

Ocean Shore Protection Plan and History July 2024 Update

As a common interest leaseholder, Salishan was developed to protect and promote the property values of the corporation. SLI performed these duties by maintaining the property including roads, common buildings such as the Community Club, and the common areas throughout the SLI property.

The history of erosion on the Salishan Spit is well-documented in the H.G.Schlichter & Associates Report (found on the Leaseholder website) as occurring in the earliest days of the development. In the winter of 1972/1973, severe ocean wave erosion occurred along Salishan Spit, which destroyed a house under construction and threatened several others. This severe erosion episode is believed to have partly been associated with rip currents, which are strong narrow currents that flow across the surf zone and out beyond the breakers (Komar and Rea, 1976). In the years following 1973, much of the Salishan Spit area had revetments constructed to protect from ocean wave erosion.



Photo 1: Erosion and destruction of the house under construction on lot 226 of Salishan Spit. From Komar and Rea (1976)

In March 2016, revetments built in the 1970's along 11 contiguous properties on the Salishan Spit were damaged and destroyed by the combination of high tides, storm surge and waves associated with an episodic severe El Niño event. In response to the emergency event in March 2016, emergency repair permits were applied for and received from the OPRD (Oregon Park and Recreation Departments). Since this time the Board of Directors and the Oceanfront Committee have been working diligently on comprehensive plans and resources to protect the Salishan Spit. Every winter since 2016, the community has experienced some degree of ocean shore emergency, some on individual leaseholds, and some in common areas such as the failure at the 4 ways stop sign.

Recent History

In March 2018 the Board took the first step to assemble and gather information regarding shoreline protection with the creation of the Shorefront Protection Committee (SPC) (Doc #112). After several years of heavy erosion and to work towards the protection of SLI land the Board at the time created the SPC to offer information sessions to leaseholders on the permit process with OPRD, initiate a scope of work and cost analysis for an engineering geologic investigation, encourage leaseholders to work collaboratively, and compile helpful information.

It was understood when the committee was formed that the individual leaseholds were responsible for their own ocean shore protection. However, there was a collective understanding that this situation would require full cooperation from the Board, Committees and Leaseholders.

Over the last several years the Board and the committee in conjunction with the foremost experts in the matter from around the state have vetted multiple solutions, such as:

- A Jetty to direct the wave action – this is a solution that has been deployed in Hawaii and was reviewed by the experts, it was determined that the wave action on our section of the Oregon Coast is significantly different, and this solution would not be a long-term solution. This would also require some regulatory adjustments that could take significant time.
- Sand Bladder – this is a solution currently being used in several East Coast communities, and while it is providing some protection the annual maintenance cost is significant. Additionally, the wave behavior in our area is different and there is no proof of concept that this would provide long term success.
- For additional information on the history of the wave action and the recommendations from the experts we would suggest you listen to the Scott Burns presentation, he is the foremost expert in Oregon and a Salishan resident.

In May of 2022, the Board adopted the resolution regarding oceanfront protection (Doc# 124). This resolution established how repairs and maintenance would be approached and appointed a new Oceanfront Committee to assist in coordination of the oceanfront work.

The purpose of this plan is to protect the long-term value for individual leaseholders and SLI common areas. A breach of an individual leasehold or a larger area opens SLI up to risk on multiple fronts, not only the potential property damage, but devaluing the overall community and property valuations. A significant concern in these scenarios is that Salishan Drive could be breached.

Project Overview

The ocean shore protection plan includes the maintenance and repair of revetment on the ocean shore to preserve the property values, ensure safety, and maintain the aesthetic of the oceanfront community. The projects detailed below include the cost of engineering, revetment, and permit cost.

Salishan Property: There are 12 beach access areas located within Salishan. This is leaseholder land, the cost of adding rip rap to this area is the responsibility of SLI.

Leaseholder Property: There are 123 leaseholders that live on the oceanfront. Of these 123 leaseholders 13 of these represent 3 condo dwellings.

Completed to Date: Since 2016, 5 common permits have been completed to install new or repaired rip rap:

- Osterlund 5 leaseholds
- Naito 5 leaseholds
- Mueller 8 leaseholds (included 1 common area access)
- Royse 5 leaseholds (included 2 common area access)
- Tell 10 leaseholds (2 condo groups and 1 leasehold)
- Shreeve 1 leasehold (included 1 common area access)

34 total leaseholds – the total conservative financial investment is estimated at \$8,500,000 for the leaseholds completed to date, or approximately \$250,000 per leasehold.

Projects currently under construction:

- Cheesar 8 leaseholds (includes 1 common area access)

8 leaseholds – the total conservative financial investment is estimated to be \$2,000,000.

Projects in for approval with OPRD:

- Mueller/Shiple 7 leaseholds (includes 2 common area access)
- Garcia 4 leaseholds (includes 1 common area access)

11 total leaseholds – conservative financial investment is estimated at \$2,275,000.

Projects that are anticipated to submit for approval with OPRD this year:

- Pacquin 7 leaseholds (includes 1 common area access)
- Smith 6 leaseholds (includes border the common area at BGL and beach access 50B, across from the community center)

13 total leaseholds – conservative financial investment is estimated at \$3,250,000.

If all the projects in the pipeline proceed, this will bring the total number of leaseholders that have addressed the rip rap and invested in the security of the oceanfront to 62, roughly 50% of the overall oceanfront. The estimated \$16,025,000 that leaseholders have paid to protect their individual leaseholds, have in turn protected the oceanfront and Salishan Drive.

Please note that the numbers above do not include the cost of the rip rap and engineering paid by SLI for the Common Area Beach Accesses addressed to date. To date the community has paid out \$211,593.56 in rip rap and engineering cost. This does not include the cost for emergency work, attorney fees, engineering spent in 2024 which totals \$25,453.

The scheduled expense for revetment for SLI for the projects currently under construction, in permit, or submitting is \$117,500. This cost does not include stairs at any of the access points or the Beach Grass Lane Common Area.

Estimates for restoring accessibility to the beach access where the revetment has been completed or is scheduled to be completed range from \$50,000 to \$100,000 per access. If the community looks at restoring access at 6 locations, this is an additional \$300,000 to \$600,000 in cost.

Project Plan for Beach Grass Lane Common Area

Like the other common area access points, the Beach Grass Lane Common Area is now in the middle of a common permit that will span 6 leaseholds. As has been done in the past SLI will need to have a separate application to OPRD to complete the rip rap in this area.

So, what is the justification for the protection of the Beach Grass Lane Common Area? The simple answer is the protection of common area for SLI. There is, however, some work that SLI will need to do to demonstrate the use of this area as a common area. This will include the restoration of the nature trail from Salishan Drive and some asphalt repairs to the end of Beach Grass Lane. The cost of this work will be minimal as it is work that can be done in-house with staff or can be absorbed by the current reserve funding. Members of the Board, the Oceanfront Committee, and Management have had conversations with OPRD and are confident there is a collective understanding that a permanent installation of rip rap is needed to protect the SLI infrastructure and that this can be demonstrated in an application.

Financial Overview

The current scope of work for Beach Grass Lane Common Area and all other common areas of responsibility are as follows:

Beach Grass Lane Common Area Project Budget

Rip Rap Estimate	\$1,575,000	The low estimate \$1.4M, high \$1.75M
Stairs/Ramp	\$150,000	Repairs to the end of BGL, Ramp, and Stairs
Engineering Estimate	\$60,000	Subsurface Investigation, Design work, Construction Inspections, Permit Closeout Summary
Permit	\$53,550	OPRD
Contingency	\$174,448.80	
	\$2,012,998.80	\$5,500 per leaseholder

The rip rap at the Beach Grass Lane Common Area is estimated at 620 feet. If the erosion continues the cost of rip rap will continue to grow. The contingency will cover some of these increases but if the work extends another winter the cost increases.

Upcoming Expenses (2024/2025):

- Rip rap for 6 common area access points \$240,000 (average cost \$40,000)
- Stairs for 6 common area access points \$450,000 (average cost \$75,000)
- Engineering and construction monitoring for 6 area access points \$30,000
- Common Area south of Beach Grass Lane revetment \$2,012,998.80
- Total Ocean shore work \$2,732,998.80

Current Available Funds:

- Allocated money in the reserves \$137,500 for common area access
- The remaining \$15,407 in the annual budget for storm events could be directed to ocean shore costs.
- Total cash available for work \$152,907.

The Reserve study completed in June 2023 did not consider roughly \$2,730,000 in total cost. These expenses are being added to the update currently underway to the 30-year projections.

The current reserve on hand is \$867,792.07 (reserve assets as of 5/31/24). There is roughly \$972,300 for deferred maintenance items in anticipated expenses in the next two years, therefore there is no wiggle room in the current reserve numbers. These expenses are items that have been differed for some time now and the items are well past the useful life.

There is roughly a \$2,730,000 shortfall to fund all the work that needs to be done in the next two years. The maintenance fund increase will help to cover future expenses but will not help solve the current needs. The work cannot be completed without a one-time maintenance fee.

Regulatory Overview

OPRD regulates shore activities including ocean shore alterations and construction. Goal 18 restricts shoreline armoring for development that was not in existence in 1977. Salishan challenged these rules in the late 1970's and was awarded a Goal 18 approval. This development was deemed in existence and allowed the ability to armor and protect the Salishan shorefront.

SLI Leaseholders must still work with OPRD to apply for the proper permits and adhere to the regulatory process.

There has been much discussion on the Beach Grass Lane Common Area and whether OPRD would issue a permit. Both the Board and Oceanfront Committee members have worked diligently with OPRD to understand what steps must be taken to demonstrate the need for protection in the area. There is a layered approach to this:

- First and foremost, SLI as a corporation owns the land in Salishan and is charged with the protection and preservation of this land. Further loss of this land would not only put infrastructure, homes and potentially Salishan Drive at risk, the community will continue to lose valuable assets.

- The infrastructure on the property, including the community trail from Salishan Drive as well as equipment access (not storage) must be restored. These valuable pieces of infrastructure will enable Leaseholders to use to the beach and for equipment access the beach in the event of an emergency.

The Board believes that with the measures noted above, SLI will be able to obtain a permit to complete the work for the Beach Grass Lane Common Area. However, we continue to pursue clarification from the Oregon Department of Justice on how OPRD staff are interpreting the administrative rules.

If you are interested in understanding more about OPRD and the Beach Regulations you can find the guidebook on erosion control on the Oregon Coast, located on the owner website under the Ocean Shore resource page.

Conclusion

In summary, the Ocean Shore Protection plan for shore front protection represents a critical and multifaceted effort to safeguard the property values, infrastructure, and aesthetic integrity of our community. The collaborative approach between the Board, the Oceanfront Committee, leaseholders, and expert consultants has resulted in a robust strategy to address the ongoing challenges posed by ocean erosion.

The comprehensive scope of projects—ranging from revetment construction and maintenance to engineering and permitting efforts—underscores our commitment to proactive shoreline management. Despite the significant financial investments already made and those projected for the near future, the need for additional funding remains urgent. The identified shortfall of approximately \$2,000,000 highlights the necessity for a one-time maintenance fee increase to ensure the timely and effective completion of the needed revetment of the BGL Common area.

By continuing to engage with regulatory bodies, leveraging expert insights, and maintaining transparent communication with our leaseholders, we are confident in our ability to navigate the complexities of shoreline protection. The successful implementation of these measures will not only protect individual leaseholds, but also preserve the overall value and safety of the Salishan community for years to come. Ultimately, the Board needs the support of the Leaseholders to move this forward.

The Board remains committed to this vital work and looks forward to the continued support and cooperation of all community members as we strive to protect our property. We ask you to consider all of this when voting on the one-time maintenance fee.

Call to Action

Oceanfront protection is critical and compelling in maintaining and sustaining the value and benefit of our community for all of us. Our fellow leaseholders with oceanfront lots are stepping up together to protect the ocean frontage and their homes, and in the process, they are providing an overarching benefit for our entire community.

Beach Grass Lane Common Area has ocean frontage owned by all of us. We, all of us, need to step up and protect the oceanfront for the benefit of our entire community.

Next Steps

You will receive an email from the community voting system (voteHOAnow.com). This is the same system that was used for the annual meeting election last year. Please be on the lookout for specific instructions on how to vote in a separate communication. This will be out by July 8th.