



DEVELOPMENT IN GEOLOGIC HAZARD BEACH AND DUNE HAZARD AREAS

REQUIRED INFORMATION FOR CONSOLIDATED SUBMITTAL OF GEOLOGIC HAZARD REPORT AND BUILDING/ZONING PERMIT

- A stamped and signed Geologic Hazard Report prepared in accordance with TLCUO Section 4.130(4) for Geologic Hazard Assessment review or a Dune Area Development Permit prepared in accordance with TLCUO Section 3.350: Beach and Dune Overlay (BD) Zone.
- Reports are valid for a period of five (5) years from the date of preparation. Within that five-year period, the Planning Director can require at their discretion an addendum by a qualified licensed geoprofessional certifying that site conditions have not changed from the original report. If site conditions have changed, a new Geologic Hazard Report shall be required.
- For development activities subject to both TLCUO Section 4.130: Development Requirements for Geologic Hazard Areas and Section 3.530: Beach and Dune Overlay Zone, a consolidated Geologic Hazard Report can be submitted for review. The report shall address applicable requirements for a Geologic Hazard Report outlined in TLCUO Section 4.130 and Section 3.530.
- Hazard Disclosure Statement: All applications for new development or substantial improvements subject to Geologic Hazard Assessment Review shall provide a Hazard Disclosure Statement recorded with the Tillamook County Clerk's Office.
- Certification Statement: A stamped and signed letter from the project engineer, geotechnical engineer, or engineering geologist certifying the submitted plans are in conformance with the development standards outlined in the Geologic Hazard Assessment.
- A statement by the preparer(s) that they have the appropriate qualifications to have completed the report and all its contents shall be included with the Geologic Hazard report.
- Written statement from Architect/Designer (preferred) or Engineer of Record verifying they have read the report. Statement must include their contact information for the Building Official.
- Stormwater management plan confirming storm water shall be directed into drainages with adequate capacity so as not to flood adjacent or downstream properties. Stormwater shall not be discharged into County road right of way without approval from the Tillamook County Public Works Department.
- Erosion control plan identifying temporary measures to control runoff and erosion of soils/sand during construction. Such measures shall include temporary stabilization (mulching or sodding) sediment basins or other performance equivalent structure.
- Vegetation removal and revegetation plan.
- Grading plan clearly identifying all cuts and fills.
- Completed Consolidated Zoning/Building Permit Application.
- All supplemental documentation: construction plans, site plan, engineering, water certification, sewer/sanitation certification, a copy of an approved Road Approach Permit, fire letter if required, HOA letter if required and Conditions of Approval for any special land use approval.