

SECTION 20.2 - HAZARDS OVERLAY (HO) ZONE

1. Purpose. The purpose of this zone is to avoid development hazards in the areas of the City and the urban growth boundary which have been mapped as inundation zones (limit construction of new essential facilities and special occupancy structures as defined in ORS 455.447 in tsunami inundation zones). The following special regulations apply to all properties which lie wholly or partially within one or more of these areas (refer to Tsunami Hazard Map of Tillamook Quadrangle.)
2. Zone Boundaries. The boundaries of the HO zone shall be the same as the boundaries of the inundation zones. These areas shall be mapped and shall be part of the Zoning Ordinance. The underlying zoning regulations shall remain in effect and all development shall be subject to the requirements of both the underlying zone and the Hazards Overlay Zone.
3. Site Investigation Required. A site investigation shall be required by the City for all development in the Hazards Overlay Zone. The city planning official shall require the site investigation in all areas in which planning commission approval is not required. Otherwise, the planning commission shall require the investigation as part of a subdivision, partitioning, conditional use or other development approval. Site investigation reports shall be performed by an especially qualified engineer or engineering geologist registered by the State to practice as such. In areas requiring specialized knowledge, such as inundation zones, the city may require that a person with experience or training in such areas be employed.

Facility class regulations categories: Some essential facilities and some new special occupancy structures shall not be constructed in tsunami inundation zones established by Department of Geology and Minerals Industries (DOGAMY), unless specifically exempted by ORS 455.446 or given an exception by the DOGAMY governing board.

Some other new "essential facilities", other special occupancy structures and all new hazardous facilities and major structures defined in ORS 455.447 that are constructed in a tsunami inundation zone are mandated to seek advice from DOGAMY, but are not necessarily prohibited from tsunami inundation zones. See OAR 632-05 adopted by DOGAMY for specific provisions.

4. Method for Minimizing Inundation Zone Hazards.
 - A. Unless the Planning Commission determines that an adequate site investigation report has already been undertaken, for the entire portion of the site proposed for development, the owner or developer will have a new site investigation report and for the site prepared to determine the nature and extent of inundation area on the site.
 - B. The method used to conduct the site investigation report must be acceptable to a qualified engineering geologist approved by the Planning Commission.
 - C. If the detailed site investigation report indicates that significant amounts of inundation area are in locations required for development, the developer or owner shall have a report prepared by a qualified engineering geologist which indicates suitable techniques to minimize potential hazards to facilities on the parcel or nearby property.

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5. Conditional Uses. The following Conditional Uses may be permitted subject to a Conditional use permit.

A. Transportation Facilities and Improvements

1. Normal operation, maintenance;
2. Installation of improvements within the existing right-of-way;
3. Projects identified in the adopted transportation System Plan not requiring future land use review and approval;
4. Landscaping as part of a transportation facility;
5. Emergency measures;
6. Street or road construction as part of an approved subdivision or partition;
7. Transportation projects that are not designated improvements in the Transportation System Plan;
8. Transportation projects that are not designated and constructed as part of an approved subdivision or partition.

(Added by Ordinance #1187, effective 12/03/03)