

TILLAMOOK COUNTY COASTAL FUTURES PROJECT: SCENARIO REVIEW MEETING

DEVELOPMENT STORYLINE



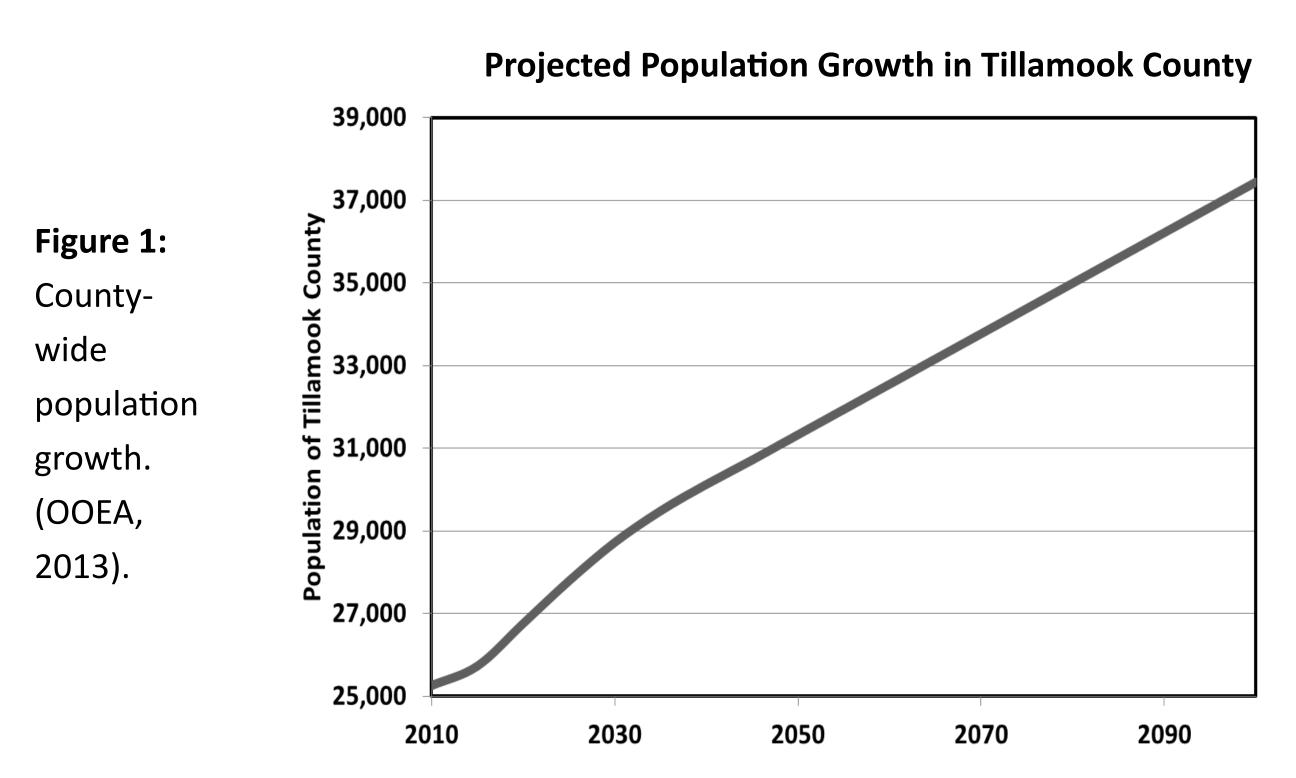
Policy Scenario Legend

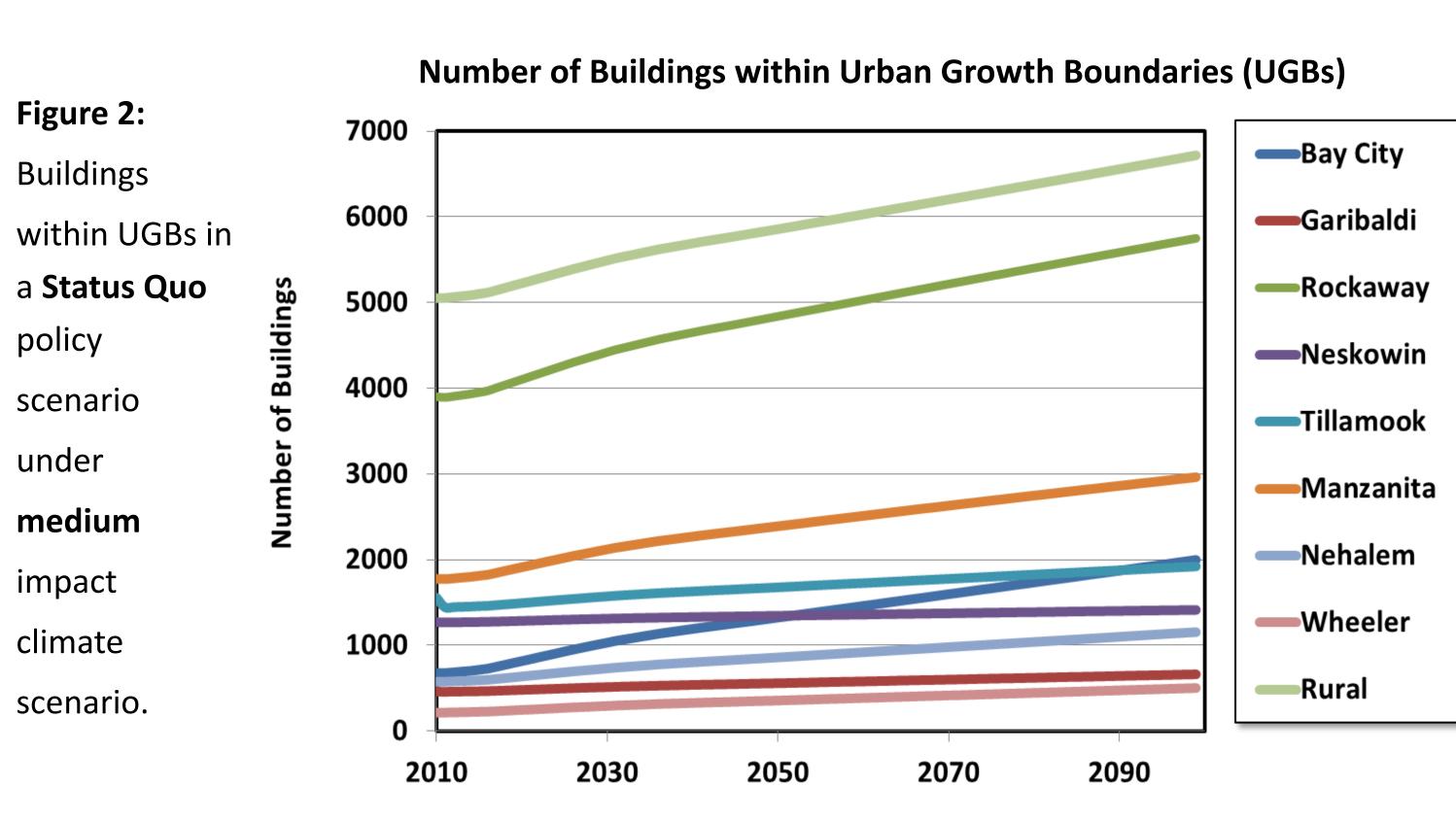


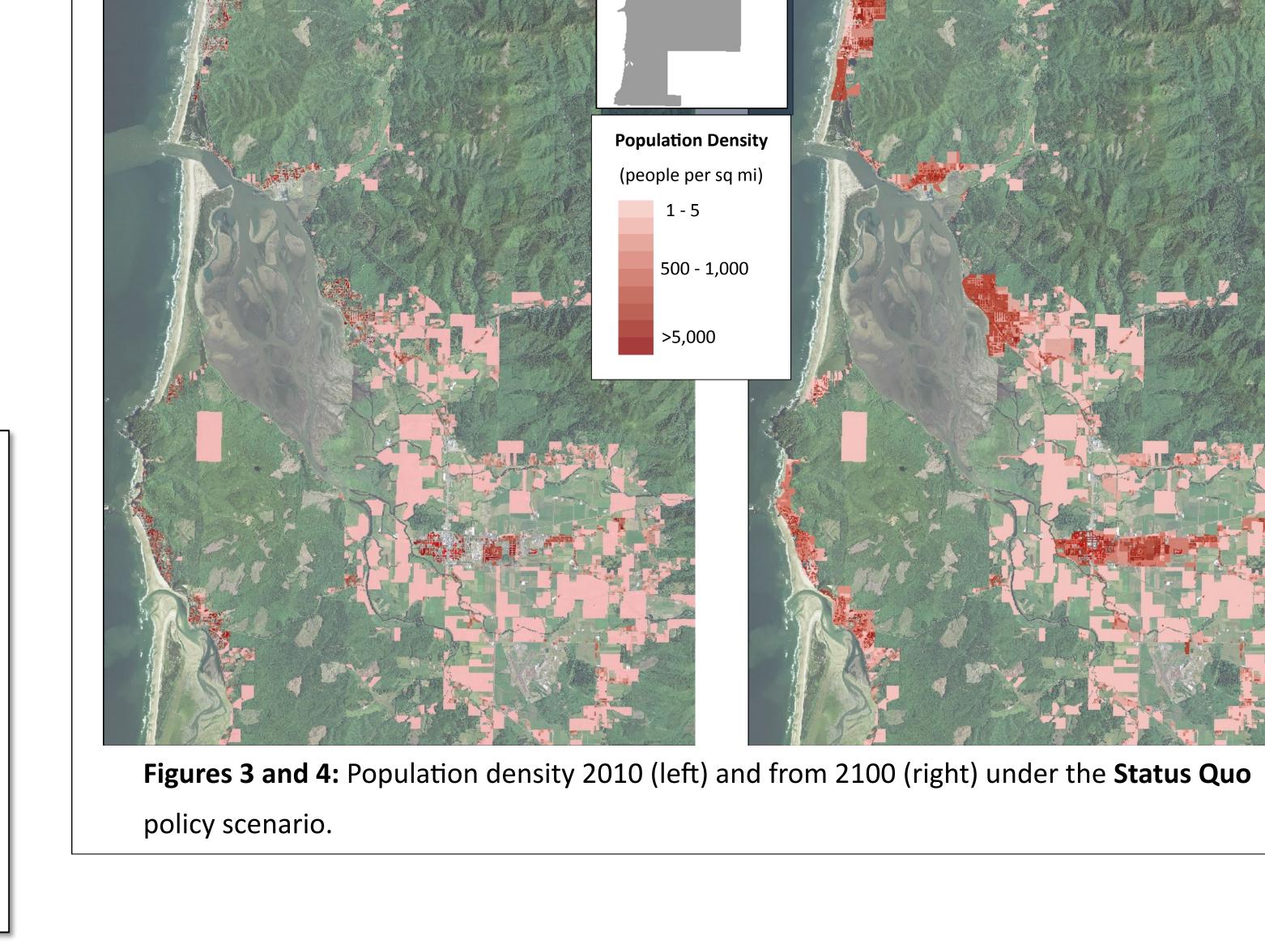
Assumptions:

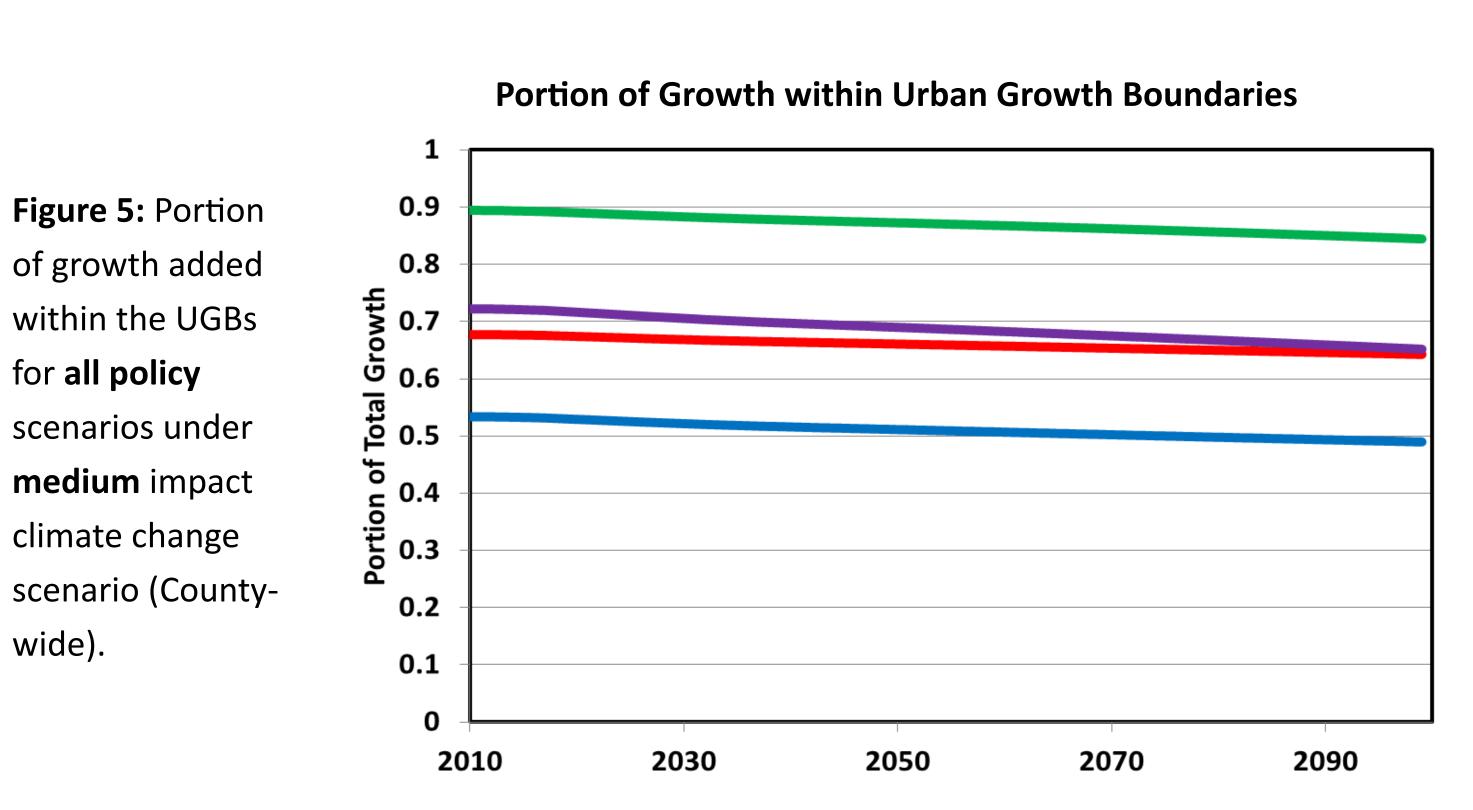
- A single time series of population growth rate is used throughout all policies scenarios. The projection is taken from the Oregon Office of Economic Analysis (OOEA, 2013).
- Population growth is constant over the entire county, with no variation between different cities.
- Population is allocated relative to current zoning. For the Status Quo policy scenario, preferences reflect current development patterns.
- The population per dwelling unit is based on existing development patterns (e.g. Rockaway Beach has a population per dwelling unit of 1.3 whereas rural areas typically have a value of 2.3 people per dwelling unit based on the number of permanent residents).
- Development in the Laissez-Faire policy scenario is more concentrated near the coast and allows for a higher fraction of the population to locate outside of Urban Growth Boundaries (UGBs).
- Development in the ReAlign policy scenario is less concentrated in areas within one mile of the coast.
- The DOGAMI high hazard zone represents areas of very high (active) erosion of beach or dune sediments by wave action, tidal currents, or drainage (DOGAMI, 2001)

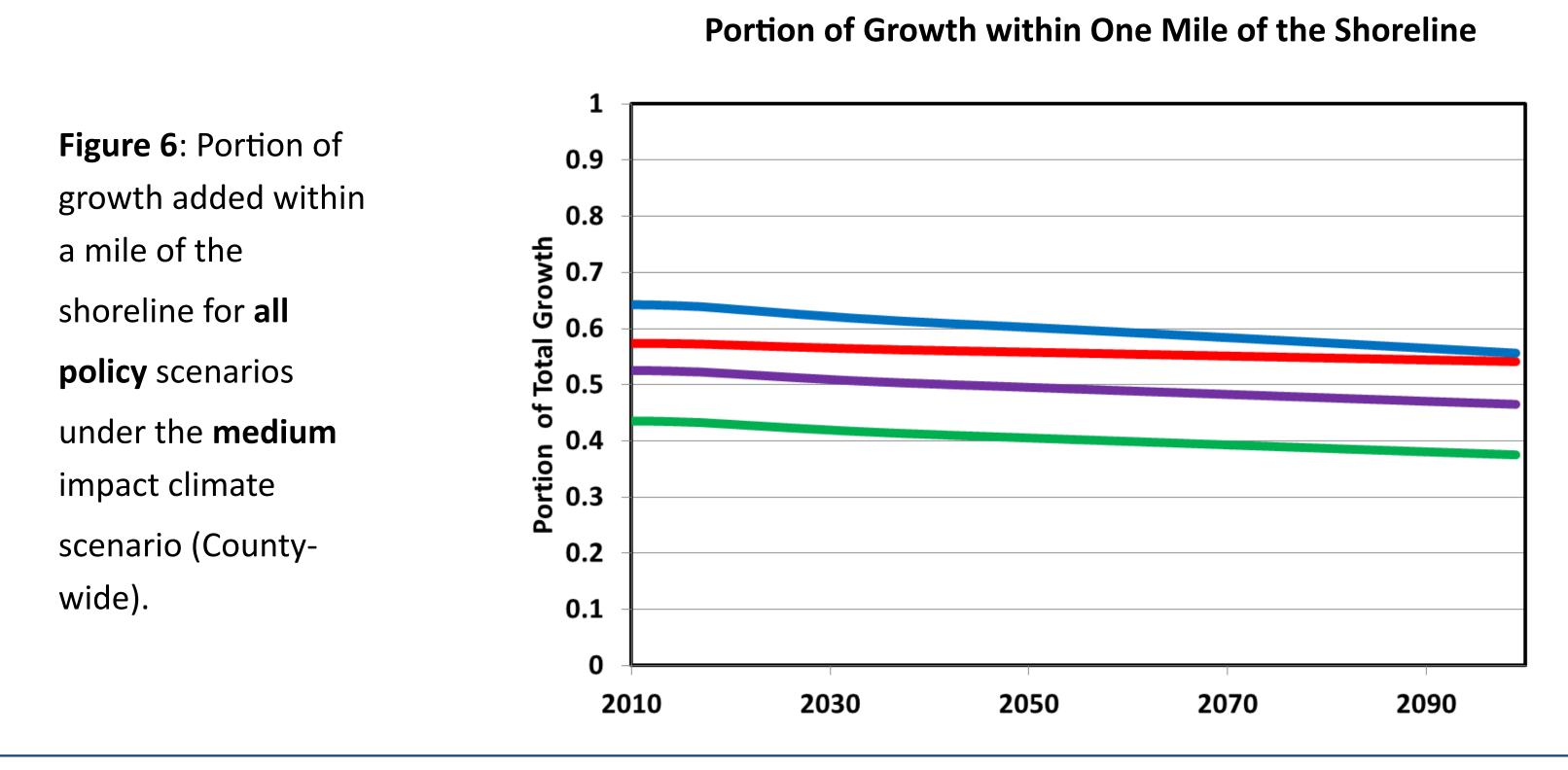
How do development patterns change over time?











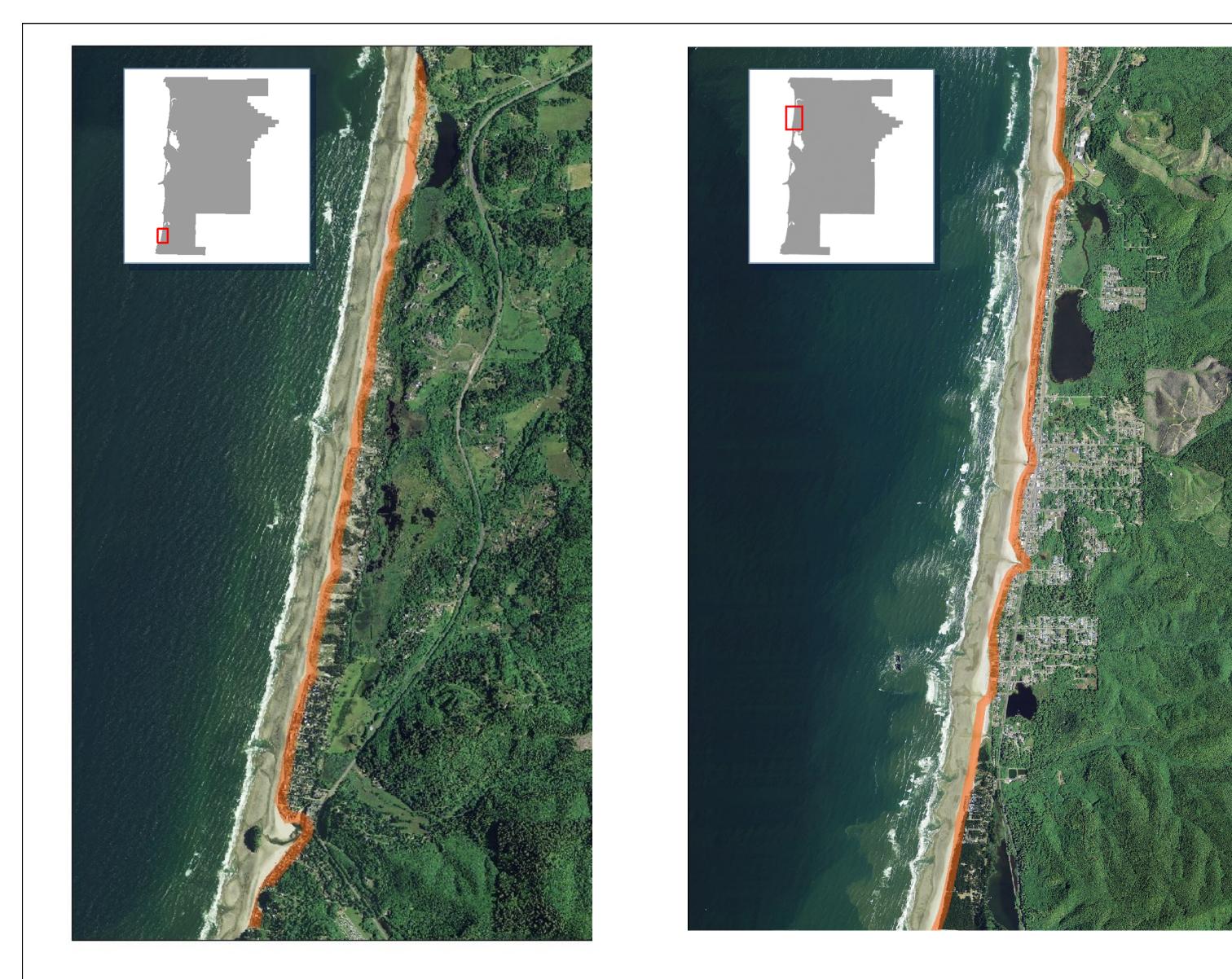
How does the implementation of hazard alleviation techniques alter development?



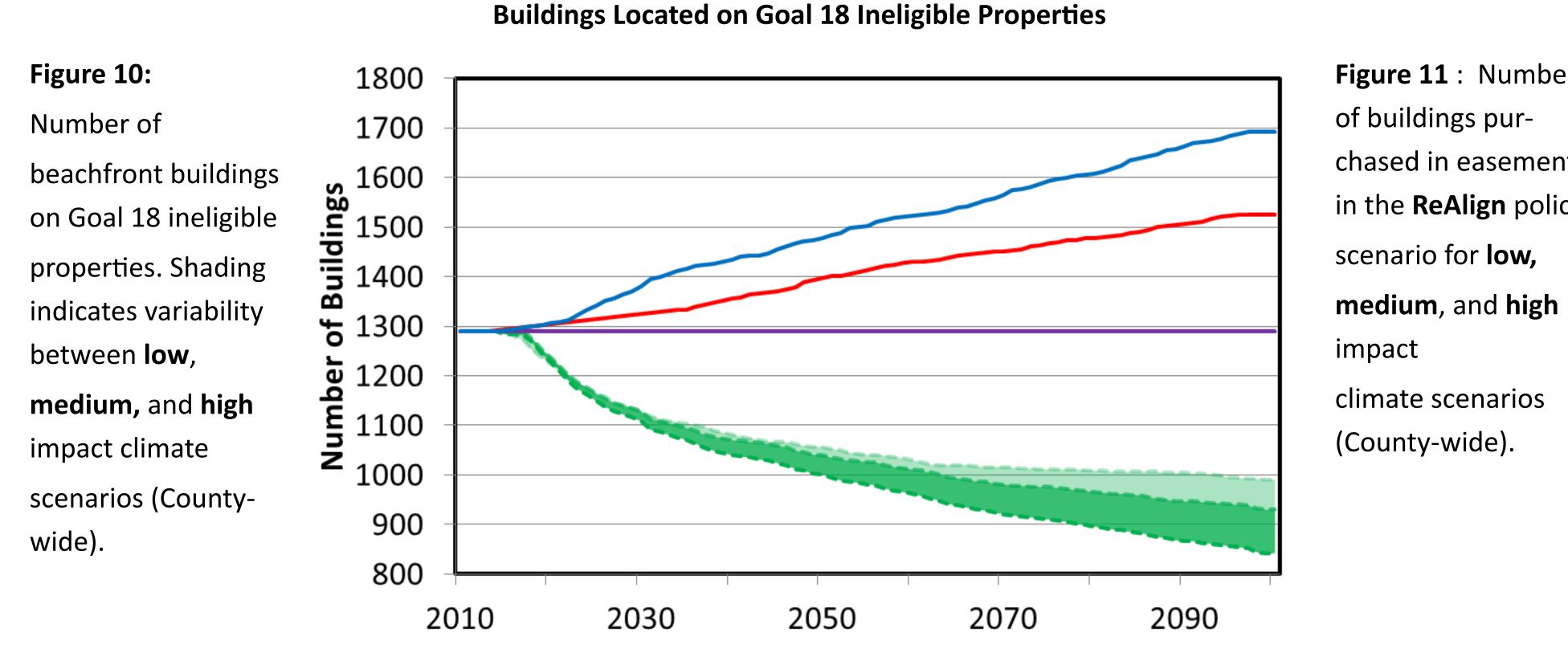
future development. Conservation, open space, or recreation uses are established within the coastal hazard zones, via buyouts and rolling easements.

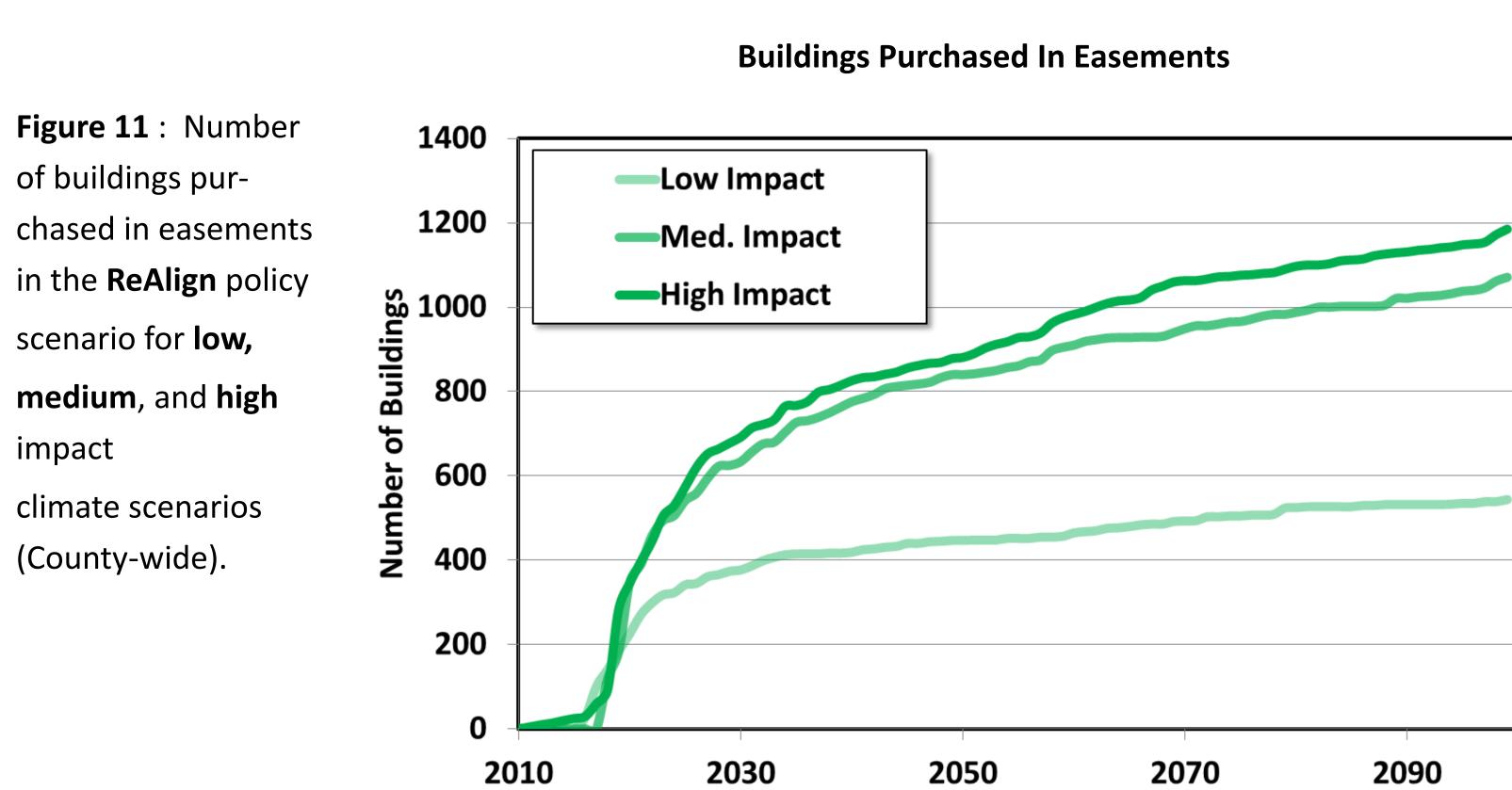
Hold the Line New homes or developments are built only on lots with Goal 18 BPS eligibility.

Buildings Located within DOGAMI High Hazard Zone Figure 9: Number of buildings within 2400 DOGAMI high hazard zone. Shading indicates variability between low, medium, and high impact climate scenarios. (County-2010



Figures 7 and 8: Current DOGAMI High Hazard Zones in Neskowin (left) and Rockaway Beach (right).





Take Home Messages:

within the UGBs

scenarios under

medium impact

climate change

wide).

for **all policy**

- . By 2100, the total population of Tillamook County increases by approximately 12,000 people (Figure 1).
- Rockaway Beach experiences the largest increase in population (Figures 2, 3, and 4)
- . The annual portion of population allocated within UGBs varies between 0.5 in the Laissez-Faire scenario to 0.9 in the ReAlign scenario (Figure 5).
- . The annual portion of population allocated within one mile of the shoreline varies between 0.65 in the Laissez-Faire scenario to 0.42 in the ReAlign scenario (Figure 6).
- . The average portion of population allocated both within UGB's and within one mile of the shoreline decreases slightly over time due to REFERENCES decreased capacity in those areas (Figures 5 and 6).
- . Capacity within any existing UGB is **not exceeded** in any policy scenario (Figure 5).

Oregon Office of Economic Analysis (OOEA) (2013), Long Term County Population Forecast. Oregon Department of Geology and Mineral Industries (DOGAMI) (2001), Evaluation of coastal erosion hazard zones along dune and bluff backed shorelines in Tillamook County, Oregon: Cascade Head to Cape Falcon

Take Home Messages:

- . None of the four policy scenarios allocate more than 500 new dwellings within the DOGAMI high hazard zone, with the Laissez-Faire policy allocating the greatest number (Figure 9).
- . In the ReAlign policy scenario, over 1,000 dwellings remain in the DOGAMI high hazard zone under all climate scenarios (Figure 9).
- . In the Laissez-Faire policy scenario, the number of buildings located on Goal 18 ineligible properties increases from approximately 1,300 in 2010 to 1,700 in 2100. (Figure 10)
- . Up to 1,200 dwellings are removed (via easements) and relocated in safer areas in the ReAlign policy scenario in a high impact climate scenario (Figure 11). Approximately half the number of buildings are converted to easements in the low impact climate scenario as in the high impact climate scenario (Figure 11).