

Out-of-date flood maps vex city's business owners

FEMA delays adopting maps cost local merchants

By Brenna Visser
Cannon Beach Gazette

For the past two years, Cheri Lerma of Cheri's Cafe & Cannon Beach Cookie has spent almost \$10,000 on flood insurance she knows she doesn't need.

As a part of a countywide study by the Federal Emergency Management Agency, preliminary mapping in 2014 showed flood hazard zones shrinking by 27 percent in Cannon Beach. The changes take almost all of downtown out of a zone that requires mandatory flood insurance.

But the federal government has been slow to adopt new flood plain hazard maps, leaving some downtown businesses like Lerma's to pay thousands of dollars in insurance.

A letter of determination, which ratifies the new maps, is scheduled to be delivered later this month, said David Ratté, a regional engineer for FEMA. After the city receives the letter, it will go through a six-



Cheri Lerma, owner of Cheri's Cafe, grabs a pastry for a customer.

month adoption period before the maps will be recognized.

"In my mind, I've taken a match to \$10,000," Lerma said. "Everyone knows I'm not in the zone, but because it hasn't been ratified I have to pay for it. Some bigger companies could withstand this, but to me, a small business? Paying this much can knock me out of the park."

The project to update flooding risks along the coast started more than seven years ago.

There are a few reasons FEMA's mapping project has faced delays, Ratté said. Concerns with the draft coastal analysis in the Columbia River Estuary, as well as assessments of a levee in Warrenton, stalled creating preliminary

maps. While Gearhart, Seaside and Cannon Beach raised no concerns about the maps, Ratté said separating out these communities from the estuary would have been costly and logistically difficult.

"This mapping project was tied together as a countywide effort," Ratté said. "When we shared draft information in 2013, there were concerns



Steve Sinkler looks over his inventory at The Wine Shack in Cannon Beach.

with some of the results in the estuary."

But the delays have cost Steve Sinkler, who owns The Wine Shack and Lazy Susan in Cannon Beach, thousands of dollars in insurance.

Sinkler attended a FEMA open house last year where it was projected that the new maps were to be adopted by this spring. He had recently purchased the two properties, and was working with his mortgage company and FEMA to reconcile the discrepancies between the maps and how much he would have to pay

in flood insurance. Through this process he went from being required to pay the highest level of insurance to not being required to buy flood insurance at all.

"We saw that timeline and thought, 'Great, we won't have to pay \$9,000 by this time next year,'" Sinkler said. "But then we had to again."

The appeal process did not start until the fall, mostly due to the change in presidential administrations, Ratté said. Cities now will be expected to update any necessary flood ordinances around the summer of 2018.

Arch Cape keeps water clean at the source

Community seeks to maintain watershed

By Brenna Visser
Cannon Beach Gazette

Beside many of the winding roads that weave through Arch Cape's watershed lie trees marked with orange tags.

A few years ago, the timber company that owned the property tried to lessen the impact of fallen trees, said Phil Chick, the manager of Arch Cape Water and Sanitary District. Three times the amount of tree mass was left in one section to prevent eroding sediment from flowing into Shark Creek — the town's main water source.

But after a major winter storm, those trees blew down, too.

"On a steep slope like this, when there

aren't trees there to stop that water, the sediment goes into the water intake like a chute," Chick said.

The 20-foot buffers required by the state Forest Practices Act get blown down during the intense wind storms on the coast, Chick said. In the winter, sometimes high turbidity from increased sedimentation means Chick can't make drinking water for four to six days. In previous years, Arch Cape routinely saw high readings of trihalomethanes, a carcinogen formed when the turbidity caused from runoff reacted with water cleaning agents.

"(Property owners) are following the rules. But in this wind, it's just not enough. It's like blowing down matchsticks," Chick said.

Water treatment issues are part of the driving force behind why Arch Cape Water District and other community partners want their 2,100-acre watershed as a



A small waterfall in the upper reaches of the Arch Cape watershed contributes to the area's supply of clean water.

community forest. The designation would allow the water district to manage, conserve and harvest the forestland as they see fit with community input.

If acquired, Arch Cape would be one of the few community-owned forests on the Oregon Coast.

Five Zero Trees opens despite community controversy

By Brenna Visser
Cannon Beach Gazette

Cannon Beach's first marijuana store is now open for business.

Five Zero Trees, located at 140 S. Hemlock, opened quietly this month with little to no ceremony.

It's the first pot business to open since the city voted to allow marijuana last November. The company owns multiple stores in the Portland metro area, as well as a storefront in Astoria.

"It's been long-awaited, this location," store manager Josh Cisco said. "We've put a lot of heart and soul into this business, and we are excited to show peo-

ple what we do."

The location has been the source of controversy after an ordinance prohibiting marijuana shops from operating in mixed-use buildings led the property owner to evict the building's three tenants. Since summer, a debate has ignited over concerns about the application process and possible conflicts with the city's comprehensive plan by David Frei, who acted as a spokesman for the Ecola Square Homeowners Association. Opponents argued the store's proximity to a residential neighborhood and downtown did not fit the character of the town, and urged the city to deny a business license.

MUNICIPAL MEMO

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FOR YOUR INFORMATION
MAYOR: Sam Steidel
COUNCILORS: Mike Benefield,
Nancy McCarthy, Brandon
Ogilvie and George Vetter
CITY MANAGER: Bruce St. Denis

MEETINGS JANUARY 2018

2	City Council Regular Meeting	7:00 p.m.
9	City Council Work Session	5:30 p.m.
13	City Council Goal Setting Retreat	10:00 a.m.
18	Design Review Board	6:00 p.m.
23	City Council Special Meeting & TAC Work Session	5:30 p.m.
25	Planning Commission	6:00 p.m.

CITY COUNCIL EXECUTIVE SESSION, December 5, 2017

Council met in executive session to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. ORD 192.660 (2) (h)

CITY COUNCIL REGULAR MEETING, December 5, 2017

- Approved staff requests to apply for a State Homeland Security Radio Project Grant and a NACCHO Grant;
- Appointed Phyllis Bernt and Richard Bertellotti to Budget Committee; Marc Bates to the Design Review Board; Barb Knop, Sandi Lundy and Andrew Wilmerding to the Farmers Market Committee and Joe Bernt to the Planning Commission;
- Agreed to send out a Request for Proposal to selected companies for Strategic Planning facilitation services;
- Discussed the Comprehensive Plan and cannabis related businesses with the Land Use Planner, City Planner and City Attorney.

CITY COUNCIL EXECUTIVE SESSION, December 12, 2017

Council met in executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions. ORS 192.660 (2) (e)

CITY COUNCIL WORK SESSION, December 12, 2017

- City Planner Mark Barnes gave an update regarding FEMA's map update project. The maps could become effect by the end of June 2018;
- Consultant Stacy Burr presented the November emergency management update;
- Public Works Director Jim Arndt

and Consultant Mark Wadlington of Civil West Engineering led a utility rate increase discussion and gave a presentation. There will be 2 public meetings in January to discuss system conditions and the proposed rate structure;

- City Manager Bruce St. Denis led a discussion regarding the benefit of waiting to do another strategic planning until after the City has gone through a "visioning" process;
- City Manager Bruce St. Denis led a discussion regarding the budget process and why it would be good to start earlier than normal to identify major expenditures prior to defining the next budget.

DESIGN REVIEW BOARD - The Design Review Board met November 14, 2017 and discussed:

- DRB 17-09**, Dave Norstedt, Application for Exterior Alterations at 2740 S. Pacific. **Approved w/ Conditions.**
- FS 17-03**, Scott Davidson, Application for Freestanding Sign at 140 S. Hemlock. **Approved.**
- FS 17-04**, Mike Corry, Application for Freestanding Sign at 1347 S. Hemlock. **Approved.**

PLANNING COMMISSION - The Planning Commission met November 21, 2017, and discussed:

- SR 17-04**, Vanbeek et al, Request for a Setback Reduction in Conjunction with a Remodel at 179 W. Surfcrest. **Denied.**
- P 17-01**, OTAK, Inc., Request for a Partition for Two Lots Located on N. Hemlock Street. **Approved.**
- V 17-02**, Mike Clark; Request for a Variance to the Minimum Allowed Off-Street Parking Spaces in Conjunction with the Rebuilding of the Sealark Apartments at 124 N. Larch. **Approved.**

CITY HALL CLOSED

Monday, January 1, 2018 in observance of New Year's Day & Monday, January 15, 2018 in observance of Martin Luther King, Jr. Day

UTILITY RATE DISCUSSION

Tuesday, January 16, 2018 6:00 pm & Monday, January 22, 2018 6:00 pm at City Hall Council Chambers. City Staff will be available to discuss system conditions and proposed rate structure.

BUSINESS CONTINUITY AND EMERGENCY PREPAREDNESS FORUMS

Wednesday, January 24, 2018 1:30 pm - 4:00 pm & Wednesday, February 28, 2018 1:30 pm - 4:00pm at City Hall Council Chambers.

No business is immune to the effects of an emergency situation and every business should have a plan of action that is commensurate with their needs. This forum will focus on the importance of preparing your business, your employees, and protecting your assets in the event of a disaster.

Instructor: Stacy M. Burr, Cannon Beach Emergency Management Consultant
Please RSVP to: email@stacyburrconsulting.com

HAYSTACK ROCK AWARENESS PROGRAM Why does HRAP need volunteers?

Thousands of people visit Cannon Beach every summer, and many are drawn to our local monolith, Haystack Rock. With a small seasonal staff team and limited funds, HRAP depends on volunteers to accomplish its goals. Volunteers play a crucial role in educating the public and visiting school groups while promoting stewardship of our natural treasure.

What do volunteers do?

Volunteers do all sorts of things. Most visible are the beach interpreters who educate visitors about the amazing marine and bird life at Haystack Rock. Some on the beach duties include: setting up the trailer display, manning bird scopes, guiding tidepool tours, and reminding people about the rules of the rock. Volunteers also help organize potlucks, update educational materials and many other activities.

Why volunteer?

HRAP volunteers are part of an exciting outdoor education program! Our staff and volunteers have diverse backgrounds and talents making our team dynamic and interesting. Volunteering is a great way to meet people from all over and to learn more about this special part of the world. Our program began with volunteers in 1985 and will only persist in the future with the help of volunteers.

I know nothing about tidepool life or birds. Can I still help?

Of course! The only requirements are interest and enthusiasm! Staff is always present on the beach to help answer questions. Many of our volunteers start with little knowledge, but gain a lot quickly by simply volunteering. HRAP also hosts three trainings each year to help both volunteers and staff gain the knowledge needed to be a successful interpreter.

Until the next training, check out our links page to find websites that provide basic marine biology, fun tidepool tidbits, photos and seabird information. Also check out our HRAP resource links below.

I'm not sure about being on the beach. How else can I help?

We can use you! Serving on a committee, donating equipment and services, assisting with mailing --again, interest and enthusiasm are the only requirements.

Okay, you convinced me. How do I sign up?

Simply contact HRAP's volunteer coordinator at (503) 436-8064 or Habecker@ci.cannon-beach.or.us.

NOTICE OF VACANCIES

CITY COMMISSIONS, BOARDS & COMMITTEES
The City of Cannon Beach is seeking applications for the following vacancies:

BUDGET COMMITTEE: ONE (1) vacancy to fill a three-year term beginning January 2018. The primary responsibility of the Budget Committee is to review and recommend the proposed annual budget for the City. The Budget Committee meets on several occasions between April and the end of June. Meeting times vary.

EMERGENCY PREPAREDNESS (EPREP) COMMITTEE: THREE (3) vacancies to fill four-year terms. The EPREP Committee meets regularly for the purpose of providing evacuation planning and public education regarding emergency preparedness. The Emergency Preparedness Committee normally holds its regular meetings on the last Friday of each month at 9:00 a.m. and may schedule work sessions as needed.

PARKS & COMMUNITY SERVICES: ONE (1) vacancy to fill a four-year term. The primary responsibility of the Parks & Community Services Committee is to review and evaluate existing programs, identify needs, and develop plans for and recommend programs related to the City's parks and community services. The Parks & Community Services Committee holds its regular meeting on the third Thursday of each month at 9:00 a.m. and may schedule work sessions as needed.

PLANNING COMMISSION: TWO (2) vacancies to fill four-year terms beginning January 2018. The primary responsibility of the Planning Commission is to review and consider land use matters and make determinations and recommendations regarding appropriate and orderly physical development of the City through the application of accepted standards and criteria. The Planning Commission holds its regular meeting on the fourth Thursday of each month at 6:00 p.m. and work sessions are scheduled monthly as needed

PUBLIC WORKS COMMITTEE: ONE (1) vacancy to fill a four-year term beginning January 2018. The primary responsibility of the Public Works Committee is to review all public works projects and make recommendations to City Council. The Public Works Committee holds its regular meeting on the third Tuesday of each month at 9:00 a.m.

TOURISM & ARTS COMMISSION: ONE (1) vacancy to fill a four-year term beginning in January 2018. The seven-member Tourism and Arts Commission develops grant guidelines and procedures, and distributes and accounts for the monies in the "Tourism and Arts Fund" which are to be used by local non-profit groups to promote tourism and the arts in Cannon Beach. Each member shall have experience in one or more of the following areas: public relations, marketing, advertising, tourism, lodging, promotions, events promotion, art and/or publicity. The Tourism and Arts Commission holds its meetings as needed.

Note: Tourism and Arts Commission applicants are not required to reside in Cannon Beach and are eligible if he or she has worked, at least part-time, within the City of Cannon Beach for at least one year, immediately preceding appointment.

To be eligible to serve on a city committee, applicants must have resided within the city or its urban growth boundary during the one year immediately preceding appointment; or at the time of appointment, shall have owned real property located within the city or its urban growth boundary for at least one year immediately preceding appointment. (See "Note" re: TAC). Applications with questionnaires are available at City Hall, 163 E. Gower Street, Cannon Beach, by email addressed to riggs@ci.cannon-beach.or.us, or on-line at www.ci.cannon-beach.or.us. For consideration at the January 2, 2018 City Council meeting, applications and questionnaires must be returned to Colleen Riggs, Assistant City Manager, Cannon Beach City Hall, at P.O. Box 368, Cannon Beach, OR 97110 by December 22nd. Late applications will not be accepted. For more information, please contact Colleen Riggs by email or phone at (503) 436-8052.