



WASCO COUNTY BOARD OF COMMISSIONERS
REGULAR SESSION
APRIL 7, 2010

PRESENT: Dan Ericksen, Chair of County Commission
Sherry Holliday, County Commissioner
Bill Lennox, County Commissioner
Hope Vance, Payroll/Human Resource Generalist

OPEN TO DEPARTMENTS

At 9:00 a.m. Chairman Dan Ericksen called the Regular Session to order.

Kristy Beachamp, Public Health Emergency Preparedness Coordinator, and Mike Davidson, Emergency Manager, presented their recommendation to contract with Ecology and Environment, Inc. to provide Mass Fatalities Incident Planning and Exercise Facilitation Services. Ecology & Environment, Inc. submitted the lowest proposal and they are based in Oregon. All other vendors were out of state.

{{{Commissioner Holliday moved to approve the Agreement for Professional Services to Prepare a Mass Fatalities Incident Response Plan between Wasco County and Ecology and Environment, Inc. Commissioner Lennox seconded the motion; it was then passed unanimously.}}}

Beachamp stated that staff is recommending awarding a second contract to Ecology and Environment, Inc. for the amount of \$5,000. They are very versed in doing this type of professional services project.

{{{Commissioner Lennox moved to approve the Agreement for Professional Services to Prepare an HSEEP Compliant After Action Report for the Mid-Columbia Regional 2010 Communications Exercise between Wasco County and Ecology and Environment, Inc. Commissioner Holliday seconded the motion; it was then passed unanimously.}}}

Teri Thalhofer, North Central Public Health District Director, informed the Board that the Public Health District has a vacancy in their Office Specialist II Position. She requested authorization to fill the position at .8 FTE due to budget constraints. The position will be funded with Health Grant funding and not General Fund dollars.

{{{Commissioner Holliday moved to authorize the North Central Public Health District to refill the Office Specialist II Position at .8 FTE. Commissioner Lennox seconded the motion; it was then passed unanimously.}}}

OPEN TO PUBLIC

John Bowers met with the Board in regards to his fee waiver request, (Attached as Exhibit A).

John Bowers stated that he was rebuilding a cabin on his property. Bowers was told he needed a well and electricity. So he installed a well, and wind and solar power. Bowers is now being told he needs a septic tank. The problems with the Planning & Development Department have been ongoing for one and one-half years.

Mr. Bowers was told he could build a pole barn, but now the County is saying he is not compliant. Some of the notices were not delivered to him because he was getting a divorce and his wife may not have given him the mail. There is some question as to what can be built because of the zoning; whether it is zoned for agriculture or not. Bowers is willing to pay for the permits, but he is questioning the penalties.

Chairman Ericksen and Commissioner Holliday asked questions regarding permits being applied for and what he wanted to build.

Dave Steele, who lives near Bowers, commented that Building Codes said you don't need a permit, but the County Planning & Development Department said you do.

Chairman Ericksen questioned Bowers about not being directed to the proper Department for permits. This has been a problem in previous issues.

Bowers did admit it could be partly his problem.

Some discussion occurred.

Commissioner Holliday stated that Building Codes needs to communicate more with the County Planning & Development Department.

{{{Commissioner Holliday moved to approve the waiver of the Planning & Development Department's Penalty Fee in the amount of \$300 for John Bowers. Commissioner Lennox seconded the motion; it was then passed unanimously.}}}

Dave Steele requested that the Board reconsider his fee waiver request, (Attached as Exhibit B). Steele noted that he built a garage for his chickens and orchard. Steele was told that he did not need a permit, but after an inspection by the County, he was told the buildings were illegal. Steele felt it was not fair to be double fined. Steele stated that he put two buildings together to make a larger than 200 square foot building. Steele understood that he did not need a permit. Hunting cabins were originally on the property.

Mr. Steele stated that he mainly dealt with the Wasco County Planning & Development Department, and that is who his issue is with. He said that different people were given different fines for the same type of buildings.

Chairman Ericksen said that it is a challenge for the staff to really understand requests. Applications need to be specific.

Mr. Steele said the job of the Code Enforcement Officer is to make fines.

Chairman Ericksen said code enforcement is staying busy with complaint driven business and not looking for new business.

Steele stated that people were told that the lots were buildable when they purchased the property. Steele remodeled the building on his property.

Chairman Ericksen told Steele that he went ahead and did the work even though it wasn't permitted.

Commissioner Holliday said it was criminal that lots were sold with the understanding that the lots were buildable when they were not.

A lengthy discussion occurred in regards to Steele's fee waiver request.

During the discussion Steele noted that he was told that the cabin is illegal. The Post Office turned him in, but the Planning & Development Department told him he could have an address. Two different Departments are giving different answers.

The Board prefers to hold off on making a decision until they meet with Keith Cleveland, Code Compliance Officer, to discuss this matter.

Steele stated that he was given up to six months to come up with the permit fee; that was not enough time. Steele feels he should not be penalized for both buildings.

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Some discussion occurred regarding the amount of the permit fee and the disconnect between State Building Codes and the Wasco County Planning & Development Department.

Keith Cleveland arrived to discuss the fee waiver request with the Board of Commissioners. Cleveland stated that he has been to Steele's property, but he doesn't have anything to do with the permit fees. Steele has a big house like structure with no plumbing or electricity. He has another building on the property. The violation was sent in. Steele went to the County to try to take care of the violation.

Steele stated that there is a 23 x 23 building, an 8 x 8 building, and one other building on the property.

Commissioner Lennox has no questions; he just wants the fees clarified. The area has been a problem and a lot of structures have been placed on the property without permits. Building Codes and the Planning & Development Department need to communicate better.

Cleveland stated that notices were sent to the wrong address, but eventually Steele received the notices. A payment plan has been established to pay the application fees, but Steele needs additional time to pay said fees. No enforcement fees have been assessed.

{{{Commissioner Lennox moved to waive only the \$650.00 penalty fee for Dave Steele. Commissioner Holliday seconded the motion; it was then passed unanimously.}}}

Jim Burres, a representative of local veterans, brought up the problem with the Veterans Service Officer Position vacancy. He wants an answer as to why Hood River County did not get their state funding when other Counties did. Burres feels that the Veterans Service Officer Position needs to be recruited properly and that a qualified candidate with the proper experience who is versed in veterans' laws is hired. He feels that the position needs to be adequately funded.

Burres wanted to know if Wasco County was going to get its own Veterans Service Officer. He stated if Hood River County didn't spend their money correctly, then why are they sending money back to the State?

Dave Meriwether, Hood River County Administrator, and Mike Benedict, Hood River County Planning Director, were present. Meriwether stated that the Hood River/Wasco County Veterans Service Officer resigned and that the position will become vacant on April 14th. The Veterans Service Officer is a Hood River County position, which is shared with Wasco County.

Meriwether suggested that perhaps the Position could be hired by Wasco County since 60% of the time is spent in Wasco County.

Discussion occurred regarding the possibility of the County hiring the Veterans Service Officer rather than Hood River County or contracting with Mid Columbia Council of Governments (MCCOG) to provide veterans services.

Mike Benedict, Hood River County Planning Director and former Hood River/Wasco County Veterans Service Officer, stated that there are more veterans coming in all the time. Someone does work in the office now.

Chairman Ericksen asked if this position could possibly share time with other counties. He felt it made sense to see if MCCOG could do it all. He will speak with John Arens, Executive Director of MCCOG, regarding this issue.

PUBLIC HEARING to consider amending the Wasco County Land Use and Development Ordinance and the Wasco County National Scenic Area Ordinance to amend floodplain provisions.

Chairman Ericksen called to order the Public Hearing to consider amending floodplain provisions.

Staff was called on.

Gary Nychyk, Wasco County Senior Planner, presented the Staff Report, (Attached as Exhibit C).

Nychyk noted that the dotted pattern on the Flood Plain Maps represents Area of Special Flood Hazard (ASFH). Wasco County only has approximate ASFH boundaries and that is why the notice of the proposed changes went to land owners within 200 feet of an ASFH.

During Nychyk's presentation he noted that no Flood Insurance Study has been done. The Federal Emergency Management Agency's methodologies should be used. This is only a clarification of the existing. Wasco County should apply the most stringent language to protect life, health and safety. The Planning & Development Department needs to be able to make discretionary determinations.

Nychyk noted that if the proposed amendments are adopted by the Board, Staff would recommend the authority to make minor editorial revisions.

Commissioner Lennox asked if the Department was confronted with any major criticisms during the planning process.

Nychyk responded by stating no, just that the FEMA maps are bad.

Chairman Ericksen opened the Public Hearing to public testimony.

Merle Davis, Tygh Valley resident, asked where he goes to determine if his property is in a floodplain?

Davis was informed that he could go to the Planning & Development Department to see if his property is located within a floodplain.

Davis stated that he is going to sue the Federal Emergency Management Agency (FEMA) over their measurement determinations because they don't have any. He feels they need to find a solid way to do their surveys. FEMA needs to tell them how to survey. Davis feels this is all about money. He won't participate until FEMA has a way to measure.

Commissioner Holliday stated that the 1964 flood did go over the bank, but it didn't take any houses.

Davis stated that the County needs to get a small budget to take pictures of where the water is when there is a flood.

Chairman Ericksen responded by stating that the County does have a small budget. All decisions are based on hydrologic models.

Davis presented some handouts to the Board at this time, (Attached as Exhibit D).

Nychyk stated that he does not know if the hydrologic modeling is correct. The National Scenic Area and Land Use and Development Ordinance need to be separate.

There was no one else wishing to testify so the Public Hearing was closed to further testimony.

{{{Commissioner Holliday moved to approve the Flood Hazard Overlay updates to the Wasco County Land Use and Development Ordinance and the Wasco County Comprehensive Plan as recommended by the Planning Commission with the additional amendments presented by Staff; and that the findings and reports are hereby adopted. Commissioner Lennox seconded the motion; it was then passed unanimously}}}.

{{{Commissioner Holliday moved to approve the Flood Hazard Overlay updates to the Wasco County National Scenic Area Ordinance as recommended by the Planning Commission with the additional amendments presented by Staff; and that the findings and reports are hereby adopted. Commissioner Lennox seconded the motion; it was then passed unanimously.}}}

Other Business:

Gary Nychyk, Wasco County Senior Planner, informed the Board that he is proposing a memorial in honor of former Senior Planner Bob Paul. Paul was killed in Afghanistan while serving his country. Nychyk presented his memorial proposal, (Attached as Exhibit E). Nychyk noted that he located the rock needed for the project in the County's quarry located on Seven Mile Hill. He is looking for donations to mainly support the cost of the project. Nychyk is asking that the County provide transportation of the materials and possibly building the memorial.

Some discussion occurred.

The Board of Commissioners is interested in the project and liked the proposed location for the memorial. The Board authorized Nychyk to proceed with obtaining a cost estimate.

Todd Cornett, Planning & Development Director, handed out a map which illustrates the location of the Fossil radar site and the areas that are being impacted since the Federal Government is limiting additional wind turbines because of their impact to the military radar site, (Attached as Exhibit F). He noted that this could affect wind energy projects in Wasco County, but it does affect the Counties of Sherman, Gilliam and Morrow.

The Board recessed until 1:30 p.m.

DISCUSSION of the request from Home At Last for the County to place on the Ballot a request for a Local Option Tax Levy to fund the operations of the Animal Shelter.

Janna Hage, Home At Last, informed the Board that she met with Nolan Young, City of The Dalles Manager, and Niiki Lesich, City of The Dalles Mayor, regarding funding for the operation of the Animal Shelter. She was told that their \$60,000 request couldn't be met. It was requested that they look at what services could be given at \$45,000 or \$50,000.

Conrad Kelly, City of The Dalles resident, said he worked for the County Conservation Corp in Thurston County, Washington. They levied a \$4/parcel tax and raised \$400,000. This produced an ongoing revenue stream which would be a constant

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income that wouldn't vary. Kelly stated that a levy would take the burden off the County.

Chairman Ericksen commented that this is a different concept with having a per parcel levy. Wasco County doesn't have that many parcels. It would be something to look at.

Chairman Ericksen commented that the County's preliminary budget is showing furlough days and significant cuts in personnel just to balance the budget. The County is also looking at getting funds for other essential functions like 911. At this time Wasco County is not able to offer anything until the budget process is completed. There may be other options out there.

Nolan Young, City of The Dalles Manager, said that the City agreed to provide 72% of the funding for animal control services last year and this year. He would recommend that Klickitat County also be involved with providing funding for the animal shelter.

Chairman Ericksen stated that he would like to set up a meeting with their Commissioners to talk about that idea. His recommendation is that the County is not in a position to make any commitments and the only discussion would be in regards to a levy.

Young said Wasco County's Budget Committee meets on April 26, 27, and 29. Home At Last is part of Sheriff's budget, and that the adoption of the new budget would be in early June. Home At last should be able to give the City an idea of what they really need.

Commissioner Holliday stated that Home At Last's contract runs out at the end of June. They want to make sure that they are given the proper notice if the contract is discontinued.

Hage said she really wants a levy, but would like to get a 90-day notice to vacate as the contract directs. She has not scheduled any fund raisers this year because they don't know if they will exist past June 30th.

Chairman Ericksen commented that next year the County will need to get \$1,000,000 to balance the budget, and if not, we will have to look at doing some fundraising just for significant services such as 911, etc.

Young said the County should give a 90 day notice to end the contract if that is what is going to happen. This would allow Home At Last to have 90 days to vacate.

Chairman Ericksen said Young's comments have been constructive and no one wants Home At Last out. It is just a tough decision when looking at furlough days and cutting

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staff. Wasco County needs to make some philosophical decisions on where we will go and would like to talk to Young further regarding the funding issue.

Further discussion occurred.

Chairman Ericksen stated that he would like the Board to make a decision by May 19, 2010.

Young said Home At Last should continue to do fundraising so that they will be able to show their presence, even if they don't know their role.

Chairman Ericksen encouraged Home At Last to move forward strongly as an organization. The County does not want to go back to what they had, so it will be either a levy or a re-creation of something that isn't out there now.

Tyler Stone, Administrative Officer, asked Hage to look at what reduced services could be offered with the reduced funding.

Hage stated that she projected a budget of \$350,000. She indicated that there would be a loss of service, and the shelter would turn into a kill shelter again. Home At Last won't be running the service.

Young stated if they could get \$150,000 from the County and \$60,000 from other sources, they could continue operations for the next three years.

Stone commented on reduced services being provided.

Hage stated that they are donor driven; they meet the donor's needs. If they didn't, they would lose those dollars too. If they aren't there for taking animals in, etc. we won't meet our mission.

Young supports Stone's comments. He feels that Home At Last should take a long hard look at other service levels.

Hage said she didn't come to the County for money. She asked that the County look at Lincoln County where they went to the voters for help.

Chairman Ericksen said we may have to look at more than one levy going to the ballot in November. If there is another \$1,000,000 shortfall next year, services will definitely be cut. PERS is taking a big bite out of the County's budget. He thanked everyone for coming. He knows it is not the outcome they were looking for.

Commissioner Lennox stated that Home At Last needs to look at their service levels just like the County is. Young said their issues couldn't be solved with the numbers they presented. Maybe Home At Last needs to cut staff.

Young stated that the true cost of animal control includes the Animal Control Officer's time, etc. It makes sense for other County entities to be contributing.

Commissioner Holiday asked if we get enough funding from a levy, the County wouldn't need to contribute funding from the General Fund?

Commissioner Lennox stated that Lincoln County's levy is for all animal control services.

Young said with a levy you have to go back out every three to five years, and it needs to be a service levy. If it ends up being back in the County's arms, then the County would run it as they see fit.

Stone suggested the levy be for 911 and the animal shelter.

Chairman Ericksen needed to leave at this time.

PRESENTATION on economic development in Wasco County and prioritization of Needs and Issues Projects; presented by Jessica Metta, Wasco County Economic Development Coordinator.

Jessica Metta, Wasco County Economic Development Coordinator, presented the Needs and Issues Projects, which were reviewed and prioritized by the Wasco County Economic Development Commission, (Attached as Exhibit G).

Metta noted that the Commission prioritized the top 10 projects in the category of Technical Assistance and Infrastructure. The top five projects will be forwarded to Mid-Columbia Economic Development District. The projects listed below the top 10 have not been ranked.

Some discussion occurred.

{{{Commissioner Lennox moved to approve the Needs and Issues Projects as prioritized and recommended by the Wasco County Economic Development Commission. Commissioner Holliday seconded the motion.

Tyler Stone, Administrative Officer, stated that the NORCOR Project is #8 on the technical list. He requested that the project be moved up under the top five projects so that other grants may be more available.

Some discussion occurred.

Commissioner Holliday and Commissioner Lennox suggested that it be left on the list as is for now because there is flexibility.

A vote was called for. The motion passed unanimously.}}}

Metta presented the economic development report at this time, (Attached as Exhibit H).

The Board briefly recessed.

The Board reconvened at 2:50 p.m.

CONSIDERATION AND APPROVAL of the Regular Session Consent Calendar of April 7, 2010, (Attached as Exhibit I).

{{{Commissioner Lennox moved to approve the Regular Session Consent Calendar of April 7, 2010, as presented. Commissioner Holliday seconded the motion; it was then passed unanimously.}}}

The Board signed:

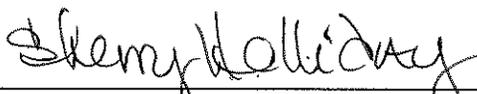
- Order #10-053 in the matter of recognizing credentialed Radio Amateur Civil Emergency Service (RACES) Operators to provide back-up emergency communications services in Wasco County in times of emergency or disaster.
- Proclamation proclaiming Habitat Stewardship Week.
- Order #10-054 in the matter of transferring \$17,350.00 between the Employee & Administrative Services Department Information Technology Division and the Employee & Administrative Services Department Facilities Division during Fiscal Year 2009-2010.
- Agreement for Professional Services to Prepare a Mass Fatalities Incident Response Plan between Wasco County and Ecology and Environment, Inc.
- Agreement for Professional Services to Prepare an HSEEP Compliant After Action Report for the Mid-Columbia Regional 2010 Communications Exercise between Wasco County and Ecology and Environment, Inc.

The Board adjourned at 2:55 pm.

WASCO COUNTY BOARD
OF COMMISSIONERS



Dan Ericksen, Chair of Commission



Sherry Holliday, County Commissioner



Bill Lennox, County Commissioner

Kathy *WEST*

Exhibit A

WASCO COUNTY PLANNING AND DEVELOPMENT
Todd R. Cornett, Director
2705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560
Fax: (541) 506-2561
www.co.wasco.or.us

REQUEST FOR FEE WAIVER

Date Submitted:

Applicant/Owner Information:

Applicant(s) *John E + Billie Bowers* Property Owner(s) *SAME*

Mailing Address *4729 SE 86th Ave*

Mailing Address *SAME*

PORTLAND, OR 97266

Phone (H) *503-771-1908* ^{cell} (W) *503-784-4244*

(W)

Email *kgmagpax@aol.com*

Email *SAME*

Explanation For Fee Waiver Request (Please give complete detailed explanation):

TAX Lot 25 12E 11500

PLEASE SEE ATTACHED EXPLANATION

(To be completed by Planning and Development Office)

Fee Structure:

APPLICATION TYPE	TOTAL FEE	OTHER FEES	WAIVABLE PLANNING FEES	
			PLANNING FEE	PENALTY FEE
<i>Conditional Use Permit for non Forest / Farm Dwelling</i>	<i>\$671</i>	<i>\$71</i>	<i>\$300</i>	<i>\$300</i>

Other Information:

Fees Verified by:

[Signature]
Planners Signature

(To be completed by Executive Assistant to the Board of County Commissioners)

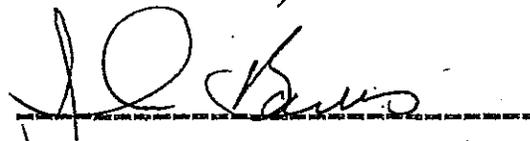
TOTAL WAIVED FEES: _____

TOTAL FEES NOT WAIVED: _____

Board of County Commissioners Authority signature _____

I received a letter from code enforcement saying that my pole building was not in compliance because of no building permit. After buying the property I called the planning commission to see if I needed a permit to build a pole barn and was told I didn't need one. We tried to do everything right and now they want to charge us a penalty and pay double. If we have to get a permit we would do that. I feel this is discrimination as they only picked on three people two handicap people (two of which are seniors) on the whole mountain, and I was told by code enforcement they didn't have the time or man-power to check on other violations. I want to be notified of hearing date because I want to appear.

March 24, 2010



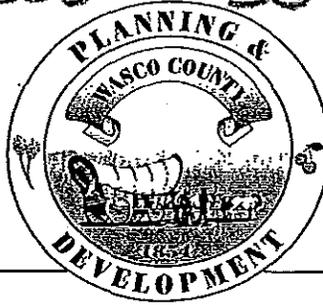
John Bowers

Kathryn McBride

506-2560

Exhibit B

WASCO COUNTY PLANNING AND DEVELOPMENT
Todd R. Cornett, Director
2705 East Second Street
The Dalles, Oregon 97058



Phone: (541) 506-2560
Fax: (541) 506-2561
www.co.wasco.or.us

REQUEST FOR FEE WAIVER

Date Submitted: 2/21/10

Applicant/Owner Information:

Applicant(s) Dave Steele

Property Owner(s)

Mailing Address 80106 Ridgetop Rd
Dupur OR 97021

Mailing Address PO Box 181
Dupur OR 97021

Phone (H)

(W)

Phone (H)

(W)

Email

Email

Explanation For Fee Waiver Request (Please give complete detailed explanation):

I am disabled unemployed on a small pension Recently Homeless & separated from my wife of 30 yrs for the last 18 mo. Her job has been cutting her hours. She would always try to help me to pay the bills with all of this going on she has cut me off with all help she having trouble paying her own bills

OVER

(To be completed by Planning and Development Office)

Fee Structure:

APPLICATION TYPE	TOTAL FEE	OTHER FEES	WAIVABLE PLANNING FEES	
			PLANNING FEE	PENALTY FEE
STS for Big Game Water Proj	1,071	71.00	500	500
CUP for Dwelling	300	—	150	150

Other Information: Zone: FF 10 2S 12E 10 1000

Acct # 10116 High Elevation BG WR

Fees Verified by: [Signature]
Planners Signature

(To be completed by Executive Assistant to the Board of County Commissioners)

TOTAL WAIVED FEES: _____

TOTAL FEES NOT WAIVED: _____

Board of County Commissioners Authority signature _____

As to what's been happening to me in last several months that I had decided to convert the office/siding/and chicken hickory building and during hunting season a sleeping lodge into a cabin to have a place to live

About 7 yrs ago I went in to the planning office and ask about a building permit they told me those lots are not buildable so I ask about Remodel permit I told them there was several building on the lot they said those building were illegal so that was not possible. I had recently come across 1/19/10 CCR's on Sportsman Paradise come to find out when it was written 40 yrs ago that they were buildable lots then I went down to the planning office to get an address a lady from behind the counter ask if there was a house on it. I said a cabin was build about ten years ago. she said ok then she pulled out a map and ask where about the cabin was located and then she took out a ruler look over the map and we had an address after about 3 yrs all of a sudden the address was no good. Do to my low income I wanted to stop paying for my P.O. Box and use my street box. Back in may/june I had a problem with the pos office and then in aug/sept I believe this is a ripple effect that deal and if the planning office would been more cooperative in the last several years we wouldn't be in this situation and then you come back to the people and double the fees how far is this I think this is a lot of P?? you haven't been to people friendly over the years

**BOCC HEARING PRESENTATION
WASCO COUNTY FLOOD HAZARD OVERLAY
ORDINANCE UPDATES
7 APRIL 2010**

Thank you and Good Morning,

For the Record, my name is Gary Nychyk and I am a Senior Planner with the Wasco County Planning Department.

As stated by the Chairman, we are here to discuss proposed changes to Wasco County's Flood Hazard Ordinances.

Goals: The Primary goals of this proposed legislative update are to:

- 1) Amend ordinances pertaining to the Flood Hazard Overlay to be consistent with FEMA regulations,
 - 2) Reorganize the ordinances so they are more understandable and easier to implement, and
 - 3) Include new provisions that Planning Staff feel are beneficial to Wasco County.
- Additionally, the contents of Flood Damage Protection (Chapter 22) will be moved into the Environmental Protection District (Division 1 – Flood Hazard Overlay) and Chapter 22 will be removed.

It should be noted that although revisions to the Flood Insurance Rate Maps themselves would be very beneficial, we are not making any changes to the FIRMs at this time.

Last Meaningful Update:

The last meaningful update to the Flood Hazard Overlay was in April, 1987: Although several attempts to update this ordinance have been made in the past few years, no request has been brought before the Planning Commission or County Commission.

Overall Process:

The overall process for this legislative amendment is as follows:

- Staff initially researched and wrote draft ordinances (one for the County and one for the NSA). These were written with input from DLCD and FEMA region 10. Draft copies of the Ordinances were provided to DLCD, FEMA, and the Columbia River Gorge Commission.
- This matter came before the Planning Commission during a Workshop on February 2, 2010, and subsequently during a Hearing on March 2, 2010. During that hearing, the Planning Commission voted 4 – 0 to recommend approval of the proposed amendments to the Flood Hazard Overlay ordinance with amendments, which have been included in your packet.

- Today, the Wasco County Commission has the opportunity to make the final decision on changes within the County LUDO, and make a recommendation to be heard before the Columbia River Gorge Commission within the NSA LUDO.
-

Today's Hearing Procedure:

- I will present the proposed changes of note. There is a Summary at the back of the room for the audience. The summary corresponds to the changes I will be discussing, and I will be using the projector to show the actual amendments. Changes within the ordinance are marked by either yellow highlight (DLCD recommendations and ~~text removal through strikethrough~~) or gray highlight (Staff recommended changes) and the sections are marked in the actual chapter by the use of blue highlight.
- Members of the audience will be able to provide testimony once my presentation is complete.

For their convenience, I have included a notes section at the back of the summary, and pencils are available at the back of the room.

Before we Get Started I want to take a few minutes to introduce the Flood Plain Maps that we currently use. These are pdf copies of the official paper panels in the Wasco County Flood Insurance Rate Map. You can see that the dotted pattern represents the Area of Special Flood Hazard. You can also see that the information is generalized and can be difficult to interpret. It is important to understand that Wasco County only has approximate Area of Special Flood Hazard (ASFH) boundaries. That is why the notice of the proposed changes went to land owners within 200 feet of an area designated as the ASFH, instead of those properties that are directly crossed by the ASFH.

Proposed Changes of Note

A. Wasco County Land Use and Development Ordinance Changes

1. Chapter 2 – Development Approval Procedures

Section 2.060 sets forth the procedures for reviewing different types of applications. Section 2.060.A addresses land use applications that can be reviewed administratively as Type II actions. These include Conditional Use Permits, Partitions, and Administrative Variances. Subsection B addresses Land Use Actions that are to be heard by the Planning Commission. These include Recommendations to the Board of County Commissioners on Plan Amendments, Ordinance Amendments, Subdivisions, and Variances that exceed 50% of the requirement. During the Planning Commission Hearing, Staff and Planning Commission members discussed which method of review would best suit variances from the Flood Hazard Overlay Ordinance. Currently, Section

2.060.B.16 clearly indicates that Variances to the Floodplain Standards are to be heard before the Planning Commission. However, discussions at that hearing resulted in a recommendation that variances to Floodplain Standards should be reviewed initially by the Planning Department. Therefore, 2.060.B.16 is proposed to be deleted, and all variances to Floodplain Standards will be reviewed as Administrative Variances (Section 2.060.A.2). It should be noted that the director retains the ability to elevate this type of review to the Planning Commission via Section 2.060.B.14 "Matters which the Director elects not to review." (CC-66)

2. Chapter 3 – Basic Provisions and Zoning (Pages 3.110-10, 3.120-15, 3.210-13, 3.220-4, 3.230-4, 3.240-3, 3.250-4, 3.310-3, 3.410-3, 3.510-3, 3.601-3, 3.602-3, 3.603-4, 3.604-4, 3.606-3, 3.611-3, 3.612-3, 3.613-3, 3.614-3 and Section 3.740 Division 1 – Flood Hazard Overlay)

Staff Proposes to amend the "Development Standards" from each Zone as follows:

Floodplain: Any development including but not limited to buildings, structures or excavation, proposed within a FEMA designated flood zone, or sited in an area where the Planning Director cannot deem the development reasonably safe from flooding shall be subject to Section 3.740, Flood Hazard Overlay (CC-22)

3. Division 1 Flood Hazard Overlay

Now we get into the meat of the proposed changes.

- a. Relocation: Again, the Flood Hazard Overlay provisions were relocated from Chapter 22 – Flood Damage Prevention to the Environmental Protection District Section of Chapter 3. This relocation was done in the County and NSA LUDO. Chapter 22 was deleted.
- b. Overall Reorganization
Chapter 22 currently is composed of eighteen (18) sections that are poorly organized with unrelated concepts being grouped together and certain related ideas being located in completely different sections. The Planning Department reorganized the ordinance into nine (9) sections that group similar concepts together.

4. Section 3.740 Flood Hazard Overlay (page 3.740-1) (Page CC-32)

- a. Findings of Fact: This was recommended verbatim from the DLCD model ordinance.
- b. Included a provision under Applicability to allow the Planning Director to evaluate proposed development that appears to be outside of the ASFH. The

reason for this inclusion is to reiterate that Wasco County only includes Approximate A-Zones with no established Base Flood Elevation. Proposed language is as follows:

Although Wasco County holds and utilizes the official Flood Insurance Rate Maps (FIRMs) supplied by FEMA, there is no Flood Insurance Study (FIS) for the County. This FIS typically provides the detailed information and cross sections necessary to establish the Base Flood Elevation in a given area. For that reason, the Area of Special Flood Hazard as shown on the FEMA FIRMs is only an approximation of the Floodplain boundary. Without the FIS, the Director may require additional information to determine that a proposed development, which may appear to be located outside of an Area of Special Flood Hazard based on the FIRMs, is in fact reasonably safe from flooding as required by Section 3.742.B – Duties and Responsibilities of the Planning Director. In a situation where the Director determines that it is unclear if a proposed development lies in or out of the Area of Special Flood Hazard, it shall be the responsibility of the applicant to provide the Base Flood Elevation for the property using FEMA approved methodologies. (CC-33)

c. We amended Abrogation and Greater Restrictions and Interpretation to include state building codes. (CC-34).

d. This would be a good place to talk about some last minute changes to the Abrogation and Greater Restrictions section. Columbia River Gorge Commission Staff wanted to include additional language to ensure that the designated resources within the National Scenic Area were offered adequate protection. Planning Staff therefore suggests the following change, which clearly indicates that if this ordinance and another regulation conflict with each other, then the more stringent restrictions apply.

Abrogation and Greater Restrictions. This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this chapter and another chapter ordinance, state building code, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

5. Section 3.741 Special Definitions (Page 3.740-4) (CC-35)

a. Section Header: Added statement to clarify the applicability of Definitions found in this section only apply to this section.

b. Added several new definitions including Appeal, Base Flood Elevation, Basement, Flood Insurance Study, Flood Resistant Material, Improvement or Repair Cost, New Construction, Raised Structure, Recreational Vehicle, Regulatory Floodway, Variance, and Water Dependiant

- c. We also added **Critical Facility**: A facility where the potential for even minimal water damage might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire, and emergency response facilities, and installations that produce, store or use hazardous materials or hazardous waste. (Approval of any new Critical Facility within the ASFH must be reviewed through the Administrative Variance provisions (Chapters 6 and 7) of the Wasco County Land Use and Development Ordinance.) **(CC-35)**
 - d. We amended **Manufactured Home** and **Substantial Improvement**.
 - e. We also amended **Manufactured Home Park** to require a Variance to place a new or expanded manufactured home park within the ASFH. **(CC-37)**
 - f. Finally, we amended the definition of **Structure** as follows: A walled and roofed building, as well as any gas or liquid storage tank, that is principally above ground. **(CC-38)**
6. **Section 3.742 Planning Director (page 3.740-9)**
- a. Added **Determination of Appropriate Review Method** to clarify which review process (Type I or Type II) would be used. This section gives the Director the authority to determine if a request can be reviewed through the Ministerial process. (THIS LANGUAGE WILL NOT BE INCLUDED IN THE NSA ORDINANCE) **(CC-40)**
 - b. Added "Development" to the title of **Development Permit Review**. **(CC-40)**
 - c. Amend **Alteration of Watercourses** to include maintenance requirement and specific jurisdictions. **(CC-41)**
 - d. Added two (2) responsibilities to the Planning Director in the **Information to be Obtained and Maintained** section. **(CC-41)**
7. **Section 3.743 Development Permit (page 3.740-11)**
- a. **Establishment of Development Permit**. Added language indicating that the Development permit is for all structures and all development. **(CC-42)**
 - b. Added provisions for **Establishing the Development Permit**. The added provisions allow the director to evaluate development that may appear to be located outside of the ASFH to ensure that the proposal is "reasonably safe from flooding". **(CC-42)**
 - c. Added a section describing **Application Types**. This section identifies the situations where a Type I (Ministerial) application can be requested instead of

the Type II (Administrative) application. (THIS LANGUAGE WILL NOT BE INCLUDED IN THE NSA ORDINANCE) (CC-43)

- d. Amended application requirements (CC-44)
 - e. Amended Anchoring requirements per FEMA Region X. (CC-45)
 - f. Added a reference to FEMA 348 for construction materials and methods. (CC-46)
 - g. Added the requirement that residential structures shall be elevated a minimum of one foot above BFE: (CC-47)
 - h. Added provisions for Partition and Property Line Adjustment Proposals: (CC-47)
 - i. Amended Manufactured Homes for compliance with current regulations: (CC-48)
 - j. Added language clarify skirting on Manufactured Homes: (CC-48)
 - k. Added provisions specific to Recreational Vehicles: (CC-48)
 - l. Amended Non-Residential Construction to require flood proofing "at or above" instead of "to" the BFE. (CC-49)
 - m. Added provisions for Storage of Hazardous or Toxic Materials: (CC-49)
 - n. Added recommended provisions and Variance requirement specific to Critical Facilities: (CC-49)
 - o. Amended language from Floodways to describe requirements associated with Development Within Riparian Areas. (CC-49)
 - p. And finally, we added criteria for reviewing Fish Habitat Structures: (CC-50)
8. Section 3.744 Variances (page 3.740-9) (CC-52)

a. DLCD Recommended Changes

This entire section was added as a recommendation by DLCD.

As I mentioned previously, Staff and the Planning Commission discussed how variances to the Flood Hazard Overlay ordinance would be processed, and the Planning Commission recommended processing them as Administrative Variances. This means that the Planning Department makes the first decision

on such a variance request, and an appeal of that decision would go before the Planning Commission.

9. Section 3.745 Appeals (CC-56)

a. DLCD Recommended Changes

This entire section was added as a recommendation by DLCD. All appeals will be processed as described in Chapter 2 of the LUDO

10. Section 3.746 Compliance Required (CC-56)

a. DLCD Recommended Changes

At DLCD's recommendation, we incorporated provisions indicating that all violations of provisions of Division 1 – Flood Hazard Overlay are subject to the regulations and policies set forth in the Wasco County Code Compliance and Nuisance Abatement Ordinance

11. Section 3.747 Revising FIRM Maps (CC-56)

- a.** Staff recommends including new provisions to educate Staff and the public regarding revising FIRM Maps.

12. Section 3.748 Notes on Insurance (CC-59)

- a.** Staff recommends including new provisions to educate Staff and the public regarding Flood Insurance.

13. Chapter 22 – Flood Damage Prevention (Deleting this entire chapter)

This entire chapter will be deleted, and its contents moved into Chapter 3, Section 3.740 – Division 1 – Flood Hazard Overlay

B. Wasco County Comprehensive Plan

We are proposing some associated changes to the Comp Plan: (CC-83)

1. Chapter 2 – Physical Characteristics (CC-83 through 85)

- a.** Replaced the hand-drawn Flood Hazard Area Map (Figure 10) with a modern GIS generated map
- b.** Updated references to the September 24, 1984 FIRMs from the November 1, 1977 HUD maps.
- c.** Changed “special flood hazard areas” to Areas of Special Flood Hazard” to be consistent with LUDO provisions.

2. Chapter 15 – Goals and Policies (CC-86)

- a. Updated references to the September 24, 1984 FIRMs from the November 1, 1977 HUD maps.
 - b. Corrected typographical error to a LUDO Section Reference pertaining to Geologic Hazard Protection. The citation currently reads “Chapter 3.700”, and will be amended to read Chapter 3.750”.
-

C. National Scenic Area Land Use and Development Ordinance Changes (CC-65)

1. Chapter 3 – Basic Provisions and Zoning (Pages 3-27(A-1), 3-42 (A-2), 3-51 (F-1), 3-62 (F-3), 3-68 (R-R), 3-76 (PR), 3-85 (OS), and 3-90 (AS)), and Section 3.240 Division 1 – Flood Hazard Overlay)

- b. Planning Staff utilized the proposed changes to the Wasco County LUDO described previously to establish changes to the NSA LUDO. However, it was noted that we would not be able to use the option to review certain requests for development permits within the Area of Special Flood Hazard through the Ministerial (Type I) process. Therefore, certain sections of the County LUDO as specified were deleted or modified to eliminate reference to the Ministerial (Type I) process.

2. Determination of Appropriate Review Method (Type I or Type II) (WC Section 3.742.B.3):

This section has not been included with the proposed updates in the NSA LUDO because there doesn't appear to be a situation where a floodplain review could be performed through the Ministerial (Type I) process.

3. Application Types (WC Section 3.743.B):

This section was not included in the proposed NSA LUDO updates. All development requests within the ASFH of the NSA will be processed as an Administrative (Type II) action

4. Fish Habitat Structures (WC Section 3.743.E.10):

This section differs from the County LUDO by removing reference to the Ministerial (Type I) process. All development requests within the ASFH of the NSA will be processed as an Administrative (Type II) action. (CC-83)

D. Final editorial revisions

If this ordinance is approved today, some final editorial revisions will likely be required. This will not change the substance of what is approved by the Board of County Commissioners. It will be limited to editorial changes including but not limited section numbers, references to section numbers and headers and footers.

Options

1. Approve the proposal as recommended by the Planning Commission as discussed and any additional amendments made by the Board.
2. Continue the hearing to a date and time certain for additional information necessary to make a decision and direct staff to provide the information.
3. Deny the proposal based on additional findings of fact.

Recommendation

Staff recommends the Board of County Commissioners approve the Flood Hazard Overlay updates as recommended by the Planning Commission with the additional amendments presented by staff and as discussed today.

Conclusion

That concludes my presentation and I will entertain any questions you may have.



Important Information . . . about the National Flood Insurance Program

Insurance premiums for some Flood policyholders have been adjusted and continue to reflect the expected cost of claims. Some policyholders may receive a rate increase, while others may see their rate stay the same or decrease. The amount your premium changed depends on several factors including your flood zone, the coverage you have, and any community rating system discount that may apply.

CHANGES EFFECTIVE OCTOBER 1, 2009

Some important changes have been made in the National Flood Insurance Program (NFIP) that may affect your policy and premiums.

- The \$500 deductible is being eliminated for all policy types. Standard deductibles are increasing to a minimum of \$1,000 for building and contents for all properties. Policy renewals on or after October 1, 2009 will have deductibles at or above the new standard deductible amount.
 - Pre-FIRM in Special Flood Hazard Areas (SFHA): Standard deductibles are increasing to \$2,000 for all Pre-FIRM structures in SFHA. Policyholders who wish to reduce their deductibles from the standard deductible of \$2,000 may opt to purchase separate \$1,000 deductibles for building and contents coverages, for an additional premium. Contact your State Farm® agent if you are interested in the \$1,000 deductible option. If your current Pre-FIRM SFHA policy already has the lower deductible option, your policy renewal on or after October 1, 2009 will change to the \$1,000 deductible.

Higher deductibles for building and contents are available for all policies, with lender approval, at discounted rates.

- Premiums will increase an average of 8% for policies written or renewed on or after October 1, 2009. The premium increases vary by flood zone.
- Regular program basic insurance limits are increasing for all categories of building and contents. This change, which could increase your premium, modifies how policy premiums are calculated beginning with policy renewals on October 1, 2009.
- New crawlspace building classifications and ratings have been added. Buildings on crawlspaces of 5 feet or less may be eligible for this new classification and rating. Check with your agent to see if your building qualifies.

PREFERRED RISK POLICY (PRP)

The Preferred Risk Policy is available to owners and tenants of eligible one to four family, other residential and non-residential buildings located in the moderate risk B, C or X flood zones.

- Combined building and contents policies are available to owners of one to four family and non-residential buildings.
- Contents only options are available to owners and tenants in all occupancies. The maximum contents limit available is \$100,000 for residential properties and \$500,000 for non-residential properties.

Check with your State Farm agent if you would like to make changes to your policy, if you have any questions about your coverage, or to see if your building qualifies for a Preferred Risk Policy.

IMPORTANT INFORMATION . . . ABOUT THE NATIONAL FLOOD INSURANCE PROGRAM

SUMMARY OF COVERAGE

Federal law requires insurance companies that participate in the National Flood Insurance Program to provide you with the enclosed Summary of Coverage. It's important to understand that the Summary of Coverage provides only a general overview of the coverage afforded under your policy. You will need to review your Flood Insurance Policy, your Flood Policy's Declarations Page or Renewal Certificate, and any applicable endorsements for a complete description of your coverage.

The enclosed Declarations Page or Renewal Certificate indicates the coverage you purchased, your policy limits, and the amount of your deductible.

The Federal Emergency Management Agency (FEMA) will soon mail you additional information about the National Flood Insurance Program. This information will include a Claims Handbook, a history of flood losses that have occurred on your property, as contained in FEMA's data base, and an acknowledgement letter.

If you have any questions about your flood insurance policy, please contact your State Farm® agent.



State Farm Fire and Casualty Company
A Stock Company With Home Offices in Bloomington, Illinois

Po Box 5000
Dupont, WA 98327-5000

Named Insured

AT1 E-15-968E-F491 T F

⁰⁰⁰²⁵⁶
SCHABLE, SUSAN M & ERIN
80154 PIONEER ST
WAMIC OR 97063-8739

DECLARATIONS PAGE

AMENDED OCT 7 2009

Policy Number	37-BC-M976-1	
Policy Period	Effective Date	Expiration Date
12 Months	OCT 22 2009	OCT 22 2010
The policy period begins and ends at 12:01 am standard time at the residence premises.		

Loan # [REDACTED]
Mortgagee
BANK OF AMERICA NA
ISA0A ATIMA
PO BOX 961206
FORT WORTH TX 76161-0206

MANUFACTURED HOME POLICY

Automatic Renewal - If the policy period is shown as 12 months, this policy will be renewed automatically subject to the premiums, rules and forms in effect for each succeeding policy period. If this policy is terminated, we will give you and the Mortgagee/Lienholder written notice in compliance with the policy provisions or as required by law.

Location of Residence Premises
Same as Mailing Address

Your policy is amended OCT 7 2009
1ST MORTGAGEE LOAN NUMBER CHANGED
1ST MORTGAGEE NAME/ADDRESS CHANGED

Other items shown are effective with the policy's 2009 renewal

Description: 2008 FLEETWOOD

Serial No: 04832417

Coverages & Property	Limits of Liability	Inflation Coverage Index: 220.0
SECTION I		
A Dwelling	\$ 77,000	Deductibles - Section I All Losses \$ 500
Dwelling Extension up to	\$ 7,700	
B Personal Property	\$ 77,000	
C Loss of Use	Actual Loss Sustained	
SECTION II		
L Personal Liability (Each Occurrence)	\$ 300,000	In case of loss under this policy, the deductibles will be applied per occurrence and will be deducted from the amount of the loss. Other deductibles may apply - refer to policy.
Damage to Property of Others	\$ 500	
M Medical Payments to Others (Each Person)	\$ 5,000	

Loss Settlement Provision (See Policy)
B1 Limited Replacement Cost - Coverage B

Forms, Options, & Endorsements	
Manufactured Home Policy	FP-7933.2
Amendatory Endorsement	FE-7274.2
Registered Domestic Partnership	FE-6858
Inflation and Dwelling Replace	FE-7528.3
Personal Injury	FE-7468.3

ENDORSEMENT PREMIUM NONE

Discounts Applied:
Home Alert
Stability
Age Group

Other limits and exclusions may apply - refer to your policy

Your policy consists of this page, any endorsements and the policy form. Please keep these together.

FP-7090.4C

0479 253 I

N Prepared OCT 08 2009

STEVE HUDSON
541-296-9638



September 12, 2006

Mr. Stanley Wall
P.O. Box 618
Wamic, Oregon 97063

Flood Elevation Certification
80154 Pioneer Street, Wamic, Oregon

Tenneson Engineering Corporation was retained by Mr. Stanley Wall to conduct a flood elevation certification for a proposed residence to be located at 80154 Pioneer Street in Wamic, Wasco County, Oregon. This included an on-site inspection by Darrin O. Eckman, Oregon Registered Professional Engineer, and field data collection conducted in order to evaluate the cross-sectional areas at Threemile Creek and existing control structures on said creek.

In 1998, Tenneson Engineering was retained by Mr. Palmer's neighbor, Mr. Ron Delco, and also in 2003 and 2004 by other neighbors, Mrs. Bonnie St. Germaine and Mr. Francis Palmer, to conduct similar flood elevation certifications. During these evaluations, the average stream gradient in this area was determined to be approximately one percent. At the time of the initial inspection, Mr. Delco stated he had lived there for twenty-some years and he had seen the creek come out of its bank only once. That was during the winter of 1996 when it reached an elevation of approximately 0.3 feet above the top of the bank. Downstream, approximately 585 feet from Mr. Palmer's property, is a county bridge crossing Threemile Creek in downtown Wamic. The cross-sectional area of the floodway under the bridge, as previously noted in Mr. Delco's report, is 98 square feet. After previous consultations with Mr. Delco and Mr. Marty Matherly, both of whom work for the Wasco County Road Department, it was determined that there had been no incidences in the last twenty-plus years of the bridge ever overtopping due to creek flow.

Mr. Wall's proposed building site is located approximately 200 feet south from the southerly bank of the creek. There is a gradual downward incline on the northerly side of the creek, with a more definite bank on the south side of the creek. The existing ground at the building site is approximately 1.0 feet above the top of the creek bank. The cross-sectional area of the creek at Mr. Wall's property location is approximately 149 square feet. This is approximately a 50 percent increase over the cross-sectional area of the bridge.

Due to the nature of the flooding events that occur in this area, i.e., usually due to sudden and heavy snow melt versus a 24-hour rain event, it is unreliable to compute the drainage basin area and calculate the runoff generated by such area. During normal rain events, the creek does not have extreme fluctuations. Therefore, we propose that at this location on Threemile Creek the proposed 100-year flood elevation for a normal flood event is to

be 102.1 feet. This elevation is based upon localized datum used in Mr. Palmer's, Mrs. St. Germaine's, and Mr. Delco's flood elevation certification surveys and the fact that Mr. Delco stated he once saw 0.3 feet of water above the top of his creek bank. Since the creek bank elevation at his location was 100.2 feet, this established a base flood elevation at his location of 100.5 feet. Due to the fact that Mr. Palmer's property is located approximately 155 feet upstream from Mr. Delco's flood elevation location, and based on the assumed stream slope of one percent, this provides a base flood elevation on Mr. Wall's property of 102.1 feet. Utilizing the International Residential Code criteria of having the finish floor level at least one foot above the 100-year flood level and two feet above adjacent grade, this would provide a finish floor elevation of 107.6 feet and a cross-sectional area of the creek at this location of well over 150 square feet. We feel that by using this design, the integrity and safety of this structure and its occupants will not be compromised during a normal 100-year flood event.

During the flood elevation certification survey, a temporary benchmark was established on Mr. Wall's property, consisting of the top nut of the fire hydrant at the northwest corner of the lot. The elevation of this benchmark is 108.30 feet. Once again, the proposed residence will need to have a finish floor of 107.3 feet to provide a minimum of one foot of clearance between the 100-year flood elevation (flow channel) or two feet above adjacent grade and the finish floor.

This structure should not adversely affect the adjacent properties, due to the fact that the cross-sectional area is greater than that of the control structure located immediately downstream. This will also not increase the flood elevations or velocities of flow due to floodway encroachment during a normal flood event.

Sincerely,

TENNESON ENGINEERING CORPORATION
Darrin O. Eckman, P.E.



DOE:nw
<wo#12238>

EXPIRES: 12.31.07

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <u>Susan Schable</u>		For Insurance Company Use: Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>80154 Pioneer Street</u>		Company NAIC Number
City <u>Wamnic</u> State <u>OR</u> ZIP Code <u>97063</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Tax Lot 2400, Map 4S-12-14BA</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>45.2280</u> Long. <u>121.2717</u>		Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>8</u>		
A8. For a building with a crawl space or enclosure(s), provide		A9. For a building with an attached garage, provide:
a) Square footage of crawl space or enclosure(s) <u>1,680</u> sq ft		a) Square footage of attached garage _____ sq ft
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>29</u>		b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b <u>2,436</u> sq in		c) Total net area of flood openings in A9.b _____ sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Wasco County, Oregon 410229B</u>		B2. County Name <u>Wasco (unincorporated area)</u>		B3. State <u>Oregon</u>	
B4. Map/Panel Number <u>56</u>	B5. Suffix	B6. FIRM Index Date <u>February 21, 1975</u>	B7. FIRM Panel Effective/Revised Date <u>September 24, 1984</u>	B8. Flood Zone(s) <u>A</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>102.1 feet</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input checked="" type="checkbox"/> Other (Describe) <u>Engineer's Report dated April 16, 2007</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input checked="" type="checkbox"/> Other (Describe) <u>Local</u>					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized Fire Hydrant Vertical Datum 108.30 feet
Conversion/Comments Local datum

Check the measurement used.

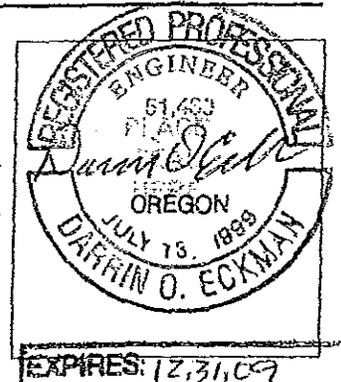
a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>105.6</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>110.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	_____	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>106.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>105.5</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>106.0</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name <u>Darrin O. Eckman</u>	License Number <u>51430 P.E.</u>
Title <u>Vice President</u>	Company Name <u>Tenneson Engineering Corporation</u>
Address <u>409 Lincoln Street</u>	City <u>The Dalles</u> State <u>OR</u> ZIP Code <u>97058</u>
Signature <u>Darrin O. Eckman</u>	Date <u>10/17/2008</u> Telephone <u>(541) 296-9177</u>





Wendy Lathrop is licensed as a Professional Land Surveyor in NJ, PA, DE, and MD, and has been involved since 1974 in surveying projects ranging from construction to boundary to environmental land use disputes. She is a Professional Planner in NJ, and a Certified Floodplain Manager through ASFPM.

A Wish List for Risk MAP

Map Modernization is dead, long live Risk MAP. So said a colleague while discussing the future of floodplain mapping in the United States. What he meant was that FEMA is finishing up its final year of Congressional funding for the Flood Map Modernization Program and has begun the transition toward its new Risk MAP (Mapping, Assessment, and Planning) strategy. While Map Mod tried to bring our flood mapping program into the digital age, Risk MAP is meant to capitalize on the fruits of that program to better reduce flood losses.

FEMA published its multi-year plan for fiscal years 2010 through 2014 in March of 2009, listing five overarching general goals and objectives, which can be briefly summarized as (1) addressing gaps in flood hazard data, (2) improving public awareness and understanding of flood risk management, (3) encouraging mitigation at all levels of government, (4) improving digital resource sharing, and (5) improving decision-making regarding flood risks. Anyone who uses flood data of any sort that is based in the National Flood Insurance Plan (NFIP) will agree that these are lofty goals, and the full 42-page plan (available through FEMA's website and referenced below) is well worth reading, if for no other reason than to have a guideline by which to assess the agency's progress.

But clearly there is much latitude in how to best accomplish these objectives, and that gave rise to much discussion with my local colleagues as to specifics that could make our lives easier while achieving the goals of Risk MAP and promoting the objectives of the overall NFIP. Perhaps the following thoughts will generate discussion in other parts of

the country as well. As technical users of FEMA-issued data, study contractors developing that data, and citizens relying on the data in attempts to best protect our property, we have both a right and responsibility to assess FEMA's guidance and activities, and to provide input as to their effectiveness. Here is part of our wish list (it won't all fit into this article).

Let's begin with the general misconception that the NFIP is only about insurance, while we know that it is about land use and public safety as well. Perhaps it is finally time for FEMA to consider renaming the Flood Insurance Study Report and the Flood Insurance Rate Map, since the

A simpler format could be better received by non-technical users and could communicate risk more effectively—perhaps even as “high”, “medium”, and “low” risk. Data quality and understandability rather than cartographic presentation should be guiding us in new directions away from the present and vastly misunderstood FIRMs and DFIRMs.

The wealth of digital data resulting from Map Mod means that more complete digital data should be made more readily available to the technical users who need to work in the same system as original mapping to improve or expand upon it. Currently, the Flood

“...we have both a right and responsibility to assess FEMA's guidance and activities, and to provide input as to their effectiveness.”

term “Insurance” misleads the general public as to their contents and applicability.

Map Mod brought FEMA into the digital age, although the “digital conversions” (scanning) of some old paper maps to provide computer-ready versions was not a sound move. However, for new and updated studies, Map Mod did provide digital data at all levels of the mapping process (data collection, data analysis, etc.). This allows a variety of presentations of the same data in different formats for different users, and perhaps it is time to move beyond current FIRMs and DFIRMs to better communicate flood risks to the general public and to help communities better plan land use and emergency response.

Insurance Study Reports do not provide a complete background, and obtaining information from the study contractors' studies is lengthy and expensive, even more so for archival study information.

To facilitate proper land use regulation, community planning, and updating of flood data, why not include information in the study reports about the methodology employed for each mile of stream reach or coastal study as well as the methodology and criteria for areas mapped as Approximate Zone A? Definitely this is information that the study contractors have, and it should be made available to all who try to follow in their footsteps.

Land Surveyors and Firms Practicing in Wasco County

Updated November, 2009

Amotan Land Surveying

Dan Boldt
114 E 12th
The Dalles, OR 97058
541-980-7296
dan@amotansurveying.com

Bell Design Company

Richard W. Bell
1000 E Steuben St
Bingen, WA 98605
509-493-3886

Ronald A. Bush, Eng. & Land Surv'g

Ron Bush
16151 SE Bluff Road
Sandy, OR 97055
503-668-8265
Cell 503-329-8017
ronbush@verizon.net

Columbia River Surveying & Mapping

Brad Cross
1767 12th St. #191
Hood River, OR 97031
541-386-9002
www.columbiasurveying.com
brad@columbiasurveying.com

George J. Ford, PLS

PO Box 353
Klickitat, WA 98628
509-369-1014
5253ford@gmail.com

Klein & Associates

James Klein
1412 13th St., Suite 200
Hood River, OR 97031
541-386-3322
jinsurvey@gorge.net

Pioneer Surveying & Engineering

Stuart Chisholm
125 Simcoe Drive
Goldendale, WA 98620
509.773.4945
pse@gorge.net

San Juan Consulting

Gary Turner
524 Schilling Road
Lyle, WA 98635
509-365-2333
peyt@gorge.net

Tenneson Engineering Corporation

Ben Beseda
Brad Huffmon
Kelly McCargar
409 Lincoln St
The Dalles, OR 97058
541-296-9177
bbeseda@tennesoneng.com

Terra Surveying

Erik Carlson
P.O. Box 617
Hood River, OR 97031
541-386-4531
terra@gorge.net

Trantow Surveying Inc.

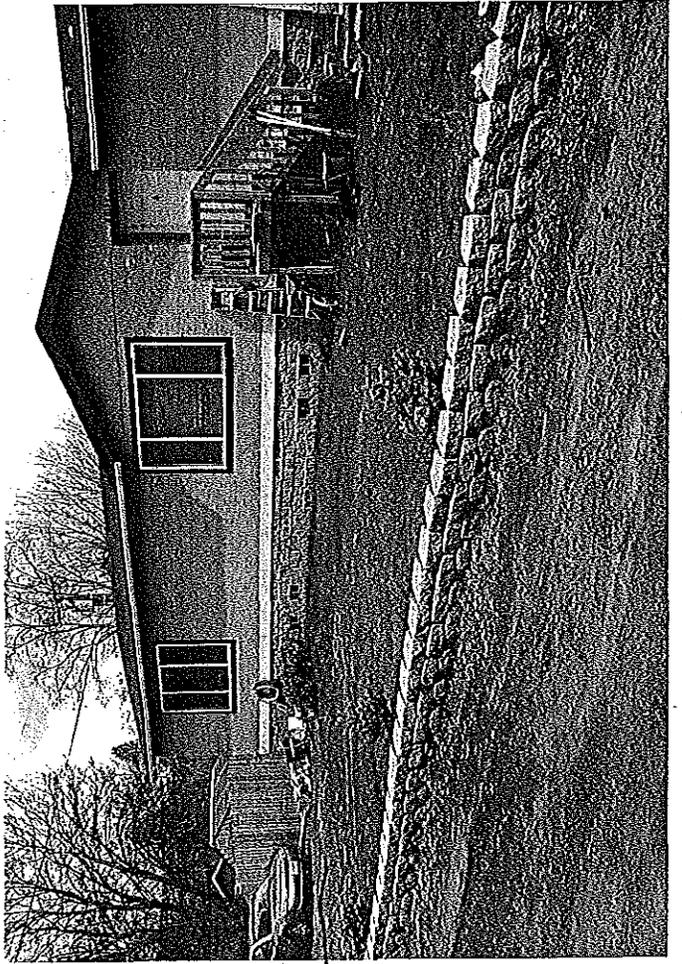
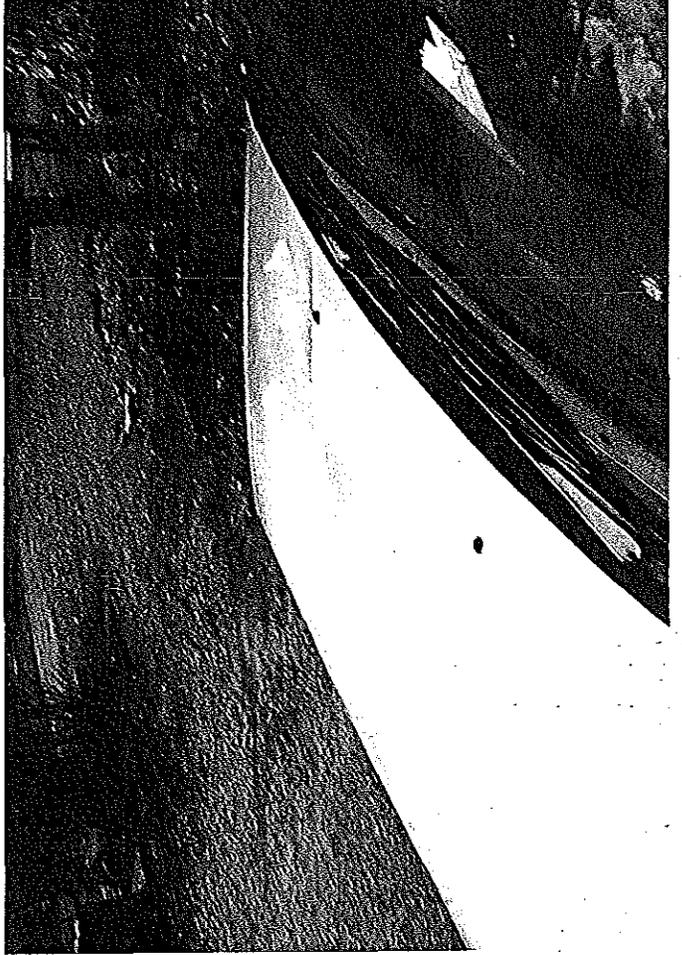
Terry Trantow
412 W Jefferson St
Bingen, WA 98605-0287
509-493-3111
trantow@gorge.net

Wasco Land Survey

Daryl Ingebo
4543 Mill Creek
The Dalles, OR 97058
541-298-1500
ingebo@gorge.net

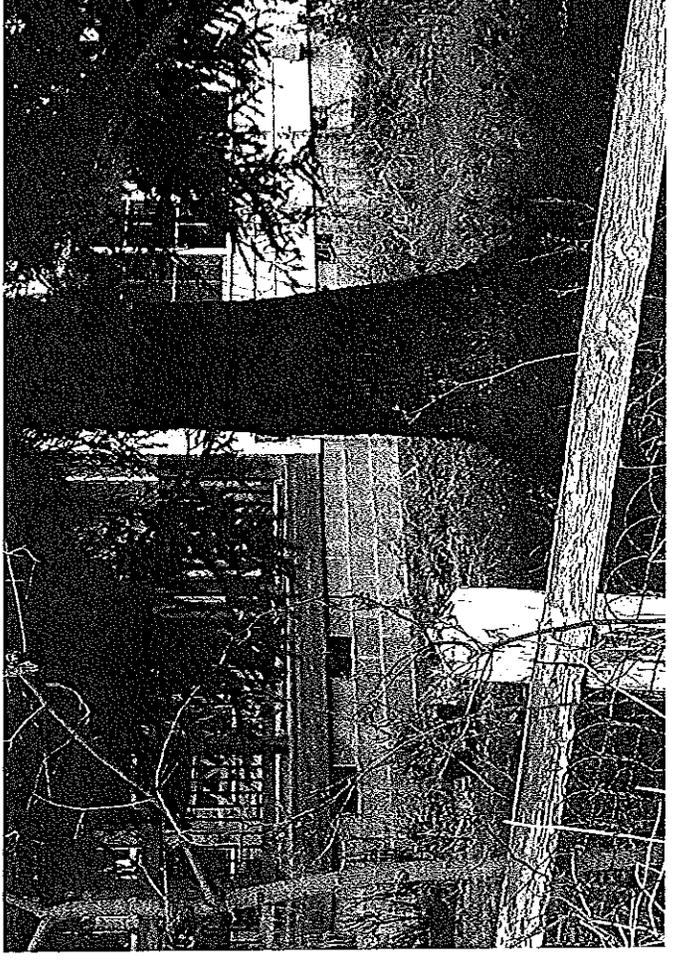
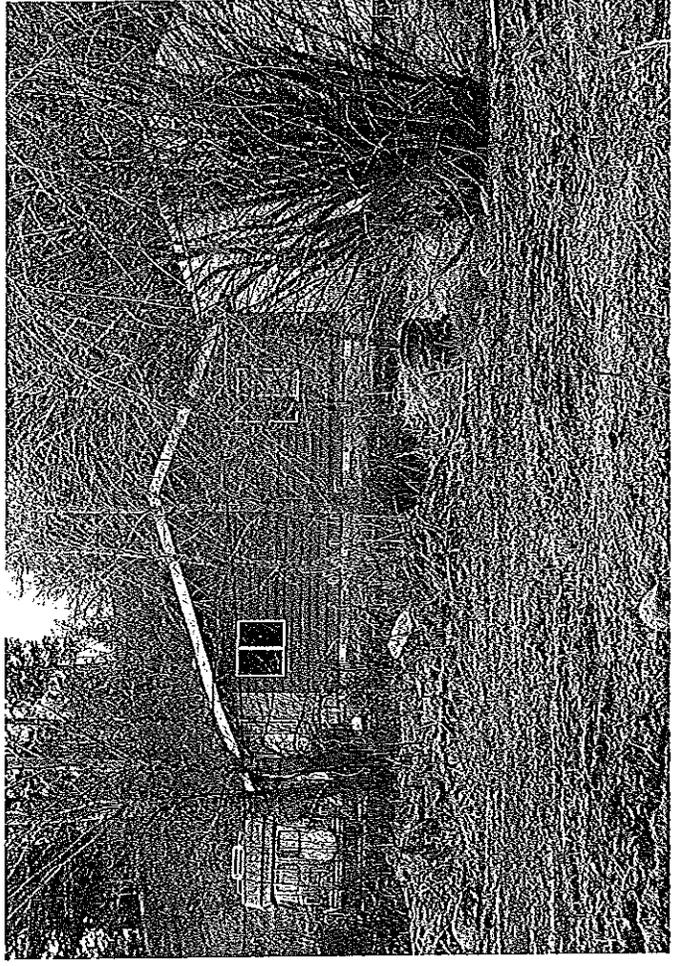
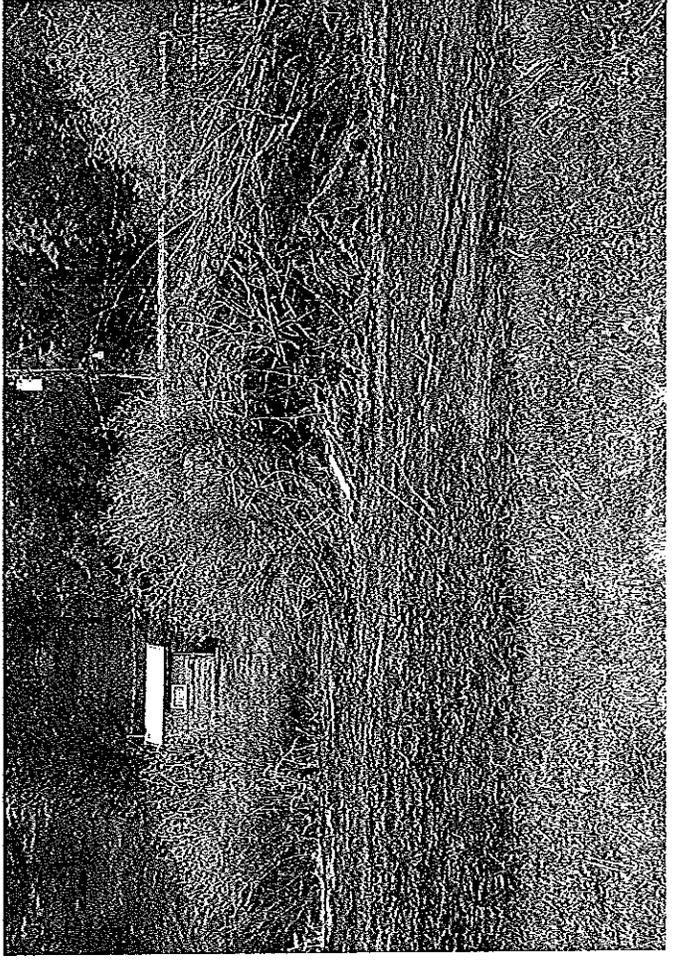
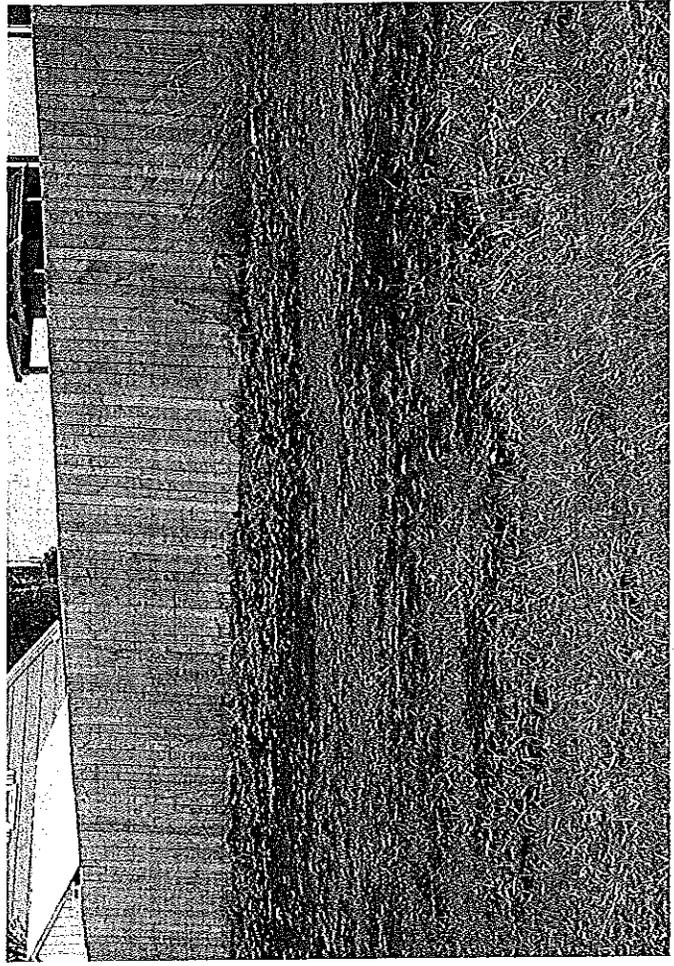
Wyeast Surveys

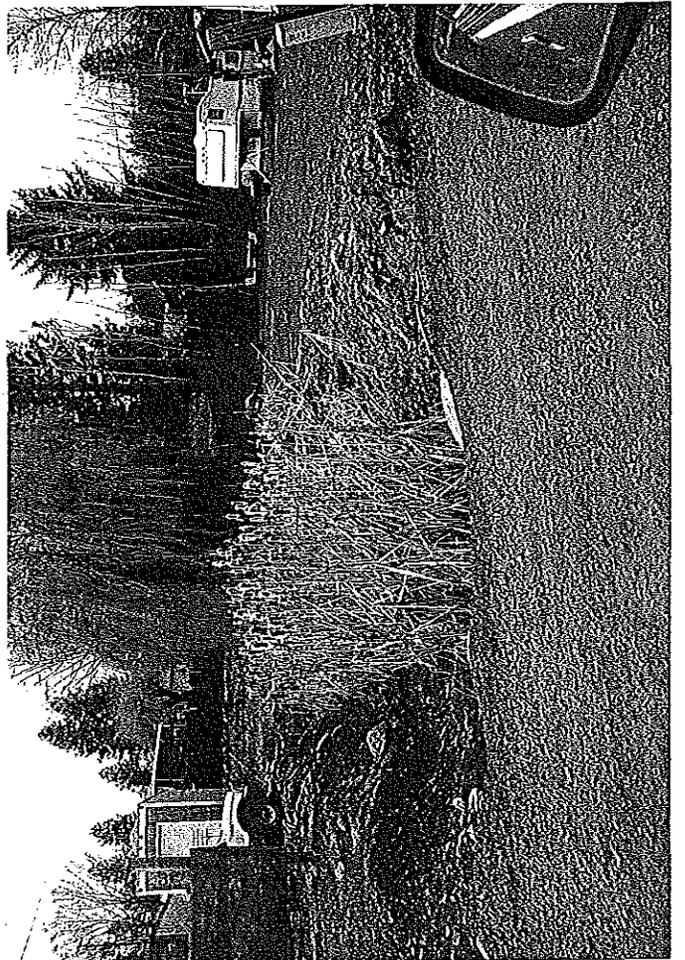
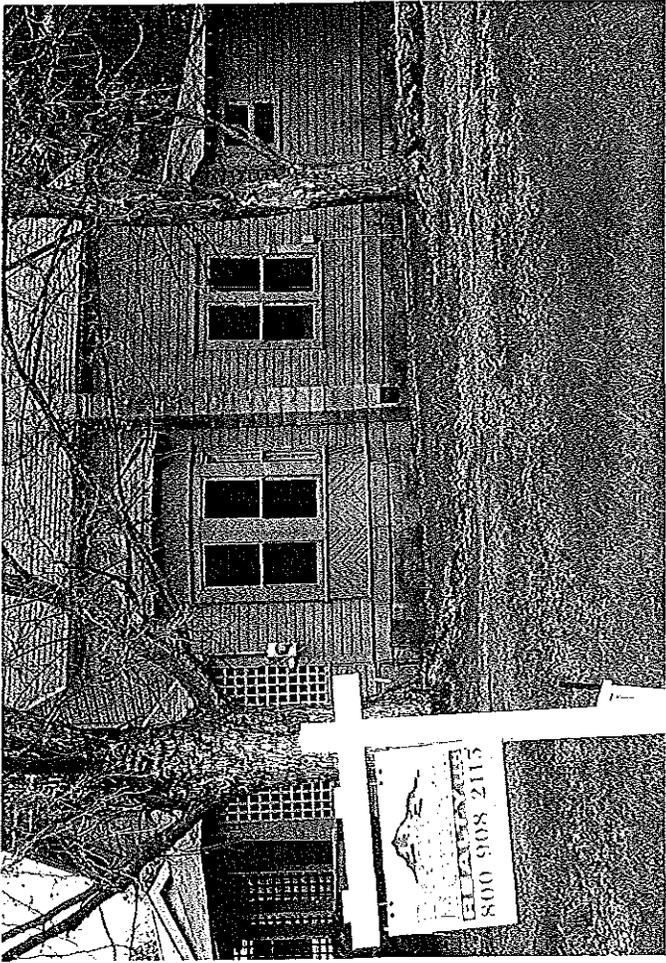
Kevin Dowd
4399 Woodworth Dr.
Mt. Hood, OR 97041
541-352-6065
wyeastsurveys@hoodriverelectric.net

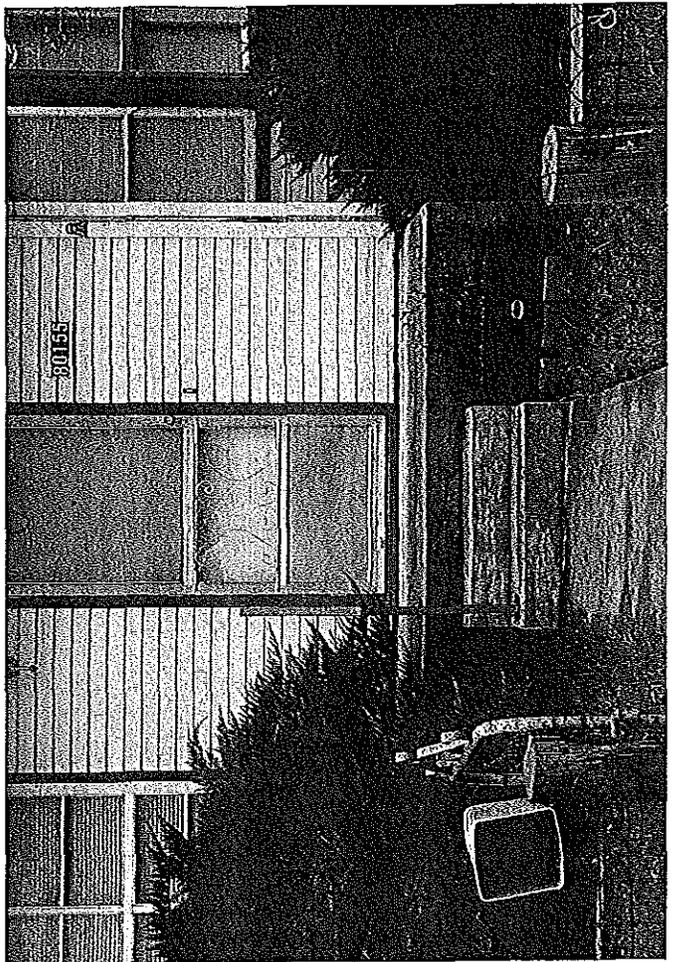
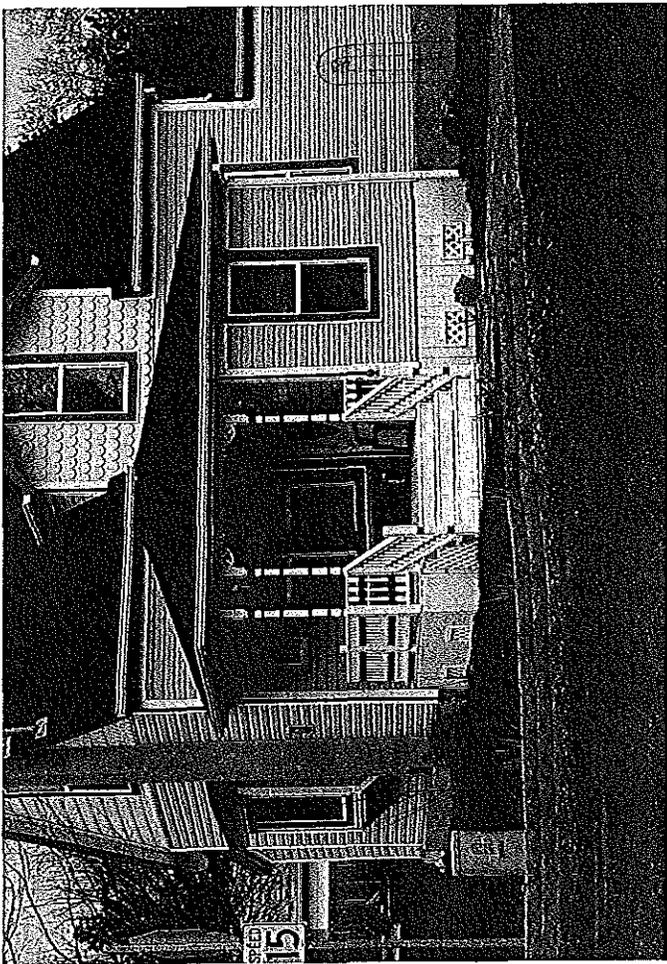
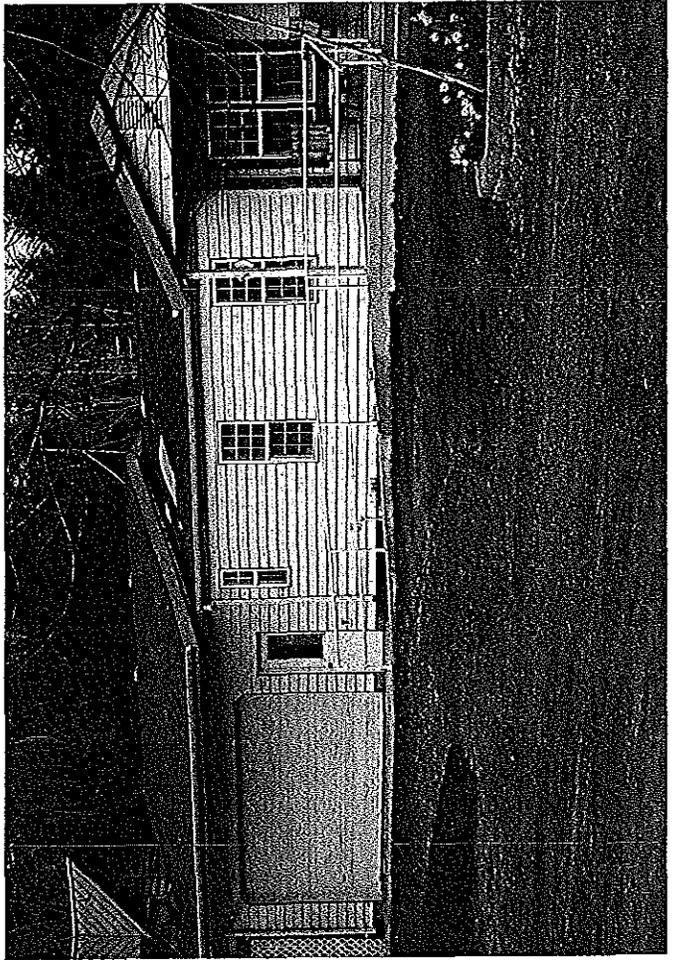


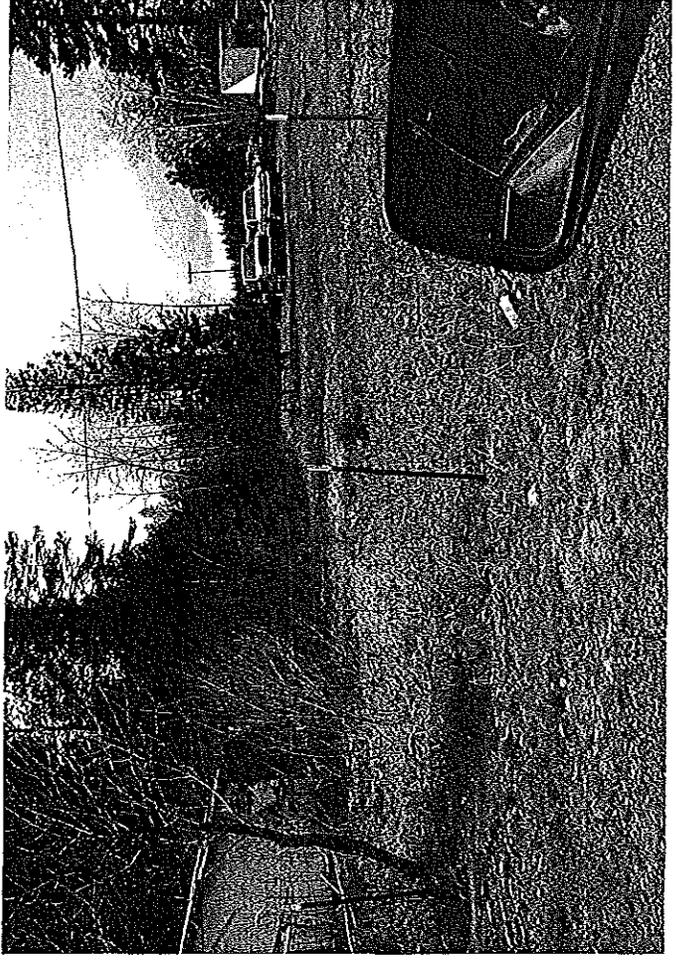
Hydrant 24" House 47" After 6' of Fill where home is.

Fill 6ft then home set on top



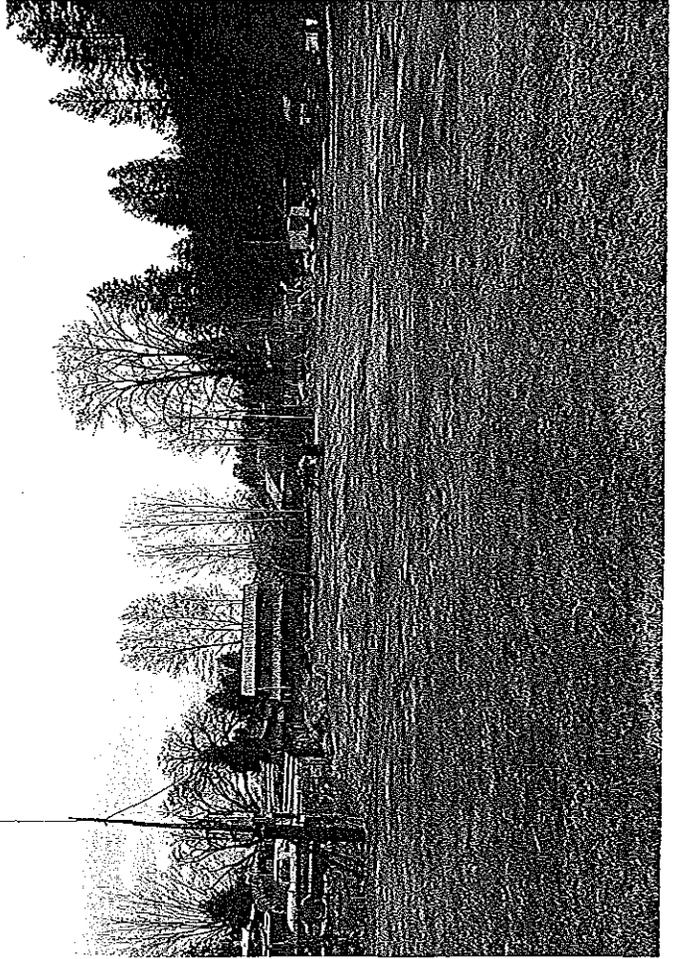




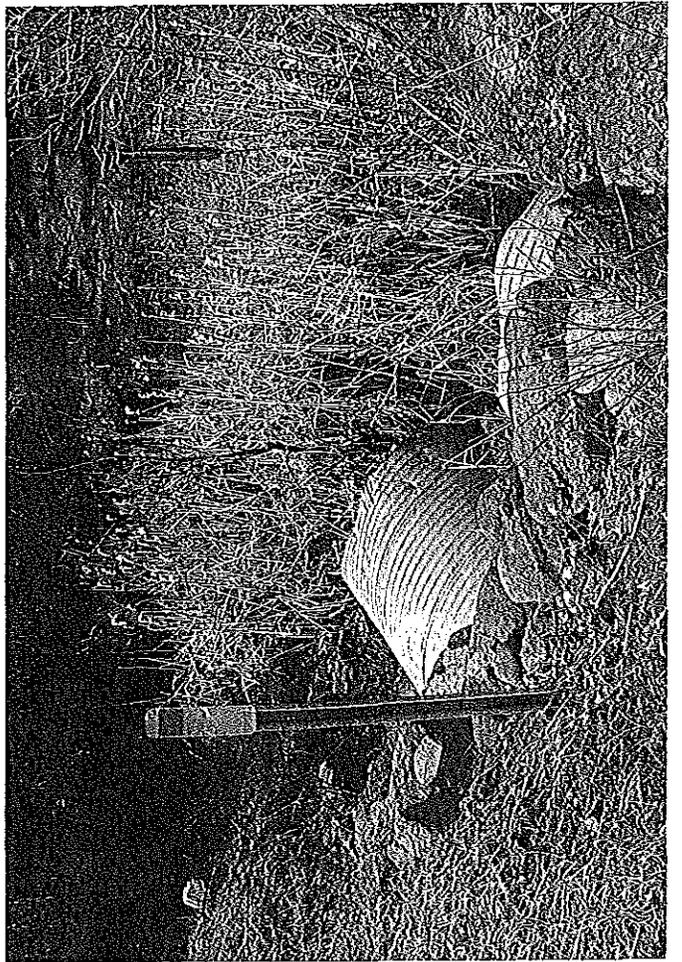
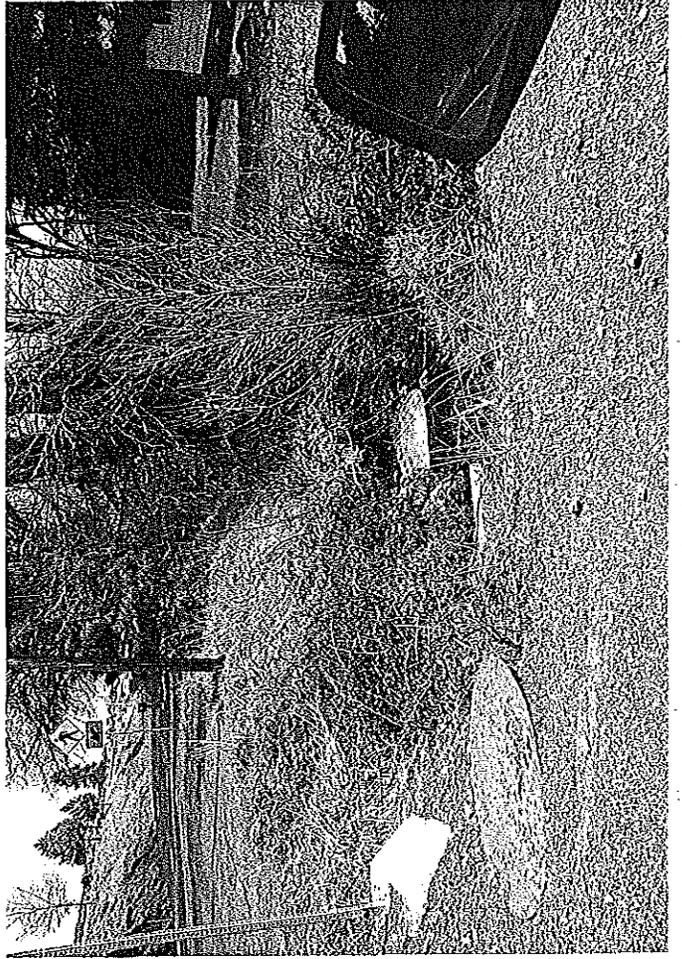


Creek Filled IN

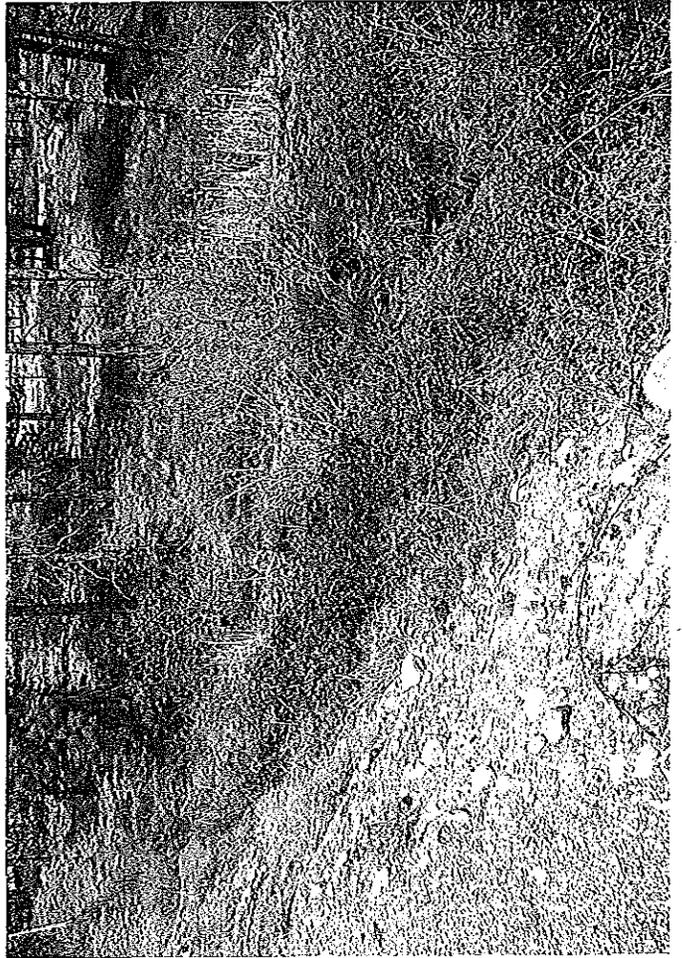
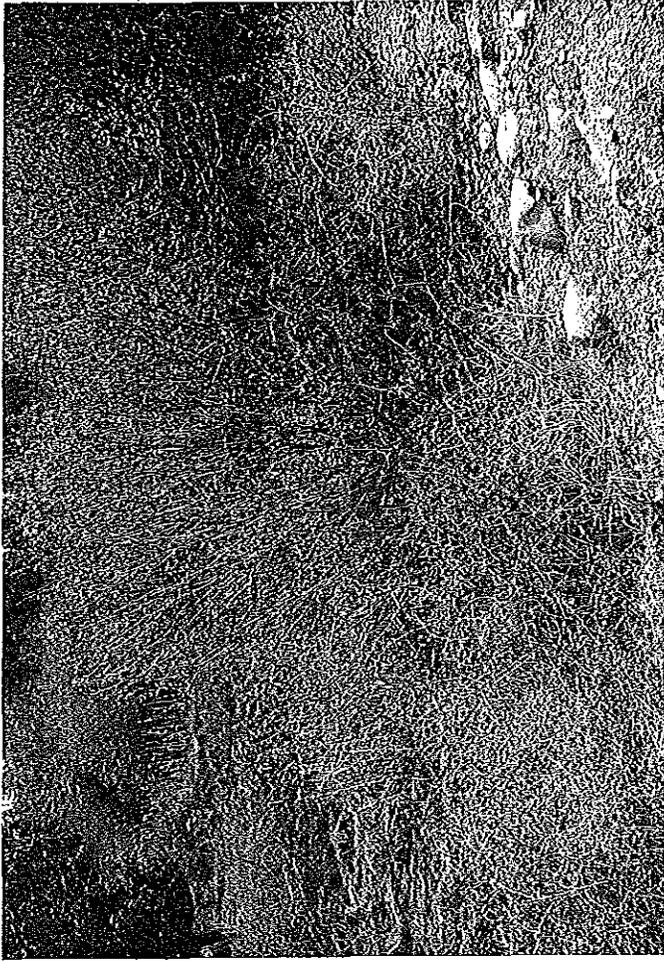
Creek Filled IN



Creek Filled IN



DAM BROKE FM 1996 FLOOD



BOB PAUL MEMORIAL

Project Description

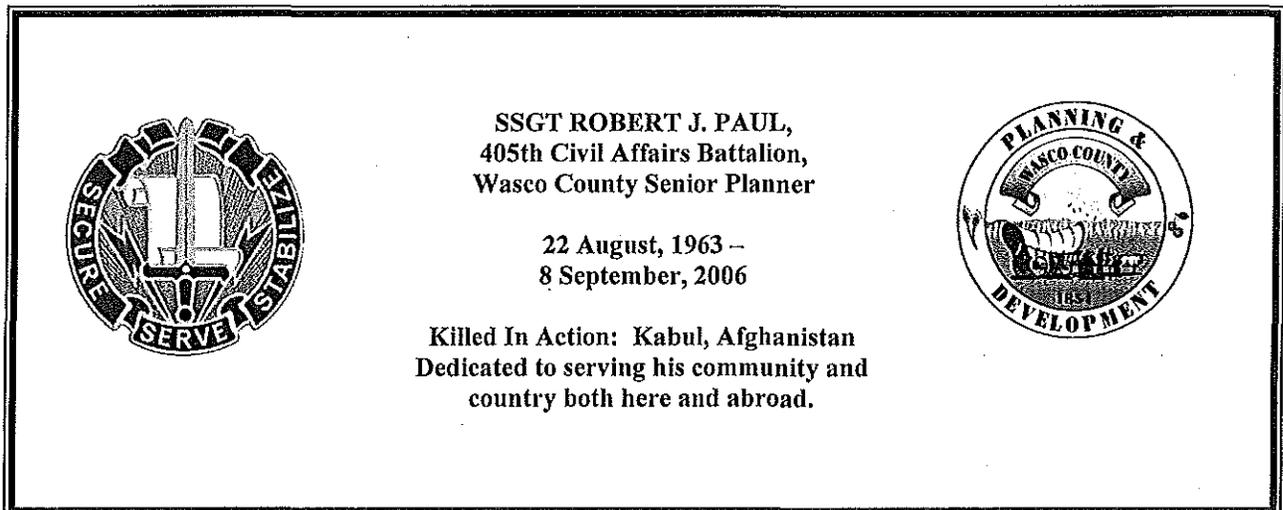
Bob Paul was the Senior Planner for Wasco County from 2001 to 2006. He also served in the 405th Civil Affairs Battalion of the Army Reserve. After being deployed to Afghanistan, Bob was killed on September 8, 2006 when an explosive device detonated near his Humvee in Kabul. This proposal is to construct a permanent memorial for Bob Paul on County owned property, where it can be utilized by County employees.

Location: Public Works Building near the existing fountain memorial to Terry Springer.

Materials: (Bench) Columnar Basalt – six to eight feet long by 20” high
(Monument) Irregular Basalt slab – roughly three feet by three feet to be engraved
(Value Markers) Seven small, irregular shaped basalt slabs to be engraved

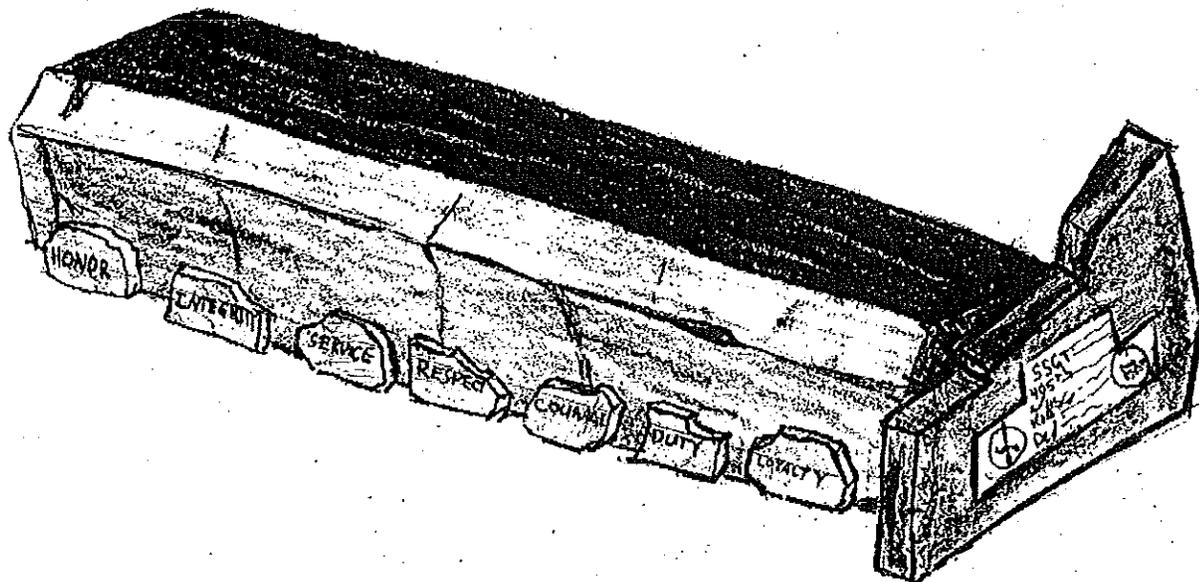
Bench: The Bench will be a six to eight foot long basalt column placed on its side near and facing the Terry Springer memorial fountain. The top of the bench will be polished smooth while the other sides will be left in their natural state. It is likely that this column could be obtained from a Wasco County owned rock pit. Specifically, a perfect sample has been observed at the Sevenmile Road pit.

Monument: The Monument will be an irregularly shaped slab of basalt. This slab will be placed on edge against the end of the bench. The inscription below will be engraved into the Monument. It is likely that the Monument slab could be obtained from a Wasco County owned rock pit.



Markers: There will be seven small Markers at the base of the Bench. These markers will each be engraved with one of the seven core army values: Loyalty, Duty, Respect, Selfless Service, Honor, Integrity, and Personal Courage.

Below is a rough depiction of how the finished memorial will look.



This is a picture of a large basalt bench I found in a Wasco County Quarry.

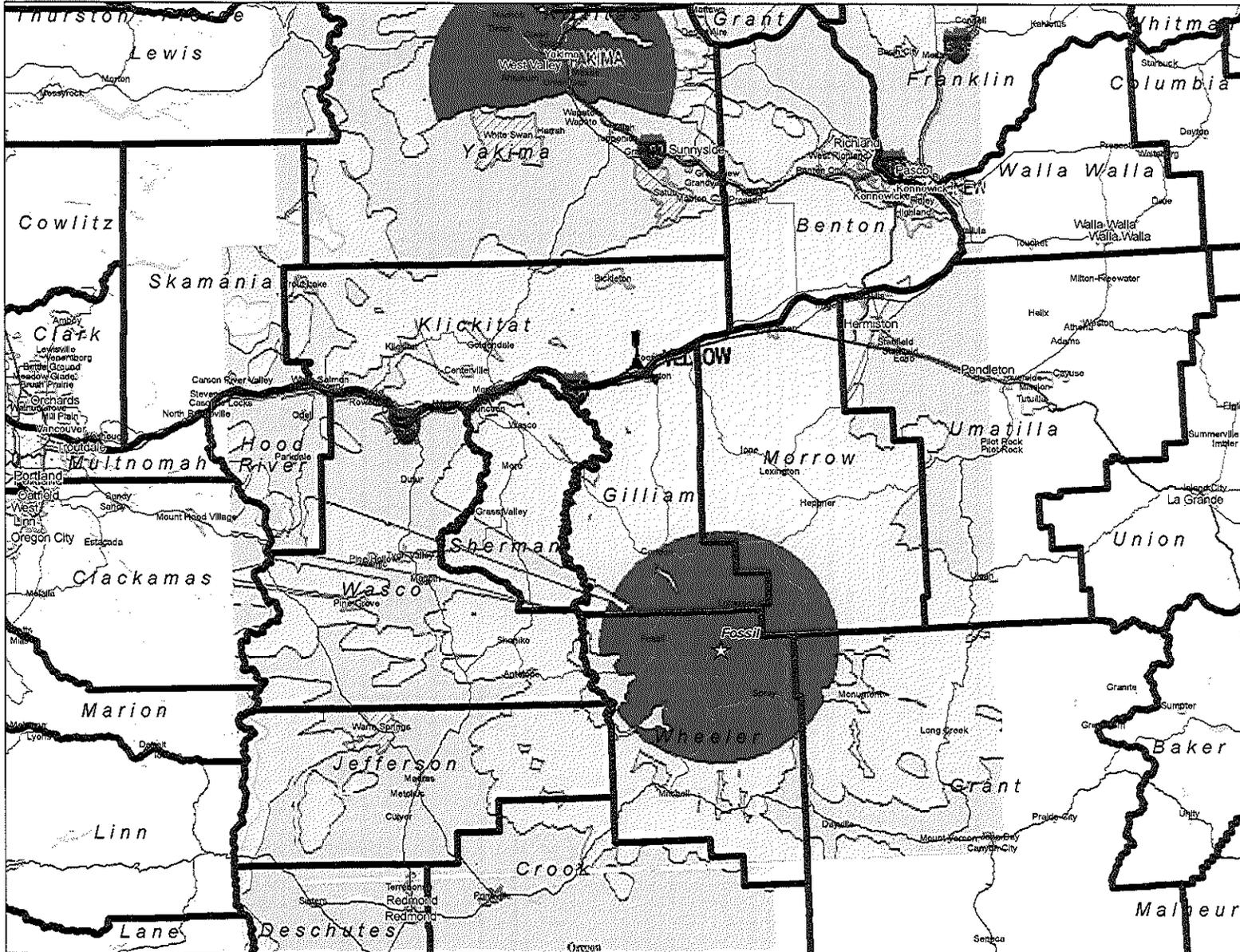


Here is an example of a bench after it has been polished.



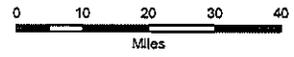
Funding Sources: \$235.00 in an existing account that was set up specifically for this memorial
Other outside fund raising sources.

County Resources: Raw Materials (Bench and large slab)
Heavy equipment, truck and trailer (and fuel) to load and transport the material
Construction and placement of finished monuments



Fossil Radar Site
Columbia Gorge

- Legend**
- ☆ Military Radar Sites
 - ▭ County Boundary
- Background image was captured from the FAA website on April 2, 2010.



Modified Date: 4/5/2010

WASCO COUNTY ECONOMIC DEVELOPMENT COMMISSION

515 East Second Street The Dalles, OR 97058 ♦ 541-296-2266 ♦ www.co.wasco.or.us/county/wcedc

To: Wasco County Board of Commissioners

From: Jessica Metta, Wasco County Economic Development Commission Coordinator

Date: March 30, 2010

Subject: Prioritized 2010 Wasco County Needs and Issues Projects for Approval

Action Requested: The Wasco County Economic Development Commission requests approval by the Wasco County Board of Commissioners of its prioritized list of 2010 Wasco County Needs and Issues projects.

Background:

Each year the Wasco County Economic Development Commission (EDC) requests information from organizations and agencies countywide to develop a list of Technical Assistance and Public Works/Infrastructure needs and issues. This list helps direct the actions of EDC staff to support economic development in the County and is used to develop a list of prioritized needs and issues. The prioritized list can be used by project proponents to show local support when seeking funding sources and the top five projects are included in the regional Comprehensive Economic Development Strategy prepared by Mid-Columbia Economic Development District for federal funding.

Wasco County EDC received information from 23 entities about 47 new or ongoing needs and issues projects. These groups presented their projects to the EDC on February 18, 2010. The EDC then individually ranked each project based on its readiness to proceed, the need for the project, the level of local funding available and whether the project had adequate leadership. Individual scores were compiled and then reviewed by the full EDC on March 18, 2010. At this meeting, the EDC agreed on the top ten Technical Assistance and Public Works/Infrastructure needs and issues for Wasco County. This list is presented below. The Wasco County EDC respectfully presents the prioritized list for review and approval by the Wasco County Board of Commissioners at their meeting on April 7, 2010. For informational purposes only, the projects that were not scored in the top ten are also listed below.

Technical Assistance Projects

For Approval: Top Ten Priorities

1. Airport water distribution system engineering & design, Columbia Gorge Regional Airport
2. Runway strengthening engineering & design, Columbia Gorge Regional Airport
3. Workforce Innovations Center engineering & design, Columbia Gorge Community College
4. Rock Creek Hydroelectric Facilities engineering & design, Wasco County SWCD
5. Mosier groundwater sustainability study, Mosier Watershed Council
6. Comp plan / Downtown plan, Main Street Mosier
7. Granada Theater revitalization, City of The Dalles
8. West Lot planning and development, phase 1, NORCOR
9. Industrial Land Acquisition, Port of The Dalles
10. Auditorium Restoration engineering & design, Civic Auditorium

For Information Only: Other Technical Assistance Projects (in no particular order)

Pool replacement engineering & design, Dufur Recreation District
South Basin water storage engineering & design, City of Dufur
Dedicated water line to reservoir engineering & design, City of Dufur
Stormwater system engineering & design, City of Dufur
American Legion Hall modernization design, City of Maupin
Lions Club/ St. Vincent's food storage and distribution center design, City of Maupin
Mosier Middle School engineering & design, Mosier Middle School Committee
Thompson Park Aquatic Facility engineering & design, Northern Wasco Co. Parks & Rec.
Downtown parking structure engineering & design, City of The Dalles
Water system upgrade engineering & design, Wamic Water & Sanitary Authority
Coordinated Planning Task List, Wasco County Planning Department
Hood River Road Reconstruction engineering & design, Wasco County Public Works

Infrastructure Projects

For Approval: Top Ten Priorities

1. Marine terminal, City of The Dalles
2. Downtown riverfront undercrossing, City of The Dalles
3. Skatepark, Northern Wasco Co. Parks & Rec.
4. Historic vehicle display & curation building, Fort Dalles Museum
5. Riverfront Trail, Northern Wasco Co. Parks & Rec.
6. Fire hall construction, City of Dufur
7. Wamic Grade Reconstruction, Wasco County Public Works
8. Industrial park waterline upgrade. City of The Dalles
9. Planning Department Upgrade, Wasco County Admin Office
10. Bathroom/ shower upgrade, Dufur Recreation District

For Information Only: Other Infrastructure Projects (in no particular order)

Paving George Jackson Rd, Canyon Rim Manor
Garbage can purchase, Dufur Recreation District
Bleacher purchase, Dufur Recreation District
Dufur Park landscaping & fencing, Dufur Recreation District
Basketball court, Dufur Recreation District
Lions Club/ St. Vincent's food storage and distribution center construction, City of Maupin
American Legion Hall modernization construction, City of Maupin
Senior Center building expansion project, Mid-Columbia Senior Center
Public Restroom Improvements, City of Shaniko
Shaniko Community Hall Renovation, City of Shaniko
Fire and Emergency Services Building, City of Shaniko
Post Office Handicap Access, City of Shaniko
School Park Upgrades, City of Shaniko
The Dalles Dam Tours infrastructure, City of The Dalles
Lewis & Clark Fountain, City of The Dalles
Gitchell Building rehab, City of The Dalles
New reservoir construction, Tygh Valley Water District

Wasco County Board of Commissioners**Economic Development Commission Update: April 7, 2010**

EDC News

- **Grant Assistance:** EDC staff applied for two grants from the Oregon Parks and Recreation Department. One would replace the restrooms in Dufur City Park and the second would install picnic table shelters and a kiosk at Kiwanis Pocket Park in The Dalles. Staff continues to supply grant opportunity information to organizations that participate in the needs and issues process along with offers for grant writing assistance.
- **EDC Officer Elections:** At their meeting on March 18, the EDC reelected Joan Silver as Chair and elected Andrea Klaas as Vice-Chair.
- **Developers How-To Handout:** At the direction of the EDC, staff is developing a handout outlining the process to develop commercial or industrial property in The Dalles and unincorporated Wasco County. The purpose of this handout is to clarify what could be considered a complicated process. Staff will be working closely with city and county staff in developing this handout.
- **Potential Work Party:** At their meeting on March 18, the EDC discussed having a potential work party in Shaniko to help the community finish some of the small projects on their needs and issues list. Staff traveled to Shaniko to discuss this idea with the community, which was excited by the prospect. A Saturday in May is being investigated to accomplish tasks that would improve the look of the downtown and benefit the community this tourist season.

Other Economic News

- **Tech Discovery Day:** Jessica has been part of a group planning the first Tech Discovery Day in The Dalles. On May 22, 10am to 3pm, at Wahtonka High School children aged 10 to 18 are encouraged to learn and explore technology through hands-on activities. Businesses, school groups, robotics groups and others will be demonstrating different technologies. The event also includes a "Tossed and Found" Sculpture Contest where individuals or groups will present a visual representation of technology made with only found items.
- **Oregon Senate Bill 1017:** Gov. Kulongoski signed Senate Bill 1017 (Access to Business Capital Act) into law on April 1. The bill is estimated to help create jobs by making it easier to access capital through the Oregon Business Development Fund and the Oregon Entrepreneurial Development Loan Fund. The bill temporarily increases the maximum amount of Oregon Business Development Fund loans to more than fifty percent of project costs if the applicant has been denied by two or more lenders and has no other available financing. The bill also expands eligibility for entrepreneurial development loans to include all existing businesses that grossed less than \$500,000 the previous year.
- **USDA RBOG Grant:** A notice was issued for the USDA's Rural Business Opportunity Grant program. Up to \$250,000 in grants are available for projects that help rural communities in the region create wealth in these areas: 1. Local and regional food systems; 2. Renewable energy generation, energy conservation, and/or climate change adaptation or mitigation as strategies for quality job creation; 3. Use of broadband and other critical infrastructure as a strategy to facilitate local entrepreneurship and expansion of market opportunities for small businesses; 4. Access to capital in rural areas as a strategy to ensure continuous business development and job creation/retention; and 5. Innovative utilization of natural resources as a strategy to expand business opportunities.

Applications from regions are encouraged. Applicants may submit an application for an informal eligibility pre-review by April 28, 2010.

Employment:

Seasonally Adjusted Unemployment Rates (Source: Oregon Employment Department)

	February 2010	January 2010	February 2009
Oregon	10.5%	10.7%	10.6%
Wasco County	8.1%	8.7%	8.6%

**WASCO COUNTY BOARD OF COUNTY COMMISSIONERS
REGULAR SESSION
APRIL 7, 2010**

CONSENT CALENDAR

1. Order #10-053 in the matter of recognizing credentialed Radio Amateur Civil Emergency Service (RACES) Operators to provide back-up emergency communications services in Wasco County in times of emergency or disaster.
2. Proclamation proclaiming Habitat Stewardship Week.
3. Order #10-054 in the matter of transferring \$17,350.00 between the Employee & Administrative Services Department Information Technology Division and the Employee & Administrative Services Department Facilities Division during Fiscal Year 2009-2010.