

Neskowin Coastal Hazards Committee

Approved Minutes of Meeting November 8, 2011

Members Present: Commissioner Mark Labhart, Chair, David Kraybill, Guy Sievert, Alex Sifford, Charlie Walker, Bill Busch, Pete Owston, Jeff Walton, Andreas von Foerster, Gale Ousele, Neil Marquis, Guest: Randall Cook. Support: Valerie Soilihi, (Tillamook Co. Planning Director), Laren Woolley (DLCD), Tony Stein (State Parks) Pat Corcoran (Sea Grant).

Welcome and approval of minutes: Minutes for October were approved with changes.

Old Business: Members want to confirm that the hazard adaptation Framework Plan will be discussed at the December meeting. Valerie will outline at that meeting the tasks and timelines required to adopt new ordinance language into Tillamook County's Comprehensive Land Use Plan. (The Neskowin sub-plan is being developed in parallel with the Framework Plan.) While straightforward in terms of procedure, the new ordinance language will include "shall" language that instructs the County to "do" things. Such policies need the political support of communities and elected leaders. Elections for County Commissioners begin in May. It was expressed by the group that now is a good time to talk to neighbors and leaders about the value of the Framework Plan and why you support it. The idea of a workshop was voiced. The group reflected on recent hazards planning activities in Lincoln City and Newport, OR. The Lincoln City process was considered more productive because it more actively engaged citizens in understanding the issues.

Developments on the Beach: Not much change to report. Jonathan Allan of Dept. Geology and Mineral Industries reminds the group that DOGAMI's 2011 shoreline mapping data are now displayed on the NANOOS website. Click on "Neskowin" to see how the shoreline has changed over time.

<http://www.nanoos.org/nvs/nvs.php?section=NVS-Products-Beaches-Mapping>

Also on this site is an updated Tsunami Evacuation Map interactive tool. Enter your address, or zoom you way to any location. Displayed are the latest "evacuation zone" maps. They indicate where you need to evacuate from in the very worst case scenario when the earthquake happens here (yellow) and the worst case scenario when the earthquake happens elsewhere (orange, where available).

<http://www.nanoos.org/nvs/nvs.php?section=NVS-Products-Tsunamis-Evacuation>

Active Protection Sub-Committee: No new report. They are waiting to learn how much fundraising has occurred before moving forward on hiring an engineering firm to assess the rip rap system and offer recommendations for protecting property and maintaining the beach. Two bids came in, one at \$22k and one at \$35k. The higher bid was preferred by the committee.

Implementation Sub-Committee: Mark and Charlie announced that individuals from the community donated \$10,400 toward the engineering study. The Neskowin Homeowners Association contributed \$5,000; Department of Land Conservation and Development contributed \$8,000, South Beach HA contributed \$1000; Proposal Rock HA contributed \$1000. Total contributions amount to \$25,400. Discussion revolved around how to either bring down the price of the higher bid, or consider seeking additional funds to meet it. It was felt by some that the community's significant local match would be

particularly attractive to a community minded foundation. The question was asked “If this doesn’t go forward can I get my contribution back?” The answer is, yes. There is a special account set up at the county just for this effort, and you can get your contribution returned. There was more discussion about how letters to local addresses often miss a lot of people due to the number of non-local owners, homes held in trusts, or owned by a business name, etc.

Land Use Sub-Committee: The sub-committee is downscaling the Framework Plan into the Neskowin Sub-plan. Mitch has written 50+ pages of a draft Neskowin sub-plan. This draft will serve as the bones of the initial document. The Land Use committee and the NCHC will take this and “make it our own” with language and strategies specific to Neskowin. (The basic procedure is for the NCHC to propose the sub-plan to the Neskowin CPAC for approval, then on to the County Planning Commission for approval, then on to the County Commissioners for final approval.) Gale identified the obligations and directives to the County in the Framework Plan (The “shalls”). These are posted to Basecamp. They are essentially the directive to work with unincorporated areas to develop sub-plans if needed, inventory and map hazard areas, identify “lifeline” roads, and use new science as it becomes available. Gale then presented (handout) the prioritized list of short-term Hazard Alleviation Techniques (HATs). These were listed and indicated for each what changes in existing documents would be required in order to implement them. These included Comp Plan changes (5), ordinance changes (9), or no change required (3). The Land Use sub-committee seeks guidance from the NCHC on the development of the “future” HATs. These are techniques that are not compelling right now, but may be in the future. Each has a range of issues and concerns. Abandonment of buildings: what happens to the rip rap if a house comes down? Gale will research this. Relocation of infrastructure in high hazard zone: the assumption is that service districts will do this as a matter of course for existing infrastructure. This is more of a concern for large new infrastructure development. Relocation of community: If circumstances necessitate, what is the process and ordinance language needed to make this happen? Transfer of development rights? Zone amendments, etc.?

Meeting Adjourned

Next NCHC Meeting: December 13, 2011. 9am-11:30am. Neskowin Fire Hall