

# Flood map revisions could affect mortgage rates

Maps from Page 1A

“Each of the cities here that have been involved in this particular study area saw reduction,” said Jed Roberts, a flood mapping coordinator with the Oregon Department of Geology and Mineral Industries.

Warrenton’s Diking District No. 1 — now provisionally accredited by FEMA — boasts a 9.2 percent net reduction in flood hazard area; Gearhart a 7.7 percent reduction; Seaside an 8 percent reduction; and Cannon Beach a 27 percent reduction.

Robin Risley, a Realtor who sits on the Cannon Beach and Clatsop County planning commissions, expects many property owners in Seaside and Cannon Beach to be “happily surprised” by the results.

Though some acreage was added to the flood plain, much of it is undevelopable anyway, like property along the ocean that may be subject to high-force winds and wave impact, Hansen said.

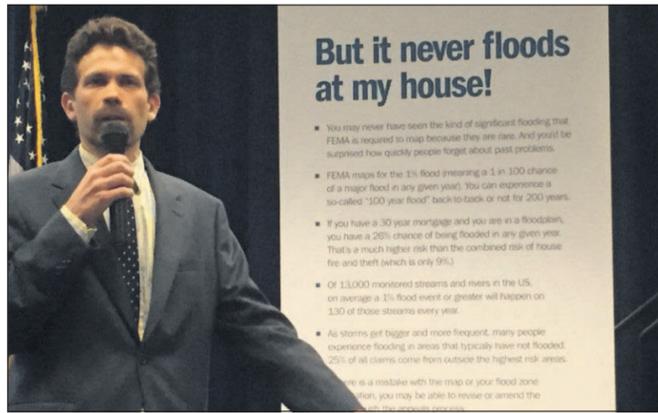
The county, she added, has already mailed letters to property owners in unincorporated areas who will see a portion of their land added to the flood plain on the revised maps.

A separate set of preliminary flood plain maps is undergoing a technical review funded by the cities of Warrenton and Astoria, Clatsop County, the Port of Astoria and Diking District No. 9. The stakeholders argue the maps exaggerate the flood risk and would force property owners into paying extra in flood insurance.

## ‘A lot at stake’

The next step is a 90-day appeal period, which David Ratté, flood plain engineer with FEMA Region X, said he anticipates will begin in late September or early October when the agency publishes notifications in two local papers of record.

Assuming FEMA doesn’t receive any significant appeals, the agency



During Monday’s open house at the Seaside Civic and Convention Center, David Ratté, flood plain engineer with FEMA Region X, explains why the agency updated its flood insurance rate maps for the coastline of Clatsop County.

will issue a letter of final determination to the communities either late this year or early next year. Then follows a six-month adop-

### But it never floods at my house!

- You may never have seen the kind of significant flooding that FEMA is required to map because they are rare. And you’ll be surprised how quickly people forget about past problems.
- FEMA maps for the 1% flood meaning a 1 in 100 chance of a major flood in any given year. You can experience a so-called “100 year flood” back-to-back or not for 200 years.
- If you have a 30 year mortgage and you are in a floodplain, you have a 26% chance of being flooded in any given year. That’s a much higher risk than the combined risk of house fire and theft (which is only 1%).
- Of 13,000 monitored streams and rivers in the U.S. on average a 1% flood event or greater will happen on 130 of those streams every year.
- As storms get bigger and more frequent, many people experience flooding in areas that typically have not flooded. 25% of all claims come from outside the highest risk areas.

ERICK BENGEL/EO MEDIA GROUP

### Check out the flood map revisions online:

Go to <http://maps.co.clatsop.or.us/applications/index.html>

Click on “Map Layers” tab and select “Draft FEMA Revisions 2016.”

Wingard urges anyone with concerns about the maps to raise them during the appeal process so the hearings on the ordinances during that crucial six-month window can play out uninterrupted.

“Hopefully, folks will understand that the cities and the county have a lot at stake,” Wingard said.

## SEASIDE CITY COUNCIL ELECTION

### Seth Morrissey runs for re-election

Youngest councilor praises city’s ‘good mix’

By R.J. Marx  
Seaside Signal



R.J. MARX/SEASIDE SIGNAL  
Seth Morrissey

Seth Morrissey joined the Seaside City Council two years ago, replacing longtime councilor Stubby Lyons. Morrissey announced his intention to run for a second term in Ward 4, a district representing East Wahanna, that is, “everything up on the hill” east of Highway 101.

Morrissey, at 33 the youngest councilor, said he has enjoyed his service to date. “In politics, you’re always going to make someone mad, but I just try to do my best, and look at the issues objectively,” he said. “I’m trying to represent the people.”

A Seaside High School grad, the 33-year-old Morrissey studied business at Lane Community College and then Portland State University. He owns and manages a video production company and a search engine optimization company based in Portland. His wife, Aimee, is owner of Life Naturally, an online health food store.

“Aside from being gone for college, I’ve been here all my life,” Morrissey said. “I’m the youngest guy on the board by a long shot. I think I bring a different perspective.”

He said the current board is a good mix. “Young people sometimes think they know everything,” he said. “It’s good to have people with experience to balance that.”

The most contentious issue he’s considered so far was a proposal to charge panhandlers and street merchants a licensing fee. “I don’t think it’s heading anywhere,” he said. “I think the opposition was really outspoken and there was no one really in support of it.”

Morrissey said he has yet to make up his mind about a proposed room tax plan to finance a \$15-million convention center upgrade plan. “I don’t decide in advance what I want to do, but try to listen to the constituents,” he said. “People were adamantly opposed to the old plan. They felt they didn’t have a say in it. I’m going to wait and see what people think.”

City’s tsunami preparedness measures are a “work in progress,” Morrissey said. “I think we’re ahead of most areas in term of what we’ve done, but the problem is the only way to properly prepare is to move the whole city up on the hill. That’s not going to happen. We’re in an in-between zone where we’ve done what we can but we have to keep working toward it.”

### Don Johnson runs for new term

Council president represents Ward 3

By R.J. Marx  
Seaside Signal



R.J. MARX/SEASIDE SIGNAL

Seaside Ward 3 Councilor Don Johnson is seeking for his fifth term in November. Johnson, as council president, is second in command and liaison between the mayor and the council. He is serving his 16th year on the council.

“My wife Annie said to me, ‘Why are you doing this?’” Johnson, 64, said. “I said, ‘This is my hobby.’ She said, ‘When it’s not your hobby, that’s when you’re quitting.’”

The lifelong Seaside resident works as head custodian at Astor Elementary School.

Johnson identified housing as the council’s biggest issue facing the city. “We’re trying to establish workforce housing,” he said. “We’ve worked very well to be come as popular a destination as we are, but now we have to figure out how to get workforce housing so (employees) can live in the area and go to work.”

Johnson said the proposed Seaside School District bond to move schools out of the tsunami inundation zone was not a City Council issue. Instead, he invited an increased state and federal emergency preparedness role. “Look at Japan, how bad they were hit — and they were prepared,”

he said. “It’s beyond the scope of the city.”

Four bridges in Seaside have been replaced in the last decade, he said. “There’s just so much a city can do without putting a huge burden on our residents.”

Members of the Seaside City Council are in tune with each other. “We agree to disagree, and it’s fine, move on to the next step,” Johnson said. “We’re friends as well as colleagues.”

A \$15 million expansion of the convention center “is the next big thing,” Johnson said. The plan could be funded by an increase in the city’s room tax rate.

Despite past discussion, it is unlikely the city will pursue an itinerant merchant ordinance, he said. An ordinance would have created a fee schedule for street vendors, performers and others.

“I’ll just do my best,” Johnson said. “Go to meetings and try to make the right decisions. I think I’ve done OK so far.”

## Candidates invited to run for Seaside City Council

Three City Council seats are open in Seaside.

A position is available for councilor Ward 1 and 2, Precinct 37 and 38; a position is available for councilor Ward 3, Precinct 39; position is available for councilor Ward 4, Precinct 40

A city councilor shall be a registered voter in Seaside and shall have resided in the City during the 12 months immediately before being appointed to office.

To qualify for council office, the candidate must reside in the ward or wards which the council position represents,

and must continue to reside there through the term of office for which the councilor is elected or appointed.

The council is composed of seven members, six councilors elected from four city wards and a mayor elected at large. Each councilor, including the mayor, is entitled to make motions, participate in debate, and to vote on every subject which is to be decided by a vote of the council, except as limited by conflict or potential conflict of interest.

The council is the policy-making body of the city. The council speaks with one

voice or not at all; many decisions are not unanimous, but once voted upon define the position of the entire council.

The council meets at least once a month. The usual procedure is to meet in the council chambers at 7 p.m. the second and fourth Mondays of each month. Councilors should plan at least three hours of preparation before each meeting. An additional meeting may be held on the fifth Monday of months having five Mondays, except Memorial Day.

Special meetings of the council may be called at any

time with 24 hours notice.

The Improvement Commission consists of the seven council members and seven appointees. Usual procedure is to meet in the council Chambers at 6:30 p.m. the first Wednesday of each month.

For more information or if you are interested in applying please come to Seaside City Hall, 989 Broadway and speak to Administrative Assistant Kim Jordan. It is recommended that all forms and petitions be turned in at least one to two weeks in advance. Petitions must be filed by Aug. 30 at 5 p.m.

## Seaside High School class of 1966 celebrates reunion

Seaside High School, class of 1966, will be celebrating its 50-year class reunion Saturday, Sept. 10, from 2 to 6:30 p.m. at the American Legion in Seaside. Graduating classmates from any year are welcome to attend with their family and friends. Cost is \$20. Reservations are required.

A no-host bar will be available along with a barbeque and a buffet of hot dogs, sausages, hamburgers (including condiments), a salad bar and lots more.

Coordinators for the reunion have made possible several ways to RSVP. Reservations can be mailed to P.O. Box 6625, Portland, Oregon 97228;

by calling 503-246-3398; by email to [myrafurnishlee@comcast.net](mailto:myrafurnishlee@comcast.net); or through the Facebook or Classmates websites at [SeasideHighSchoolClassof196650yearreunion](http://SeasideHighSchoolClassof196650yearreunion).

For additional information, contact Myra Furnish Lee at 503-246-3398. The American Legion Post 99 is located at 1315 Broadway.

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