposed. Changes that have been made in response to public feedback are noted as well. A clean copy of the draft is also attached.

At its February 22, 2010 meeting, the Planning Commission indicated that it will be taking testimony on March 8th but will not be making a recommendation on the proposed changes. With that in mind, an implementing ordinance is not included in your packets. At the meeting, I'll be prepared to walk through the March 1st draft and explain how the updates respond to problems that have been identified with the existing Geologic Hazards code and concerns that have been raised by the public regarding the proposed changes. I'll also be happy to answer any questions the Commission members or public have on these issues.

Attachments:

- Public comments received as of March 1, 2010
- Comments and staff responses from the February 17, 2010 workshop
- Minutes from the February 22, 2010 Planning Commission meeting
- March 1, 2010 markup copy of the proposed changes to the Geologic Hazards Section of the Newport Zoning Code (with staff explanations for the changes)
- March 1, 2010 clean copy version of the proposed changes to the Geologic Hazards Section of the Newport Zoning Code