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 in 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 in the 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 , i.e. "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)
		Change usage of transient room tax (30/70)
		Promote high tech i.e. fiber optics
		Potential seasonal sales tax on coast
		Support redundancy
		Provide ENSO based insurance for coastal flooding damages
		Work with FEMA for better rates for coastal insurance
		Support bond measures for additional funding