

# Pacific City/Woods Citizen Advisory Committee (PC/W CAC)

Minutes of the PC/W CAC Meeting on April 19, 2014, 10:30 am  
Central Building (next to the Post Office), 33570 Brooten Road  
Pacific City, Oregon

## FINAL VERSION -- 5-19-14

The meeting was called to order at 10:30 am.

**1. Self-introductions – Ilean Rouse – Chair**

Everyone at the meeting introduced themselves. There were 69 people present, including: Ilean Rouse – Chair; Sean Carlton – Chair-Elect; David Yamamoto – Past-Chair; and Bud Miller – Secretary.

Following the general introductions, Ilean announced that we would not cover the usual topics at this meeting and turned the meeting over to Bryan Pohl and Christine Shirley.

- 2. Discussion of the Planned Moratorium of Building Permits within the Nestucca River Flood Plain – Bryan Pohl, Director of the Tillamook County Department of Community Development (DCD) and Christine Shirley, National Flood Insurance Plan Coordinator, State of Oregon –** Mr. Pohl (email: [bpohl@co.tillamook.or.us](mailto:bpohl@co.tillamook.or.us), phone: 503-842-3408 ) began by reading the letter he sent out to all property owners in the flood plain area in Pacific City – Woods vicinity. A copy of this letter dated April 7, 2014, is attached for information as Pohl-4-7-14 DCD Building Moratorium Letter.pdf. Ms. Shirley (email: [christine.shirley@state.or.us](mailto:christine.shirley@state.or.us), phone: 503-373-0050, ext. 250 ) handed out copies of her information dated April 18, 2014 and titled “Base Flood Elevations and Floodways.” A copy of this document titled Shirley-4-18-14 Base Flood Elevations and Floodways.pdf dated 4/24/14 is also attached to these notes. Between them these documents contain the basic information about how the floodways and floodplain are used to determine insurance needs, as well as the circumstances causing the need for the County to institute a building moratorium in the areas brought into question by FEMA. As they explained, the basic question is whether the Base Flood Elevation (BFE) has changed since the mapping in 1978, and if so how much it has been altered. If this has occurred, then requirements for all future building activity in the floodway will have to be adjusted in order to meet the FEMA requirements for qualifying for flood insurance. The County has hired West Consultants, Inc. of Portland to produce new BFE maps, and their representative Daniel Christensen also attended the meeting. It was announced that the Board of Commissioners will hold a hearing on creating the official moratorium on May 7, 2014 at 10:00 am in the County Courthouse in Tillamook.

Most of the meeting was spent in a question and answer format, with Bryan and Christine responding to queries from the audience, and adding additional information to clarify the current situation. The following is a summary of the items that were addressed during this discussion.

- Does the moratorium mean a reduction in property taxes for affected lots? No.
- What if work on an affected lot has already been approved? Need to contact the DCD at once.
- Does the moratorium apply to all of a lot if only a part of it is in the floodway? Not necessarily.
- Have we had a documented 100-year flood in recent history? This is unknown.
- Will all information from the old maps be redone? Yes.
- Are impacts of building 'improperly' cumulative in their effects on the BFE? Yes.
- How long will it take to get new BFE information? Estimating one year, depending on response time from FEMA. May be able to start issuing some permits before final approval. Work has already begun.
- If you think your property has been incorrectly classified, can you do anything about it? Yes, you may request a Letter of Map Amendment (LOMA) and go through the FEMA Appeal process.
- How many properties are affected? The DCD mailed out 580 letters to owners along the Nestucca River, and 290 along the Nehalem River.
- How long will the new designation of BFE be used? FEMA wants a new study every 5 to 10 years, but budget and other restraints mean it is usually done every 30 to 50 years.
- What about the loss of the 20% reduction in Flood Insurance that occurred recently? This happened when the County lost their preferred community status after the latest FEMA audit. Once new maps and procedures are in place, we will probably get this back. But it was mentioned that this discount will not be applied to commercial or rental properties. This is also true for those occupied less than 50% of the time by the owner.
- Other affects from FEMA audit? They looked at over 100 properties and found a range of questionable situations; these will have to be dealt with individually.
- What about structures built before 1978? These will be grandfathered in. But if, there have been significant improvements, they will have to comply with the new rules.
- What is the maximum coverage for damage under FEMA flood insurance? \$250,000.
- What have the results on changing the BFE been in past studies? Some saw increase in BFE while others saw none or even a decrease.
- Are copies of the two maps from 1978 available? Yes, on the FEMA website. It was commented the CAC would also try to get copies posted on our website.
- Do all the insurance agents in our area know about the FEMA flood insurance procedures and also about the building moratorium? It was agreed there is a need for more education for the agents.

The Meeting was adjourned at 12:05 pm after CAC Chair Ilean Rouse thanked the presenters, asked them to keep us informed, and requested that they come to another meeting in the future to update us.

**FOR YOUR INFORMATION.** Right now there is a lot of confusion about old maps and new maps. There are copies of flood plain maps currently being prepared by State of Oregon DOGAMI for FEMA on the CAC website below. These are NOT the 1978 maps, but they do show Base Flood Elevation information, probably based on data from that time period. They are Adobe files listed at the bottom of the page: *PacificCity1.pdf*, *PacificCity2.pdf*, and *PacificCity3.pdf*.

Please see our website at [www.pacificcitywoodscpac.org](http://www.pacificcitywoodscpac.org) for additional information.

***The PC/W CAC meetings provide citizens an opportunity to interact with all community members on issues important to our area. These are public meetings and everyone attending is encouraged to participate.***

*For further information contact Ilean Rouse – CAC Chair  
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