

Neskowin Coastal Hazards Committee, August 10 2010 minutes, approved September 14, 2010

Members present: Chair: Commissioner Mark Labhart. Residents: David Kraybill, Bill Busch, Alex Sifford, Robert Wulf, Guy Sievert, Larry Glickman, Charlie Walker, Gale Ousele. Support: Kristen Maze (Till. Co. Community Development), Matt Spangler (DLCD), Tony Stein (State Parks), Laren Wooley (DLCD) Patrick Corcoran (OR Sea Grant).

Welcome: Mark welcomed the group and started the introductions.

Approval of Minutes: Minutes for July were approved. (And subsequently sent to Christi for posting on the NCA website <http://www.neskowincommunity.org/>)

Communications/outreach: Mark described that the letter and report of accomplishments went out to as many addresses as possible, but that it remains difficult to make sure that we have covered everyone. He received one response, and that was very positive and appreciative about being informed.

Recent Developments: Tony reported that the beach had rebuilt somewhat, and that it was possible to walk from Proposal Rock to Mt Angel St. But, the rip embayment remained at Mt Angel St. He noted that we are entering a mild La Nina weather pattern. Typically, waves approach the beach from the west during La Nina's, and in 2000 this produced erosion. At the north end of South Beach contractors are repairing 200' of rip rap. The work reportedly looks good and it was noted that they added stairs to the beach. The location of the work required approval by the Division of State Lands (DSL) and a County permit. The project is expected to be completed in September. This work is being funded by an assessment to all homeowners in the Homeowners Association of \$400 per tax lot. There are 82 tax lots and the assessment will cover one-half of the cost. TO date, 63 landowners have paid in full. Only 10 homeowners live on the beachfront, and some live as far away as 0.25 miles from the beach. So far, no one has refused to pay the assessment.

Active Protection Sub Committee: (Bill, Dave, Pete, Charlie, Tony) Dave provided a handout reporting the work of the group. (To be posted on Basecamp). The group focused on beach front options using the West Carolina list. Here are key excerpts. The subcommittee decided to define "Active Protection" to be composed of options that "hold the line" of the beach (typically hard stabilization, dune management, planting of vegetation) and "moving seaward" (beach replenishment, dune building). These are two of the five planning approaches listed in the Coastal Management entry on Wikipedia. The sub-committee decided to use the Western Carolina list of mitigation options as a starting point in deciding the sub-committee's scope of work. On this list there are mitigation options pertaining to: 1) the beachfront; and 2) off the beach (for example, tide gates). The subcommittee decided to consider beachfront options first, followed by off-the-beach options. The beachfront options fall into five general categories: 1) adaptation options (for example, relocation); 2) soft stabilization options (beach replenishment); 3) hard stabilization options; 4) modification of development and infrastructure (elevate homes, move utility lines, etc.); and 5) zoning and land use planning. The subcommittee decided to limit its focus to

soft and hard stabilization options. The subcommittee decided that further information was needed on the depth profile of the ocean off of Neskowin as well as the sand budget and movement within the Neskowin littoral cell. Bill agreed to contact Chris Goldfinger at OSU to see if he had information on seafloor mapping and Curt Peterson at PSU to inquire about his studies of sediment movement along the coast. Tony agreed to contact Peter Ruggerio about the hard and soft stabilization options. Pete agreed to make other contacts. Note: Since the July 27 meeting, Bill has been able to provide access to NOAA Navigation Charts that give information on coastal depths off of Neskowin). Tony agreed to meet with Jonathan Allan and get his input of the viability of the various soft and hard stabilization options. The book "Against the Tide" by Cornelia Dean was recommended by two members as reading for the whole subcommittee.

Tony also met with Jon Allan and talked about the hard and soft stabilization options. Tony noted that any of these options will require the highest level of expertise in ocean engineering. Tony will talk to subcommittee and report back.

This group will review options and report back feasible options. Charlie reviewed process from researching ideas, to agreeing on strategies, to advocating those strategies, and finally implementing them.

Land Use: (Gale, Kristen, Laren, Matt) Gale reported early research on land use options (e.g. rolling easements, ensuring beach access) used in other places, and the kind of ordinance language they use. Also discussed was Newport's experience with hazard overlay zones and concerns about not getting insurance coverage. Charlie noted that an agent in Lincoln City offers insurance on properties in the hazard zones.

Adaptation Plan: (Laren, Kristen,) Brief update on the status of the plan and timing of data gathering and analysis. The group discussed relationship of this plan to the NCHC noting the distinct but hopefully synergistic missions and timelines, etc. A natural tension remains between focusing limited energy on Neskowin, versus focusing on the County adaptation plan. Out of this, came an idea to write a "white paper" describing the evolution of the NCHC. The idea is to "capture what we went through," structure, benchmarks of success, etc. to both define more sharply the NCHC relative to the adaptation plan, and also to share Neskowin's experience with other communities. There was discussion about having an OSU student help write such a document. Pat will follow-up.

Implementation: (Mark, Guy, Charlie) The group was reminded of Marks' challenge to the group last month to make sure we get things done. The nature of Implementation and the Implementation subcommittee was explored. The letter was seen as a form of implementation, a product, as was education in the broadest sense. Financing was noted as an implementation strategy and can be explored sooner than later. Defining the "regulatory bounds" of the group's work and activities (e.g.

USFW, DSL, Parks,) was also seen as an implementation item. Charlie and Mark have shared emails on this and will update us in Sept.

Closing Discussion: Mark asked everyone to weigh in on how we feel about the NCHC as a group and where we're headed. He reiterated his desire to make sure we get things done, and to keep clear in our communication. Laren: On right direction, slower with adaptation plan than expected. Larry: Good path, a little slow. Not much on beach safety options yet. Charlie: Values the work of committee as it is priority for Neskowin. Insufficient focus, shift to things not primary. Wants clarity and measurement of outcomes. Bill: Satisfied with progress of NCHC and subcommittees. Dave: Important work. Most progress comes between meetings. Seeks greater commitment by all in subcommittees. Guy: This is top issue for Neskowin. Appreciates County Commissioner's involvement and other efforts. Tony: Pretty exciting process. Neskowin is cutting edge on this. Robert: Supports what's been done as long as process produces results. Likes the sense of "joint ownership" of the problem. Pat: satisfied with process to date, anticipates tougher issues ahead. Gale: Supportive of the group. Encourages more involvement in Land Use subcommittee to implement good ideas. Kristen: Understands frustration with planning process, but is pleased to see the group energy and interaction.

Meeting Adjourned

Next Meeting: New Location (Keeping you on your toes!)

September 14, 2010 / 9AM – 11:30 AM

Location: Neskowin Creek RV Resort, Main Bldg.

50500 Hwy 101 S. Neskowin/ 503.392.3355