Tillamook County Coastal Futures Project Meeting, 14 October 2013

Meeting Minutes:

9:10: Peter Ruggiero – Introduction and opening remarks

9:15: Round Robin Names
Group Members Present:

Patrick Corcoran	John Boyd	Guy Sievert
Geoff Crook	Tony Stein	Liane Welch
David Hayes	John Stevenson	Ed Wallmark
Peter Ruggiero	Eva Lipiec	Kevin Buffington
Kurt Heckeroth	Fernando Mendez	Amber Johnson
Shirley Kalkhaven	Dan Biggs	Meg Gardner
David Yamamoto	Mark Labhart	Laren Wooley
Ken Crowe	Bill Busch	

9:20: Agenda Run Through (slide show)

9:25: John Bolte – Meeting Motivation (slide show)

-trying to articulate a set of scenario elements for future change that capture effects of climate impacts on coastal processes as well as policy scenarios that bring in the human dimensions
-use Envision to show interactions between human policies and the policies
-go through scenario planning process circle: identify system, develop, initial datasets; develop system models; create scenarios; evaluate scenarios; develop preferred scenarios; implement plan
1. Need public's help to fill in the scenario (policy and management choices to explore)
2. What are useful "endpoints" (measures of how well the system is doing, i.e. number of structures flooded, their value, how much economic damage has been caused?)
-We then go back and incorporate those performance metrics into our scenarios to compare policies and strategies

9:30: Goals of Workshop slide run through

9:30: Pat Corcoran - Group Exercise 1
-economic, social and businesses are thriving 30 years into the future in the face of climate change, in terms of economic development, infrastructure, and land use policies
-brainstorming results:

Economic Development	**Infrastructure**	**Land Use**
Initiatives that support "change" in the community (Dan Biggs)		
Incentives to bring green energy to the Tillamook	Systematically repair and replace to withstand climate change and tsunami	Strategies to address development on the coastal strip, including greater setbacks to reduce costs in the future
Less dependent on state and federal resources	Have redundancy in the above system	Make sure there is enough land in the urban growth boundary (UGB), port, etc to make sure

		there is enough for all uses
Financial support to create "resilient" communities (take care of ourselves in place)	Change in funding and programming structure to support local and regional connections	Initiatives to protect public and private property, but also the biggest economic pulls (the beach)
Recreation policies that encourage multiple forms of recreation (i.e. adding bike paths)	Integrated storm water management plans	Policies that consider marine renewable energy (MRE) devices and impact on shoreline Policies that consider the shore when installing offshore development
Implement Chapter 3 in the Oregon Resilience Plan		
Investigate positives and negatives of policies and avoid "half-measures" and their costs		

-9:50: Peter Ruggiero Introductions of State-County-Local people

Laren Woolley (Department of Land Conservation and Development DLDC) - slideshow

- What are the state policies now?
- Goal 7 (natural hazards)
    1. Local govts shall adopt comprehensive plan to reduce risk to people and property from natural hazards
    2. Natural hazards including floods (coastal and river), landslides, earthquakes, and related hazards, tsunamis, coastal erosion and wildfires
    - Requires local govts to :
        - Evaluate risks to people and property
        - Allow citizen involvement in the process
        - Adopt (and amend) comprehensive plan policies and implementing codes (different in many towns because they are so local)
    - Status:
        - All coastal counties and cities have been acknowledged to be consistent with goal 7
        - Many codes are out of data
- Goal 18 (beach and dunes)

    1. Local govt and state and federal agencies shall prohibit residential developments and commercial and industrial buildings on beaches, active foredunes, on other foredunes with are stable and that are subject to ocean undercutting or wave overtopping and on interdune areas that are subject to ocean flooding

    - Exceptions given by the communities:
        - Portions to Neskowin (b/c of previous development), Cape Mears, and Pacific City

    2. Permits for beachfront protective structure shall be issues only where development existed on January 1, 1977 (known as the shoreline protective structure prohibition)

    - Nuances:
        - Lots created prior to 1977 with streets and utilities to the lot (counts as development)

        - Areas that received a Goal 18 exception (mentioned in previous slides)
        - Local govts do not include an inventory of "eligible" development
            - Issues: not required by original law (so many towns do not have inventory), case by case review based on the goal, increase susceptibility to legal challenge, DLCD is working with cities to set up an inventory (help with full disclosure to the public)
            - Tillamook: solid interest in putting together inventory
    - Two phase process: Goal 18 Eligibility AND Oregon parks and Recreation Dept (OPRD) Permitting
- Issues and Options:
    - Increased coastal erosion (due to increased storminess, increased wave heights, sea level rise, and other factors)
    - Generally more beachfront protective structures (BPS) structures and permits (how long will these be viable?)
    - Increased challenges to BPS permitting
        - Property owners at risk (so more chance for violations)
        - Citizens/groups want no more "riprap"
    - Options:
        - Greater development setbacks
        - Better BPS design
        - OPRD/DLCD (Fellow Meghan Gardner) will be analyzing this issues over the next 2 years to develop materials to assist in future policy discussions

10:10: Tony Stein (State) (slide show)

- The Beach Bill (1967)
    - A permit is required for any improvement or alteration on the ocean shore that is located seaward of the line of vegetation (16ft contour in 1967)
    - OPRD considers potential effects on the beach environment, setting and recreational use
    - Beach construction/alteration rules:
        - Protect and preserve the scenic and recreational values and use of the ocean shore
        - Only specific improvements or alterations allowed
- OPRD Management issues
    - Increased coastal erosion
        - Lost protective dunes (Neskowin, Rockaway, etc)
        - Collapse of large BPS (Neskowin rock landslides, Gleneden beach, etc)
        - Increasing costs funded by private and public to maintain structures
    - More BPS permits (i.e. Rockaway, Twin Rocks, etc)
        - Met with Rockaway homeowners to prepare for coastal erosion
        - Goal 18 is divisive at this point because areas under the goal are adjacent to ineligible areas
        - Problems with "landscaping' and "enhancements" outside of the city boundaries that eventually come under State rule and repairs
    - Increasing "Request for Repair" permits (increasingly unaffordable)

    - Increasing challenges to BPS permitting
        - Absentee homeowners during emergency situations
        - Property protection vs. protection of scenic views
        - Dealing with multiple properties
- Requirements for contractors:
        - Common and tested
        - Slope (1.5 to 1 %) to protect the structures AND preserve the beach
        - Size of rocks are increasing (smaller rocks are more easily damaged)
        - Basalt (tougher)
        - Increasing height (because of wave overtopping)
- Must have different policies for different beaches

Shirley Kalkhoven (Mayor of Nehalem): Was there a philosophical understanding of coastal erosion when the regulations were enacted? How and when do you get to the point where it is not defensible?

Tony: When the regulations were being discussed a compromise had to be reached i.e. each homeowner has to go through the permit process to make sure regulations are still being followed.

Laren: From land use perspective, the regulations were controversial, therefore there is a prohibition of riprap and only grandfathering of the properties to allow it. Rip rap also lowers the beach profile and effects the beach. But also there are property rights issues that allow owners to protect their property

John Boyd: What are we proposing and who will it affect? How do you balance the substantial investments and the coastal erosion events? Going back to the same discussions that were going on in the 1980s and preparing development plans. How to look forward and not repeat the past?

David Hayes: Are the BPS on a buried footing or on the beach? There is a hodge-podge of structures along the coast because of Goal 18 eligibility.

Tony: Often they are on a buried footing, but in some places (like Neskowin) it is unknown under many structures. They are repaired often and it depends on the area (bedrock or not) that controls what occurs.

Dan Biggs (Economic Development for County)

- Must be overarching statement of global climate change to push these changes.
- Number of economic development opportunities that are on hold because of land use slowness and the permitting systems (b/c of lack of maps, or no data, etc)
- Developers become frustrated and move somewhere else, are we encouraging or discouraging development?
- Circuitous problem (public and funding and development, and lack of all three that stagnates the development)

Pat Corcoran: Possible real estate disclosures could help so all buyers are know the impacts of coastal change and if it is an investment to make.

Guy Sievert (resident of Neskowin): Economic value of the beach must be considered in the models, especially for economic development. What's the strategy to protect our greatest asset of the beach? Can you protect the beach and the property? Possibly not, so its helpful to get a value of the beach and the economy behind it. What are the competing values, including natural resources (beach, fish and wildlife, forests, streams, etc).

Dan Biggs: We know how much the coast is worth because of the tourism and money spent. It is not either/or (beach vs property development). What are the policies that will enhance the spending here? Visitors will spend money on the attractions (i.e. beauty of the beach, fish, etc) and we need to protect those things as an economic development area. Should look to California's economic model of using the beach as a resource.

10:35 Tony (continues with slide show)

- Goals:
    - Protect areas not yet impacted by BPS
    - Discuss new regulations where conservation is appropriate
    - Review current regulations

Geoff Crook (ODOT)

- Adaption planning – trying to be proactive more than reactive
- In the operation and maintain mode at this point
- Where do we prioritize investments to limit the same mistakes and to account for climate change?
- Pilot project (18 months) – federal funding to decide to do a state-wide assessment, and to test method and criteria at specify sites
- What are the priority corridors and where are the risks in that corridor?
    - Looking at different hazards and creating an assessment for them
    - Already have completed mapping in support
    - No adaptation plan in place though
    - Goal: What is the plan per hazard site?
- Choose 5-6 adaptation sites and their hazards and come up with options to address those risks
- Final reports by Summer 2014
- Potentially move onto a state-wise assessment

Liane Welch (DPW Tillamook County)

- Specific examples, and look at how communities respond in emergencies
    - i.e. Closed Cape Mears scenic loop
- Design: we design to 100-event but how is that changing?
- Erosion: river scouring and storms
- How to react that's currently occurring, and how to long term plan for changes?
- Partner with ODFW to get multi-objectives (improve infrastructure and wildlife habitat)

10:40 - Shirley

- Worry about Cascadia fault ruptures (earthquake and tsunami) and the preparedness of communities
- Columbia River crossing – worry about damming after a rupture and emergency measures
- Encourage everyone to read the Oregon Resilient Plan
- No active planning
- Recent workshop to plan new infrastructure (including roads, bike lanes, rails, etc)
- All comes down to money and on where to get it

Geoff: ODOT – multiple benefits per project

- Habitat restoration project (Seaside, OR), that took down levees that also alleviated the flood risk on 101
- How to building floodplain capacity (much less expensive) than elevating in the roadway
- Who's involved and how to work together?

10:45 – Mark Labhart

- Larger perspective – Tillamook County Futures Council holds a survey of county citizens to determine highest priority of the public (wages, housing, drugs and alcohol, etc)
- Coastal development is not on the public's radar unless you own property on the beach, how to get it in their mind?
- Since 1996, 15 presidential disasters (flooding and wind) helps bring it into the forefront
- Hard to deal with because Tillamook has a large retiree populations with small budgets
- Visitors do use the multi-million dollar houses but they leave after the summer
- Coastal erosion is occurring but according to consultants you need millions of dollars to "harden" the area
- The Envision project may help to make the choices of where and how to rebuild (including moving property, etc)
- How to deal with property owners who have owned property for decades, how should that work that into the scenarios (push vs pull in regulations vs. owner's rights)
- Counties have problems with this kind of regulation especially with such tight budgets, and it will be difficult to implement and maintain laws
- Behind on County Comprehensive Plans so how to plan for the future if you can't process the daily requirements?

David Yamamoto

- Large problems with coastal erosion and funding but the Oregon coast is "sacred", we need to show the State that the beach is very important and brings in the tourists and the money

10:55 – Coffee Break

11:10 John Bolte Envision Brief (slide show)

- The focus of the meeting is to draft scenarios, with some of the more obvious ones, such as "baseline" 9continue on the path we're on), "retreat" (move away from development along the coast), or "defend" (harden development on the coast).
- Split the question up into three parts: Drivers, endpoints for measuring outcomes, and polices/strategies/actions.
- Drivers include the climate and its effects, like # of houses flooded, # of structures exposed to beach erosion, dune impact per year, SLR, and population growth
- Endpoints include value of flooded structures
- Policies/strategies/actions are those things to consider to achieve the preferably outcomes, such as restricting additional development in flood prone areas

11:30:

John Boyd (Tillamook County Community Development): We are worrying about property but maybe we should worry about lives lost instead. How far should the public and state's responsibility extend to private property?

John Bolte: We will be focusing on the chronic (flooding, TWL) not the catastrophic. This is to give you a sense of what we can model, and we need to find out what is most important to you and how to create policies that achieve these outcomes.

11:35 John Stevenson – Explain the break-out groups (Land Use, Infrastructure- Retreat/Defend, and Economic Development) and begin conversations

12:20: Come back to group and report on results (led by John Bolte)

Land Use

Drivers	*Endpoints*	*Policies*
Rates of erosion	Detailed level of facts to help drive decisions	Better design BPS (both hard and soft options) to reduce erosion
Historical Records	% reduction in flooded structures per year	Managed retreat – not rebuilding hazard zones when development is lost; if rebuilding, rebuild to new policies (i.e. greater setbacks); better design to move structures
Public opinion/values/level of understanding	Identified zones of risks (maps)	Details about hazards associated when buying area
Political will	% reduction in permitted beachfront protective structures and their repair	Details about hazards associated with a property being attached during sale/resale
	Comparing houses (prices) bought before and after updated FEMA flood maps	If inside geological hazard zone, requirements to carry-out more technical analysis
	Full beach access along entire Oregon coast at high tide 90% of the time	No more development/parcel creation in hazard zones; liability waivers to protect the city/county/state

		Conversion of land to redevelop development in hazard zones elsewhere
		Safest site requirements to build in safest area of parcel

Infrastructure - Retreat

Drivers	*Endpoints*	*Policies*
Tsunami escape routes	Determine the range of costs for defending (define ways to capture range of costs)	Community defined policies (logical policies for different areas)
Hydrologic flow conditions and impacts of flooding at high tides	Location specific information of impacts	Dedicate funding (years in advance) to move critical infrastructure to non-hazardous areas
State vs Local Implementation	Prioritization of hazard areas for retreat	Prioritize infrastructure investments on critical lifelines
Address Seasonal/part time residents		State guidance for areas of inaction or impasse
		Consider the Neskowin Adaptation Plan
		Evaluating effectiveness (and costs) of protection standards over time
		Promote alternative transportation techniques using hydrogen/natural gas/pedal power

Infrastructure – Defend

Drivers	*Endpoints*	*Policies*
Solutions impact adjacent properties via erosion and flooding	Eliminate Goal 18 (rip rap all) and limit state liability	Develop policy for realtors to understand geologic hazards
	Develop Tillamook County stormwater management plan	Develop policy including property disclosure from hazards "Buyer Beware"
	Responsible development including emergency response, evacuation, stormwater management, coastal erosion	Adequate funding for operations and maintenance/public infrastructure (i.e. wastewater facility)
		Have two ingress/egress paths for communities with more than 30 homes
		Support other sustainable solutions to hardening besides

		riprap (groins, beach nourishments, break waters, etc)
		Policy to require neighbors to work together, "good neighbor policy"
		Develop policy which takes into account sand budget and natural erosion into project analysis
		Implement projects to reduce risk to communities (long and short term planning)
		Support green infrastructure

Economic Development

Drivers	*Endpoints*	*Policies*
Entrepreneurial including agriculture, fishing, forestry, tourism, light manufacturing, and new technology	Increase destination spending (to $400 million by end of decade)	Capitalize on older retirees and their money/skills
Retirement population income	Resilience following catastrophe	Quality care county-wide
$180 million in destination spending	Increase in high tech jobs	Modify foredune policy for sand management
Decreasing Funds	Sufficient funds for investments in capital formation	Enhance access/tourism
	All communities can enact emergency ordinances (including non-incorporated ones)	Impact of moving waste water treatment plant
	Broader source of resources (in addition to transient room tax)	Airport in Pacific City
	Greater income equality	Change how jetties and channels are maintained (and moving that sand into beach nourishment)
	Increase high tech jobs	Change usage of transient room tax (30/70)
		Promote high tech i.e. fiber optics
	Resiliency measures	Potential seasonal sales tax on coast
		Support redundancy
		Provide ENSO based insurance for coastal flooding damages
		Work with FEMA flood insurance for better rates for coastal insurance
		Support bond measures for additional funding

1:00 Peter Ruggiero - Climate Drivers Talk (slide show)

Webinar Votes:

Topics	Votes
Coastal Change (USGS shoreline change report and recent monitoring efforts)	Majority
Detail on climate change and impacts	Minority
Nuts and Bolts of Envision	Mid
Update on Neskowin Process	Mid

Public request for TV broadcast of project and scenario results

Guy: Will there be a final product available to the community after the project ends? Will Envision be a propriety product?

John Bolte: Yes, we will provide maps and information for community use. Other places have included this information in their long-term plans. We can definitely provide the model and any information available. Potentially set up a public meeting (informal) for all public to see results.

1:35 Dave Yamamoto: Futures Council is looking for a new project to continue the project its evolution over when the envision process is done

1:35 Survey handout

1:45 Meeting adjourned