



**AGENDA**  
**BAY CITY PLANNING COMMISSION MEETING**  
**April 19, 2023 5:30 P.M.**

1. CALL TO ORDER – 5:30 P.M
2. MINUTES
  - a. Planning Commission Meeting 03/15/2023.
3. VISITORS PRESENTATION
4. UNFINISHED BUSINESS
  - a. None.
5. NEW BUSINESS/ PUBLIC HEARINGS
  - a. Setback Variance V-2023-02, to reduce the required 10 ft rear yard setback by approximately 4 ft for an addition to the garage on the property located at 4635 Spruce Street, Bay City, Oregon 97107
6. OTHER
  - a. Review of Modifications to the Implementation of the National Flood Insurance Program in Oregon.
7. PLANNING COMMISSION, CITY COUNCIL AND CITY PLANNER CONCERNS
  - a. Planning Commission Chair Resignation and Interim Re-election
  - b. City Planner Monthly Report
  - ▶ Planning Correspondence Articles ◀
    - c. 'Flood Insurance: Proposed FEMA changes met with harsh criticism'
    - d. 'Homelessness State of Emergency: By the numbers'
    - e. 'Oregon's recent growth in homelessness among largest in nation'
    - f. 'Legislature considers opening up farmland for chipmakers'
    - g. 'Commissioners Award \$66,000 grant to Workforce Housing Development'
    - h. 'Study – Less Restrictive Zoning can Increase Supply of Market-rate Housing, New Research Shows'
    - i. 'Oregonians Ambivalent About Population Growth'
    - j. 'North Plain in Home Stretch to Expand UGB'
8. ADJOURNMENT

**To attend by phone: (518) 992-1125 Access 389573#**



Planning Commission Draft Minutes

March 15, 2023



**BAY CITY PLANNING COMMISSION MEETING MINUTES**  
**March 15, 2023 6:00 P.M.**

1. **Call To Order** – Commission Chair Pat Vining called the meeting to order at 6:00 P.M. He asked staff for a roll call.

City Planner David Mattison called each of the members – Dan Overholser had an excused absence.

2. **Minutes** – the minutes for the February 15, 2023 meeting were available for review.

Commission Member Jasper Lind made a motion to approve the February meeting minutes as presented.

The motion was seconded by Commission Member Penny Eberle.

All were in favor. The motion passed unanimously.

3. **Visitors Presentation**

There were no scheduled 'visitor' presentations.

4. **Unfinished Business**

There was no unfinished business.

5. **New Business/ Public Hearings**

- a. Temporary Use Permit (TU-2023-01) for the extended Kichis Point Reserve Camp Host.

Commission Chair Vining stated this was continuation of an earlier temporary use application from last year. He asked the members if there was any ex parte contact, a conflict of interest, or bias from commission members.

Commission members Penny Eberle, Pat Vining and Gary Frey mentioned that they visit the site.

There was no challenge from the audience.

Commission Chair Vining read the Planning Commission Order of procedures for the temporary use review, and the disclosure statement. He asked staff to present a summary of the application and request.

City Planner David Mattison presented the request for the annual extension of the Temporary Use Permit application. He presented the written summary and requested condition that the annual extensions of the temporary use for the camp host be handled administratively to the Planning Commission.

Chair Vining asked if there were any questions of staff.

Commission Member Eberle stated she is concerned with the number of vehicles and boat onsite.

Chair Vining also has concerns with the number of vehicles and boat onsite.

Further discussion followed.

Commission Member Jasper Lind asked about a drive approach for the camp host.

Chair Vining asked the applicant to present their request.

Payton Tracy, the Pioneer Museum executive director, presented her request for continuation of the temporary use for the camp host. She described the placement of the RV pad and described vehicle access onsite. She described the work and improvements the camp host has made. She stated that a boat relocation had been a concern that had been brought up.

City Planner read a letter of support for the continued use of a camp host in the park.

Chair Vining asked if there were any comments in support of the temporary use request.

Mark Harguth, Sheltered Nook, stated that the addition of a camp host provided dramatic improvements to the park and surroundings, and his guests were threatened in the past, but no more with the presence of the camp host. Therefore, he supports continuation of the camp host.

Cathy Reams, 9<sup>th</sup> and Main, Bay City, stated support for the camp host. She said 'ditto' to the letter of support.

Chair Vining closed the public hearing and opened the planning commission discussion.

Commission member Penny Eberle stated she appreciates the trail as well and presented some questions of boat parking at the camp host site.

Chair Vining stated he had additional concerns with history behind his concerns.

Commission Member Eberle stated she appreciates the improvements on the trail and in the park. She is concerned with the number of vehicles onsite which detracts from the beauty of park.

Mark Harguth, asked if he could speak, and stated he would be willing to store the boat at Sheltered Nook for no fee.

Further discussion followed.

Chair Vining asked for description of a condition for the parking issue.

Further discussion followed regarding driveway construction for the camp host and motion development.

Chair asked if the Commission was ready to make a motion.

Commission Member Lind made a motion to to approve the Temporary Use Permit #TU-2023-01 as stated in the staff report, with the additional condition for the applicant to pave 2 parking spaces at the driveway, without the location of the boat onsite.

The motion was seconded by Commission Member Eberle. There was no further discussion. The motion passed unanimously.

Chair Vining stated the appeal period.

**b. Setback Variance #V-2023-01**

Commission Chair Vining read the Planning Commission Order of procedures for the setback variance review, and the disclosure statement. He asked the members if there was any ex parte contact, a conflict of interest, or bias from commission members.

Commission Member Gary Frey stated he had visited the site. He recognized the conditions of the property and the reason for the variance request.

Commission Chair Vining asked staff to present a summary of the application and request.

City Planner David Mattison presented the request for the setback variance request.

Chair Vining asked they were setting a precedence by granting a variance.

City Planner stated that each variance application is handled individually.

Chair Vining asked the applicant to present their request.

Kurt Victor, 100 SW 195<sup>th</sup>, Beaverton, OR, presented his request and described the challenges for development onsite with the slopes

Chair Vining asked if there were any comments in support of or against the setback variance request.

There were none.

Chair Vining asked about access to the property.

City Planner stated that there were a number of options for access.

Commission Member Lind asked about the size requirements from the HOA.

Further discussion followed in regard to access and street improvements.

Chair Vining closed the public hearing and opened the planning commission discussion.

Commission Member Frey discussed the Mona Rose road improvements on E Street. He stated he has a positive outlook for granting the variance request.

Further discussion followed.

Commission Member Lind made a motion to approve and grant the variance request based on the findings presented by staff.

The motion was seconded by Commission Member Eberle. The motion passed unanimously.

Chair Vining stated the appeal period.

## **6. Planning Commission, City Council and City Planner Concerns**

City Planner David Mattison presented his monthly report for the month of February.

Further discussion followed.

## **7. Adjournment**

A motion was made by Commission Member Lind to adjourn the meeting.

The motion was seconded by Commission member Eberle.

The motion was approved unanimously.

The meeting was adjourned at 7:06p.m.

**Acknowledged:**

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**Pat Vining, Chair**

**Date Signed**



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Planning Commission Public Hearing  
Setback Variance #V-2023-02



# City of Bay City

## Variance V-2023-02 Report

To: City of Bay City Planning Commission  
From: David Mattison, City Planner  
Applicant: Christina Olsen  
Title: Request for a Setback Variance to reduce the 10 ft rear yard setback by approximately 4 feet.  
Case File #V-2023-02

### Nature of the Application:

The applicant is requesting to reduce the required 10 ft front yard setback by approximately 4 ft for remodel and expansion of the garage on the subject property. The rear yard side of the subject property is located on the south side of the property at 4635 Spruce Street.

### Proposed Site Plan



### View of proposed location of garage expansion (looking south onsite)





**Relevant Facts:**

The following is a summary of the facts and testimony found to be relevant to this decision.

- 1) PROPERTY LOCATION: The property is located on the south side of Spruce Street at 4635 Spruce Street, Bay City, Oregon, 97107, and is further identified on Tillamook County Assessor’s Map #1S102CC Tax Lot 1500.
- 2) LOT SIZE: approximately 0.25 acres
- 3) ZONING DESIGNATION: Shorelands 3 Zone (S3)
- 4) SURROUNDING LAND USE: The subject property is adjacent to residentially developed lots to the north, south, east and west. The adjacent lots to the north, south, east and are in the Shorelands 3 Zone (S3).
- 5) EXISTING STRUCTURES: There is an existing house and garage on the subject property.
- 6) DEVELOPMENT CONSTRAINTS: The lot is generally level.

**Relevant Criteria:**

- a. Bay City Development Ordinance. Article 1. Introductory Provisions and Intensity Zones.

Section 1. 85 Shoreland 3 (S3) Standards

Section 1.8504 Maximum Lot Coverage

a. Residential Uses ..... 40%

Section 1. 8505 Minimum Open Area

a. Residential Uses ..... 40%

Section 1.8508 Maximum Density of Dwelling Units

The Maximum Density of Dwelling Units is 5,000 square feet for each dwelling unit.

Section 1.8509 Minimum Lot Size for Platted Lots Existing Prior to the Enactment of this Ordinance

a. Minimum lot width or depth ..... 40 feet

b. Minimum lot area..... 5,000 square feet

- b. Bay City Development Ordinance. Article 3. Supplementary Provisions. Section 3.3. Setback requirements

Section 3.302. Without Planning Commission Review

Setbacks from lot lines shall be:

- 20 feet in a front yard,
- 10 feet in a rear yard,
- 5 feet in a side yard.
- In the case of a yard abutting a street, with the exception of the front yard, the street yard setback shall be 15 feet and the rear yard setback, with the exception of a rear yard abutting a street, may be reduced to 5 feet.

Section 3.306 Definition of Setback

The minimum allowable horizontal distance to the adjacent property line measured from the farthest projection of a structure, including eaves, decks, chimneys, and other projections.

- c. Bay City Development Ordinance. Article 6. Variance.

Section 6.010 Purpose

The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unusual practical difficulties or unnecessary physical hardships on the applicant. Practical difficulties and unnecessary hardships may result from the size, shape, or dimensions of a site or the location of existing structures thereon; from geographic, topographic, or other conditions on the site or in the immediate vicinity. No variance shall be granted to allow the use of property for a purpose not authorized within the zone in which the proposed use would be located.

### Section 6.020 Conditions

Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this section. Guarantees and evidence may be required that such conditions will be and are being complied with.

### Section 6.030 Criteria for Granting Variances

Variances to requirements of this ordinance, with respect to lot area and dimensions, yard area, lot coverage, height of structure, vision clearance, decks and walls, and other quantitative requirements, may be granted only if, on the basis of the application investigation and evidence submitted by the applicant, all four expressly written findings are made:

- a. That a strict or literal interpretation and enforcement of the specified requirements would result in practical difficulty or unnecessary hardship.
- b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.
- c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.
- d. That the granting of the variance would support goals and policies contained with the Comprehensive Plan.

Variances in accordance with this subsection should not ordinarily be granted if the special circumstances on which the applicant relies are a result of the actions of the applicant or owner or previous owners.

### Section 6.035 Variance Standards for Setback Requirements

Variances to requirements for setbacks may be granted only if, on the basis of the application, investigation and evidence submitted by the applicant and others, all three expressly written findings are made:

- a. The variance will not significantly adversely affect adjacent property, existing or future views, road expansion or availability of sunlight on adjacent property.
- b. Fire regulations are met as determined by the building official.
- c. There is a valid design reason for the request, such as the obtaining of views or solar exposure, or maintenance of trees.

### **Findings:**

The Planning Staff Finds the following:

#### Findings for the requested Variance

1. The applicant provided the following responses to the criteria listed in Section 6.030:

- a. That a strict or literal interpretation and enforcement of the specified requirements would result in practical difficulty or unnecessary hardship.

According to the applicant, the required 10 ft rear yard setback poses a difficulty in constructing the new garage while maintaining an aesthetically pleasing street view and not obstructing the west bay view from the existing residence.

Staff confirms that in this situation, the required 10 ft rear yard setback results in a practical difficulty from the owner's plans and intent to maintain a pleasing street view and not obstructing the bay view from the residence, and the request for a 4 ft rear yard variance will alleviate this difficulty. This criterion has been met.

- b. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties in the same zone.

According to the applicant, the arrangement of current buildings onsite is exceptional. This proposed addition needs to be closer to the property line because of this, and to preserve the property owner's bay view.

In this case, the applicant is requesting a reduction in the rear yard setback to allow an aesthetically pleasing street view and not obstructing the west bay view from the existing residence, which is an extraordinary circumstance in this case. This criterion has been met.

c. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.

According to the applicant, rainwater run-off management will include collection and property drainage away from nearby properties. The remodel will not have a negative effect on the view from adjacent properties.

In this case, the applicant is requesting a reduction in the rear yard setback to allow an aesthetically pleasing street view and not obstructing the west bay view from the existing residence, without being materially detrimental to adjacent property owners. The location of the adjacent property owners

d. That the granting of the variance would support goals and policies contained with the Comprehensive Plan.

The setback variance of 4 feet on the back side appears to be supported by a number of Bay City's Comprehensive Plan Goals and policies as identified below.

- Bay City Comprehensive Plan Goal 1 is 'To maintain a high quality of life in keeping with the natural environment'.
  - Policy 1 for Goal 1 states 'the Plan and City ordinances shall promote development that complements and protects the Bay City environment.'
  - Policy 8 for Goal 1 states 'the desires and needs of the townspeople of Bay City shall be considered in the application of all development policies.'
- Comprehensive Plan Procedural Policy 8 states that 'Goal Statements are intended to be broad and directive, suggesting purpose and intent of the City. Policies are more specific, but still must be considered directive subject to interpretation of the Planning Commission and City Council. The standards contained in the Development Ordinance are to be applied, unless the Planning Commission or City Council grants a variance from them.'

2. Responses to the criteria listed in Section 6.035 are as follows:

a. The variance will not significantly adversely affect adjacent property, existing or future views, road expansion or availability of sunlight on adjacent property.

A 4-foot setback from the required 10 ft setback will not affect adjacent properties since it is on the rear yard (back side). The attached pictures identify the views from this area of the subject property.

b. Fire regulations are met as determined by the building official.

Not applicable. Fire regulations are not an issue to the proposed setback variance since it does not interfere with emergency vehicle mobility.

c. There is a valid design reason for the request, such as the obtaining of views or solar exposure, or maintenance of trees.

The reason for the requested setback variance is to allow for maintenance of the property view and Bay view from the subject property and single-family dwelling.

3. Notice was sent to adjacent property owners on March 30, 2023. Published online on April 3, 2023.

4. Comments were received on April 7, 2023, from Richard Darr, 4600 Salmon Street, Bay City. He doesn't think that the applicant should be allowed to have the setback variance. He states that the applicant has got all that

property in front of where she wants to build, and she can. Mr Darr states that the 10-foot setback should be adhered to, and that the applicant doesn't need to build that 6 feet from the property line. The applicant has got plenty of room to build it 10 feet from the property line as the variance of states.

Comments were received on April 7, 2023, from George Park, 4600 Salmon Street. He is the soon-to-be owner of 4600 Salmon Street, which is the property directly behind the applicant's (Mrs Olsen's) property. He is writing this letter in objection to the setback variance request. He states that Mrs. Olsen's setback would be 6 feet away from the fence which would not only impede the view from his property, but also cast a huge shadow. He states that the new building would also be 6 ½ feet from a 30+ foot tall cherry tree which in high winds, like we have in Bay City, and especially around this neighborhood, could fall if given the right storm and cause extensive damage to both the fence and the new attachment. I think that the city should politely decline the Setback Variance request and keep the 10 feet required rear yard setback as it is a major safety concern. He states that with the size of her property being so large and the setback being 10 ft she should have no problem just building onto the existing property at the required 10 ft rear yard setback. He continues that this would be unnecessarily burdensome of a thing to do and he states he would not do or ask the same.

**Conclusion:**

The findings of Planning Staff support the conclusion that the requested variance V-2023-01 meets the criteria of the Bay City Development Ordinance Section 6.030 (a-d) and Section 6.035 (a-c), and the proposed development of a single-family development, may be approved with the following conditions:

1. Submittal by the applicant and approval by the City of a City Zoning Permit, Grading and Erosion Plan and Permit, and any other permits required for construction of the addition.
2. Submittal by the applicant and approval by the Tillamook County Community Development Department of a required Building permit for the addition, with a copy of the County approval submitted to the City.

In making a decision, Planning Commission may:

1. Grant the setback variance request.
2. Grant the setback variance request, with conditions.
3. Deny the setback variance request.

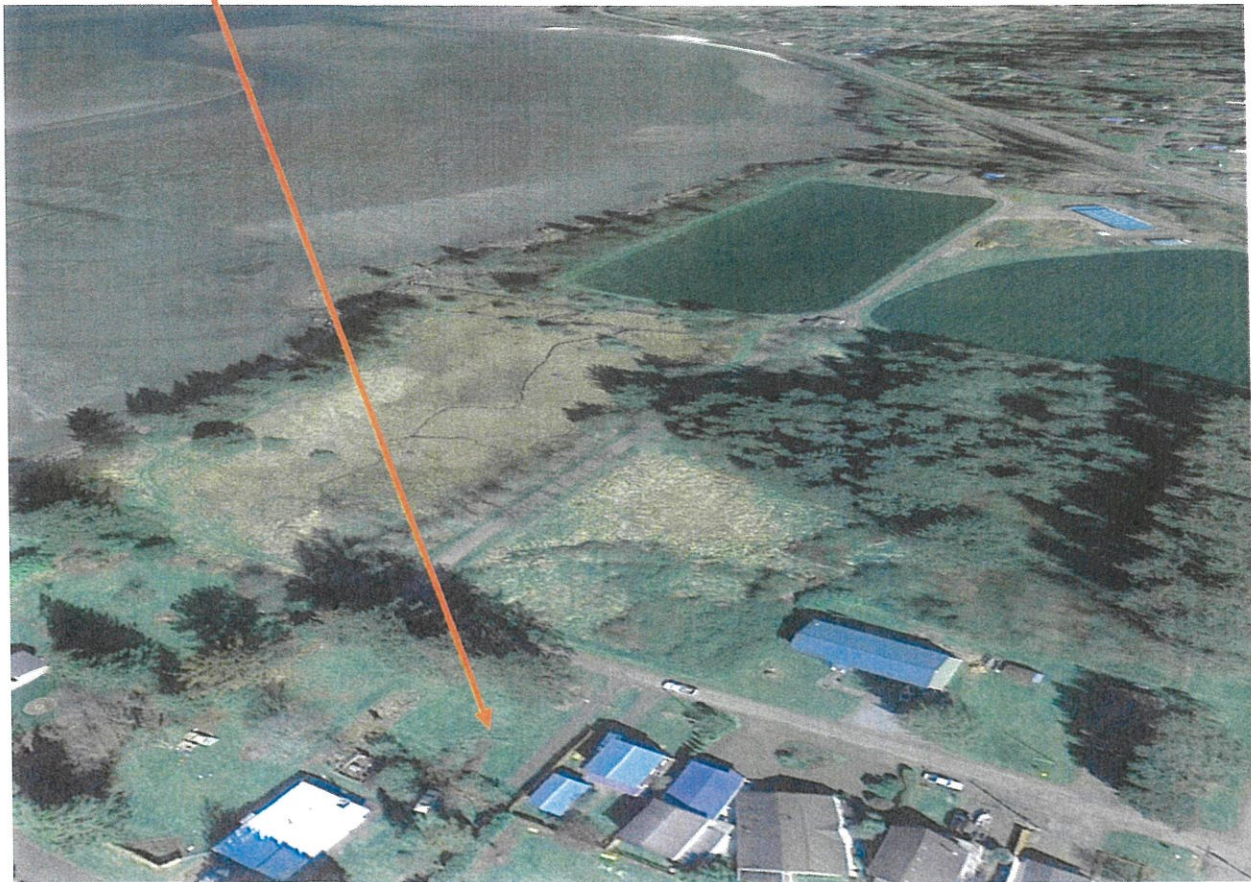
**Subject Property**



**Subject Property** Aerial Looking west



**Subject Property** Aerial Looking northwest



**View from subject property (looking north)**



**View from subject property (looking west)**



## David Mattison

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**From:** George Park <GeorgePark@mail.tillamookbaycc.edu>  
**Sent:** Friday, April 7, 2023 3:42 PM  
**To:** David Mattison  
**Subject:** Setback Variance request objection

**Caution:** External (georgepark@mail.tillamookbaycc.edu)

First-Time Sender [Details](#)

[Report This Email](#) [FAQ](#) [GoDaddy Advanced Email Security](#), Powered by INKY

Hello, I am George Park. I am the tenant and soon to be owner of 4600 Salmon st in Bay city, Oregon, which is the property directly behind Mrs Olsens property. I am writing this letter in objection to the setback variance request from Christina Olsen. Mrs. Olsen's would be 6 feet away from the fence which would not only impede the view of our property, cast a huge shadow and the new building would also be 6.5 ft from a 30+ foot tall cherry tree which in high winds like we have in Bay City and especially around this neighborhood could fall if given the right storm and cause extensive damage to both the fence and the new attachment. I think that the city should politely decline the Setback Variance request and keep the 10 feet required rear yard setback as it is a major safety concern. With the size of her property being so large and the setback being 10 ft she should have no problem just building onto the existing property at the required 10 ft rear yard setback. This would be unnecessarily burdensom of a thing to do and I would not do or ask the same.

Sincerely, George Park



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Review of Modifications to the Implementation of the National Flood  
Insurance Program in Oregon.



# FEMA ESA BIOP SUMMARY

## CURRENT BAY CITY GOVERNMENT ROLE IN THE NATIONAL FLOOD INSURANCE PROGRAM

- Establish regulatory standards (Flood Damage Protection Ordinance #684)
- Adopt/enforce local floodplain management ordinances
- Issue or deny development/building permits (with assistance of Tillamook County)
- Development oversight
- Currently Floodplain development only requires compliance with flood codes (elevated dwellings and break-away walls in VE zone, elevated finished floors and venting in AE zone)

## HISTORY OF NFIP AND THE ESA

### *Implementing a Salmon Friendly Program for FEMA Region 10*

The NFIP is administered by FEMA. Congress created the NFIP in 1968, with the purpose of the NFIP is to minimize the long-term risks to persons and property from the effects of flooding, and reduce the costs of flood damages to taxpayers, and reduce future flood damage by requiring minimum floodplain management standards, and protection for property owners against potential flood losses through insurance. The NFIP maps flood hazards, disseminating floodrisk information, and setting minimum floodplain management standards.

The Endangered Species Act (ESA) is implemented by the National Marine Fisheries Service (NMFS) and the U.S. Fish and Wildlife Service (USFWS).

**In 2003 – National Wildlife Federation (NWF) Sued FEMA for failure to comply with ESA.**

**In 2004 – Court Ruled that FEMA must consult with NMFS (this where it started).**

**In 2006 – FEMA provided a Biological Evaluation that stated NFIP may affect the ESA but not adversely, but it wasn't good enough.**

**In 2008 – NMFS issued the Biological Opinion and a Reasonable and Prudent Alternative which required communities to consider impacts on fish habitat when issuing floodplain development permits, and Mitigation to adversely affected habitat.**

**In 2016 – NMFS released the Biological Opinion (BiOp) on the NFIP's effects on threatened or endangered species in Oregon's watersheds (Action Area) for the State of Oregon, two tribal nations, and 260 communities across 36 counties).**

***After consultation with NMFS, FEMA feels that land use and flood control practices that protect salmon and their critical habitat also means implementing good floodplain management that will ultimately reduce damages to floods.***

**In 2016 – Congressman Peter Defazio had a 'pause' on implementation approved.**

**In 2019-2021(During COVID) – FEMA—with DLCD and other stakeholders—developed the 2021 Oregon Implementation Plan for NFIP-ESA Integration.**

**In 2022-2024 – the NEPA Review Process began and continues with meetings open to the public.**

**In 2025+ - Community Implementation of the new standards is required.**

## FEMA ESA BIOP SUMMARY

### OUTCOME of BiOp

*New requirements for development in the floodplain and near wetlands*

Communities will need to evaluate in these areas for:

- direct impacts
- indirect impacts
- cumulative impacts

“No Net Loss” requirements means mitigate on-site, within the same reach, or in the same watershed with different mitigation ratios.

The New Plan *outlines the new actions FEMA plans to take to ensure Oregon is in compliance with the ESA and BiOp.*

### FEAM has stated the New Plan requires four paths communities can take to meet the “no net loss” standard:

- A – Adopt a model ordinance that contains the required elements from the BiOp.
- B – Complete and submit to FEMA an ordinance checklist to demonstrate that new and/or existing local policies address the required elements.
- C – Complete and implement an approved community compliance plan, developed by the local community and approved prior to implementation by FEMA (in coordination with NMFS) as meeting the “no net loss” goal at the community level (e.g., ESA 4(d) limit).
- D – Complete and implement a community-level habitat conservation plan, as outlined in Section 10 of the ESA.

### Some definitions

- ✚ FEMA Flood Zone AE – Areas that have a 1% probability of flooding every year where predicted flood water elevation (base flood elevation) above mean sea level have been established/determined.
- ✚ FEMA Flood Zone VE – Coastal areas with a 1% or greater chance of flooding and an additional hazard associated with storm waves and tidal surges, where the base flood elevations are established. It is a special flood hazard area that has a 26% chance of flooding over the life of a 30-year mortgage.
- ✚ Floodplain – Areas susceptible to being inundated by water from any source during a 100 year flood event.
- ✚ Riparian Areas – Areas adjacent to a river, lake, or stream, consisting of the area of transition from an aquatic ecosystem to terrestrial ecosystem.
- ✚ Wetlands – Areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season.

# FEMA ESA BIOP SUMMARY

## IMPACTS OF NEW REQUIREMENTS TO BAY CITY

### In 2025, the new FEMA restrictions will require the following:

- Will require avoidance, minimization, and/or mitigation of impacts to natural floodplain functions, with mitigation provided at specific ratios so that development actions in the floodplain result in “no net loss” to consider impacts on fish habitat & key habitat functions:
  - Flood storage – no net loss to flood storage area and impacts on fish habitat
  - Water quality – no net loss to water quality and impacts on fish habitat
  - Riparian vegetation – no net loss to riparian vegetation and impacts on fish habitat
- **Will require limiting development with a 170-foot riparian buffer zone from streams, ponds, lakes, wetlands and *generally* areas of frequent flooding and fish habitat impacts.**

The map below shows the location of water bodies and wetlands (in yellow) in Bay City.



- Will Restricts subdivision of land in floodplain.

The map below shows the location of the floodplain (in yellow) in Bay City.



- Will require limits development of land in floodplain including:
  - Limits of new impervious surface
  - Limits of fill
- Will require tracking of all permitted development and mitigation activities to FEMA
- ❖ **This will limit new development, improvements and maintenance of Al Griffin Memorial Park and the City RV Park.**
- ❖ **This will limit new development, improvements and maintenance of Watt Family Park.**
- ❖ **This will limit new development, improvements and maintenance of Kilchis Point Reserve.**
- ❖ **This will limit new development, improvements and maintenance of Port properties (west on Hayes Oyster and the Railroad).**
- ❖ **This will limit new development, improvements and maintenance of any property in the flood plain or within 170 feet of a water body or wetlands.**

# FEMA ESA BIOP SUMMARY

## INPUT

FEMA is still seeking input on information, studies, and analyses concerning impacts that may result from the Proposed Action or alternatives

Specifically, FEMA requests comments on:

1. Potential adverse or beneficial effects that the Proposed Action could have on biological resources, including species and their habitats
2. Potential adverse or beneficial effects that the Proposed Action could have on physical resources and floodplain functions
3. Potential adverse or beneficial effects that the Proposed Action could have on socioeconomics
4. Other possible reasonable alternatives to the Proposed Action that FEMA should consider to achieve the no net loss of floodplain function performance standard

### Providing comments

Provide verbal comments at a future scoping meeting

Provide written comments via the Federal eRulemaking Portal at: <https://www.regulations.gov>; search for FEMA-2023-0007 and follow the instructions for submitting comments

FEMA will compile all comments received to analyze and scope the EIS analyses

A summary of the scoping comments will be included in the Draft EIS

Visit <https://www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration>

- How would the need to ensure no net loss of the three floodplain functions affect program administration?
- How might the Oregon Implementation Plan affect your community?
- Would some demographic groups be impacted more than others?
- Considering impacts on different stakeholders, what other impacts does FEMA need to consider?

# Modifications to the Implementation of the National Flood Insurance Program in Oregon

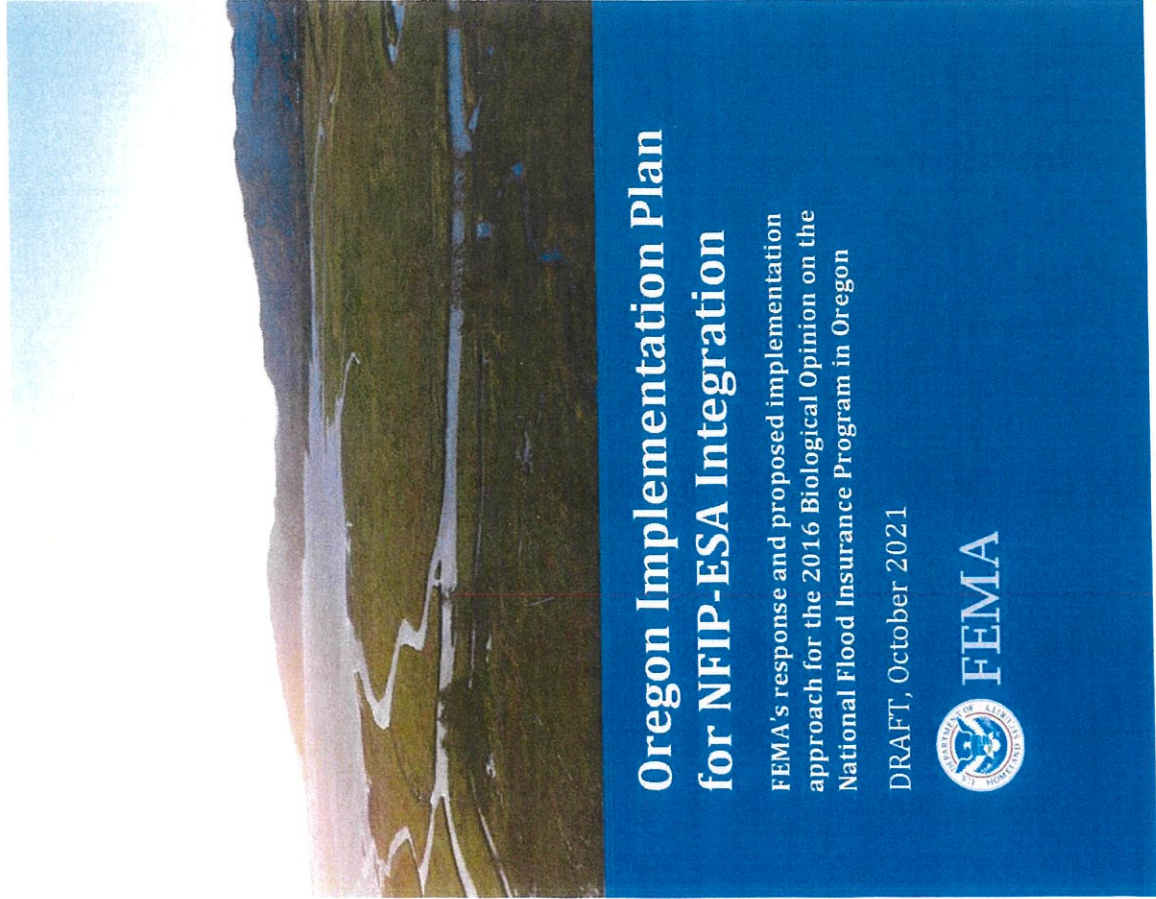
Scoping Meeting | March 2023

The purpose of this meeting is to inform and solicit feedback from Oregon residents on upcoming changes to the implementation of the National Flood Insurance Program in their state.



# FEMA





# Oregon Implementation Plan for NFIP-ESA Integration

FEMA's response and proposed implementation approach for the 2016 Biological Opinion on the National Flood Insurance Program in Oregon

DRAFT, October 2021



FEMA

## Purpose of today's scoping meeting

1

Inform the public about the National Environmental Policy Act (NEPA) review for upcoming changes to implementation of the National Flood Insurance Program (NFIP) in Oregon

2

Describe the Environmental Impact Statement (EIS) process, including the Proposed Action, Purpose and Need, and Alternatives

3

Receive comments on the Proposed Action and Alternatives



## **Congress created the NFIP via the National Flood Insurance Act (NFIA) of 1968, following historic devastating flooding**

- The NFIP reduces future flood damage by requiring minimum floodplain management standards and provides protection for property owners against potential flood losses through insurance
- The purpose of the NFIP is to minimize the long-term risks to persons and property from the effects of flooding, and reduce the escalating costs of flood damages to taxpayers
- The NFIP is administered by the Federal Emergency Management Agency (FEMA)



**Today, flooding continues to be the single greatest source of damage from natural hazards in the United States**

- The NFIP serves as the foundation for national efforts to reduce the loss of life and property from flood disasters, both through insurance and key “noninsurance activities” including mapping flood hazards, disseminating flood-risk information, and setting minimum floodplain management standards
- Implementation of the NFIP is estimated to save the nation roughly \$1.6 billion annually through avoided flood losses



## NFIP from the National Flood Insurance Act (NFIA) of 1968

- Quid pro quo program
- FEMA makes flood insurance available if
  - Communities voluntarily agree to regulate development in the floodplains using the minimum floodplain management standards
- Over 22,500 communities participate (states, Tribes, cities, towns, counties)
- FEMA does not regulate local land use; the Constitution reserves that right for the states



### Federal Role

- Updated maps
- Establish development/ building standards
- Provide flood insurance coverage
- Oversee programmatic implementation of the NFIP including training, technical assistance, and enforcement

### Community Role

- Establish higher regulatory standards (opt)
- Adopt/enforce local floodplain management ordinances
- Issue or deny development/building permits
- Development oversight





## Overview of the Endangered Species Act (ESA)

**Section 7(a)(1) of the ESA** requires Federal agencies to use their authorities to carry out programs that protect and conserve endangered and threatened species and their habitats

**Section 7(a)(2) of the ESA** requires Federal agencies to ensure that any action they authorize, fund, or carry out is unlikely to jeopardize the continued existence of any endangered or threatened species or result in the destruction or adverse modification of their habitat

*The ESA is implemented by the National Marine Fisheries Service (NMFS) and the U.S. Fish and Wildlife Service (USFWS).*



**FEMA**



## Oregon ESA consultation history

### Biological Opinion (BiOp)

- Document issued by the Services reviewing the proposed action
- NMFS has completed two BiOps in FEMA Region 10 regarding implementation of the NFIP (WA & OR)
- Both resulted in jeopardy determinations



### Reasonable and Prudent Alternatives (RPA)

- Additional report issued with a BiOp when a jeopardy opinion is made
- Describes alternatives to implementing the proposed action that meet ESA compliance
- Each WA & OR BiOp included an RPA as guidance to FEMA on alternative methods for implementing the NFIP locally



**FEMA**



## Overview of 2016 NMFS NFIP jeopardy finding for Oregon

- In 2016, NMFS released a Biological Opinion (BiOp) on the NFIP’s effects on threatened or endangered species in Oregon’s watersheds (Action Area)
  - State of Oregon, two tribal nations, and 260 communities across 36 counties
- The BiOp tasked FEMA to modify **NFIP implementation in Oregon such that development actions in the floodplain result in “no net loss” to key habitat functions**
  - Flood storage
  - Water quality
  - Riparian vegetation

*“No Net Loss” means mitigate on-site, within the same reach, or in the same watershed with different mitigation ratios*
- 2019-2021, FEMA—with DLCD and other stakeholders—developed the **2021 Oregon Implementation Plan for NFIP-ESA Integration**

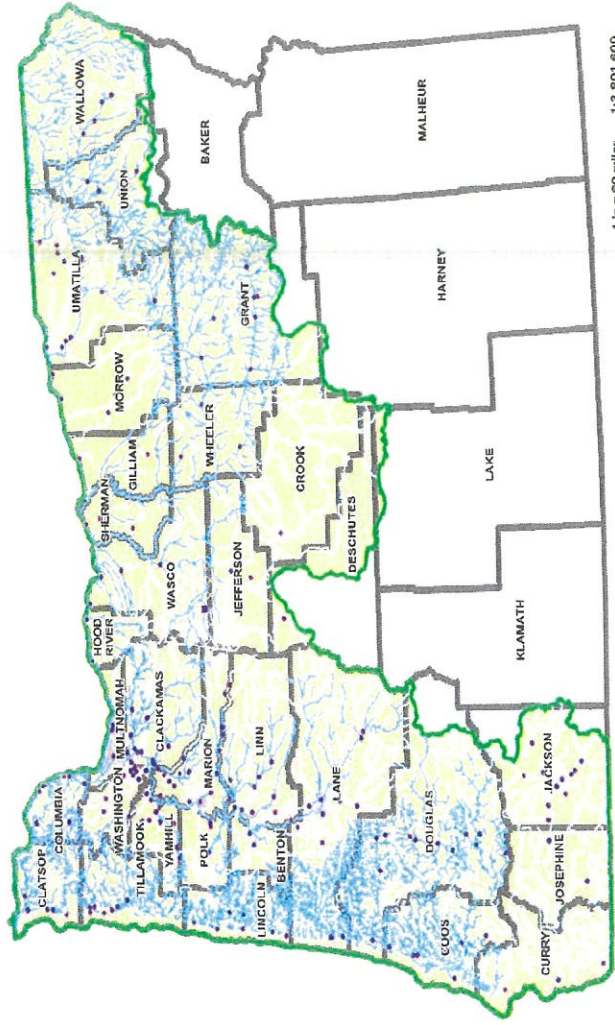


**FEMA**



# Implementation (action) area

- Overlap: Six Salmon and Steelhead Recovery Domains
- NFIP current or future participating communities
- Mapped or future mapped Special Flood Hazard Area



## OREGON NFIP BIOP ACTION AREA

- LEGEND**
- OREGON NFIP ACTION AREA
  - CRITICAL HABITATS (SALMON/STEELHEAD)\*
  - MAJOR STREAMS
  - COUNTIES
  - NFIP PARTICIPATING TRIBES
  - NFIP PARTICIPATING COMMUNITIES

**ABOUT**

This map displays the Oregon NFIP BIOP Action Area where critical habitats for salmon and steelhead are located. Critical habitats are shown in blue. In relation to NFIP participating tribes and jurisdictions, most NFIP participating communities within Oregon have all or a portion of land within the BIOP Action Area, with the exception of Baker, Harney, Klamath, Lake, and Malheur Counties.

\*Critical Habitats are via NOAA Fisheries: <https://www.fisheries.noaa.gov/resources/maps/critical-habitat-salmon-and-steelhead-west-coast>



**FEMA**



## The Plan outlines the actions FEMA plans to take to ensure Oregon NFIP implementation is compliant with the ESA and 2016 BiOp...

FEMA's development of the Oregon Implementation Plan included stakeholder input throughout the process:

- Large stakeholder workshops
- Small discussion groups
- Briefings with state & federal agencies

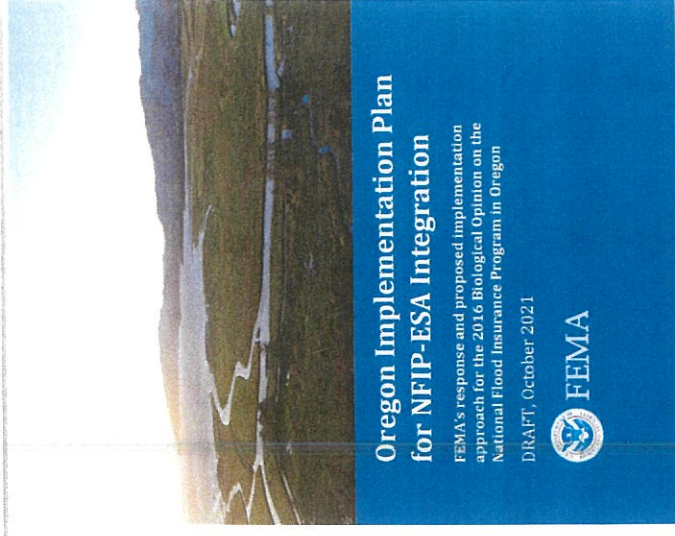
Actions include changes to:

- Information provided to communities
- Mapping products
- Reporting requirements for participating communities



**FEMA**

*FEMA plans to analyze the Oregon Implementation Plan under NEPA via an EIS to evaluate its potential impacts*



# ...as well as four paths communities can take to meet the “no net loss” standard

A	B	C	D
<p>Adopt a <b>model ordinance</b> that contains the required elements</p>	<p>Complete and submit to FEMA an <b>ordinance checklist</b> to demonstrate that new and/or existing local policies address the required elements</p>	<p>Complete and implement an <b>approved community compliance plan</b>, developed by the local community and approved prior to implementation by FEMA (in coordination with NMFS) as meeting the “no net loss” goal at the community level (e.g., ESA 4(d) limit)</p>	<p>Complete and implement a <b>community-level habitat conservation plan</b>, as outlined in Section 10 of the ESA</p>



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# Oregon Implementation Plan timeline

## Litigation to Planning

**2009:** Audubon Society et al. vs FEMA

**2016:** Jeopardy opinion, ESA BiOp RPA

**2018:** DRRRA extension (3 yrs)

**2019 to 2021:** Implementation Planning



**FEMA**

## Moving toward Implementation

**Spring 2021:** Draft approach & stakeholder input

**Fall 2021:** Final draft Implementation Plan & feedback

**2022-2024:** NEPA Review Process

**Est. 2025+:** Community Implementation

Federal Emergency Management Agency







## Establishing 'Purpose and Need'

- 2016 BiOp establishes need for action:
  - *FEMA must implement the NFIP within the Action Area so as not to jeopardize ESA listed species and their critical habitats*
- Purpose of the proposed action:
  - Implement changes to Oregon NFIP administration that align closely to NMFS BiOp recommendations, designed to avoid jeopardy
  - Maintaining consistency with FEMA's existing NFIP statutory and regulatory authorities and the program's objectives



**FEMA**



## Alternatives

- To align with the BiOp's intent, FEMA developed the draft Implementation Plan outlining actions the agency could take in Oregon to ensure NFIP administration is consistent with the ESA
- The draft Oregon Implementation Plan actions are referred to as the “**Proposed Action**” FEMA plans to analyze in the EIS to determine its impacts
- FEMA will also consider **Alternatives** to the Proposed Action that could meet the Purpose and Need, as well as a “**No Action**” **alternative** to outline what would occur if no changes were made to the NFIP in Oregon
  - *No Action alternative is insufficient to meet the Purpose and Need but must be analyzed per NEPA regulations*



**FEMA**



## Alternatives

- In addition to the Proposed Action and “No Action” alternatives, the EIS will consider a range of reasonable alternatives for NFIP implementation in Oregon
- Each alternative analyzed will contain measures and actions (options) that allow communities to meet the no net loss standard

*FEMA welcomes comments from the public and stakeholders on potential alternatives or options to consider in this process.*



**FEMA**



## **FEMA is seeking input on information, studies, and analyses concerning impacts that may result from the Proposed Action or alternatives**

Specifically, FEMA requests comments on:

1. Potential adverse or beneficial effects that the Proposed Action could have on **biological resources, including species and their habitats**
2. Potential adverse or beneficial effects that the Proposed Action could have on **physical resources and floodplain functions**
3. Potential adverse or beneficial effects that the Proposed Action could have on **socioeconomics**
4. Other **possible reasonable alternatives to the Proposed Action** that FEMA should consider to achieve the no net loss of floodplain function performance standard



**FEMA**



*All comments must be postmarked by  
**May 5, 2023***

## **Providing comments**

- Provide verbal comments during today's meeting or at a future scoping meeting
- Provide written comments via the Federal eRulemaking Portal at <https://www.regulations.gov>; search for FEMA-2023-0007 and follow the instructions for submitting comments
- FEMA will compile all comments received to analyze and scope the EIS analyses
- A summary of the scoping comments will be included in the Draft EIS
- Visit <https://www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration>



**FEMA**



## Next steps

Notice of Intent – Mar 2023

Scoping Process – Mar-May 2023

Draft EIS – Dec 2023

Public Comment on Draft EIS

Final EIS / ROD – Dec 2024

Finalize / Publish Plan – Jan – Mar 2025

Community implementation - Sep 2025



**FEMA**



# Achieving no net loss requires mitigation for development

Under the draft Implementation Plan, any development actions that result in a “loss” to one or more of the BiOp’s key floodplain functions must either be mitigated for or avoided:

Floodplain Function	Examples of Potentially Harmful Development Activities
 Flood Storage	Placement of fill
 Water Quality	Addition of impervious surface
 Riparian Vegetation	Removal of existing vegetation

FEMA conducted preliminary analyses of the potential impacts of additional mitigation or avoidance to three ‘model’ Oregon

Communities:

-  Urban
-  Suburban
-  Rural



# Sample model community analysis – rural community

## COMMUNITY CHARACTERISTICS



Rural

Population: ~1,000

Area: 1000 acres

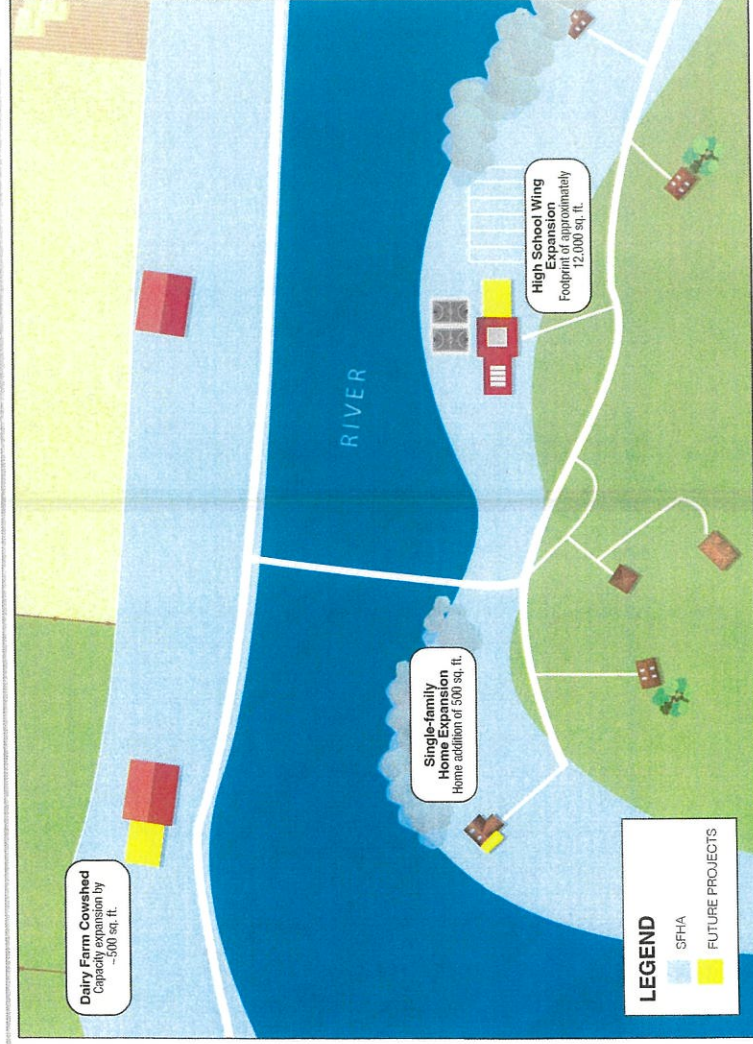
Average Income: \$49,000

Approximately 80% of the Developable SFHA not yet Developed

Moderate overlap between SFHA and established Urban Growth Areas

...consider development activities for:\*

- Dairy farm cowshed expansion
- Single family home expansion
- High school wing expansion
- Pave gravel trail
- Expand school parking lot



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\* Not Included: Normal ag & forestry practices; maintenance, repair, road resurfacing; lawn care, gardening, removal of hazard trees & noxious weeds



# Sample model community analysis – urban community

**COMMUNITY CHARACTERISTICS**

Urban

Population: >90,000

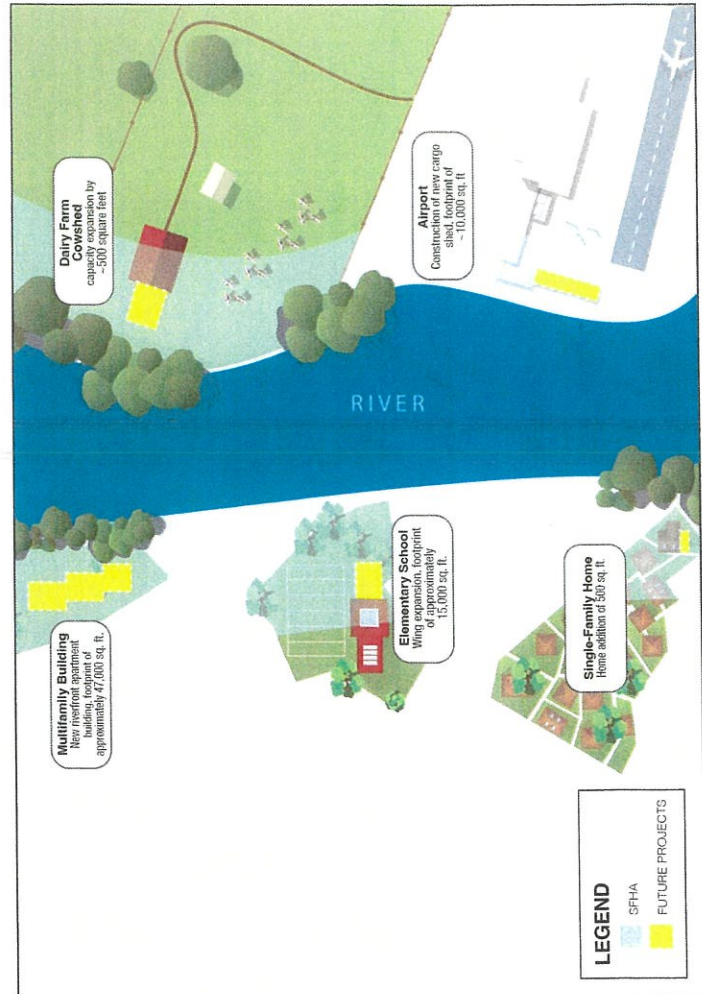
Area: ~15,000 acres

Average Income: \$87,000

Approximately 30% of the Developable SFHA not yet Developed

Minimal overlap between SFHA and established Urban Growth Areas

- ...consider development activities for:\*
- Dairy farm cowshed expansion
  - Multi-family building expansion
  - Elementary school wing expansion
  - Single family home expansion
  - Airport cargo shed construction






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\* Not Included: Normal ag & forestry practices; maintenance, repair, road resurfacing; lawn care, gardening, removal of hazard trees & noxious weeds

## Food for thought when considering what input to provide:

- How would the need to ensure no net loss of the three floodplain functions affect program administration?
- How might the Oregon Implementation Plan affect your community?
- Would some demographic groups be impacted more than others?
- Considering impacts on different stakeholders, what other impacts does FEMA need to consider?

Floodplain Function	Examples of Potentially Harmful Development Activities
 Flood Storage	Placement of fill
 Water Quality	Addition of impervious surface
 Riparian Vegetation	Removal of existing vegetation



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FEMIA

# ESA and the National Flood Insurance Program

Implementing a salmon friendly program.



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ESA and the NFIP

Implementing a Salmon Friendly Program— FEMA Region 10

# NFIP ESA History

## **Background**

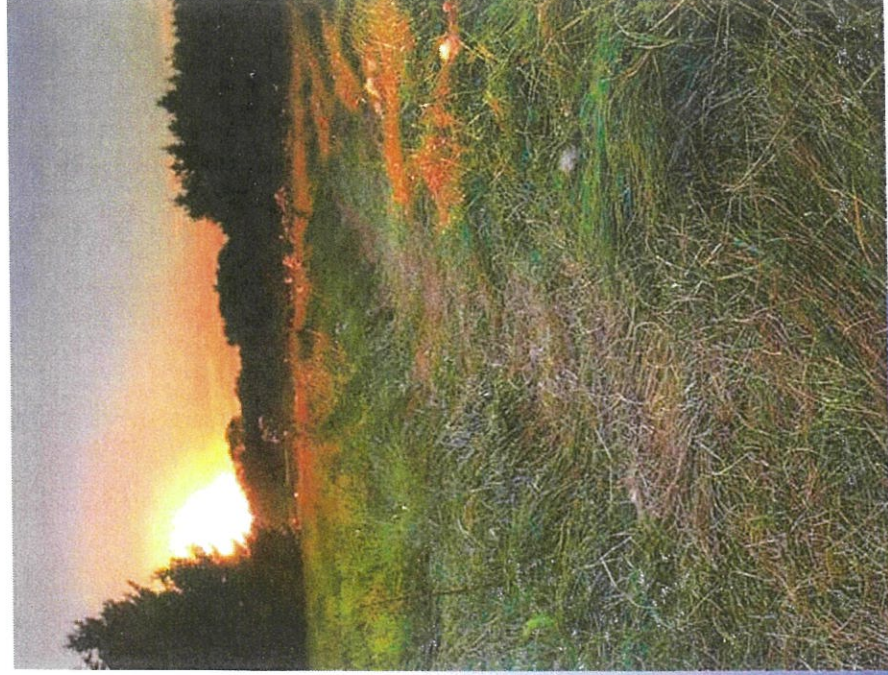
- ▶ 2003 - NWF Sued FEMA for failure to comply with ESA
- ▶ 2004 – Court Ruled that FEMA must consult with NMFS
- ▶ 2006 - FEMA provided a Biological Evaluation that stated NFIP may affect but not adversely
- ▶ September 2008 -NMFS issued Biological Opinion with Jeopardy/ Adverse Modification

***NMFS offered one Reasonable and Prudent Alternative***



**FEMA**

# NMFS Biological Opinion



## Reasonable and Prudent Alternative

- ▶ **A Reasonable and Prudent Alternative is an action(s) that a federal agency can take to avoid the likelihood of jeopardy. It must identify alternative actions that:**
  - 1) Can be implemented in a manner consistent with the intended purpose of the NFIP,
  - 2) Can be implemented consistent within the scope of the Federal agency's legal authority and jurisdiction,
  - 3) Are economically and technologically feasible.



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# Reasonable and Prudent Alternative

## Summary of Elements

1. **Notify Puget Sound communities of determination**
2. **Change mapping procedures to reduce impacts**
3. **Require communities to consider impacts on fish habitat when issuing floodplain development permits**
4. **Changes to CRS program**
5. **Addressing levee vegetation maintenance effects**
6. **Mitigation to adversely affected habitat**
7. **Report to NMFS on progress towards meeting requirements**



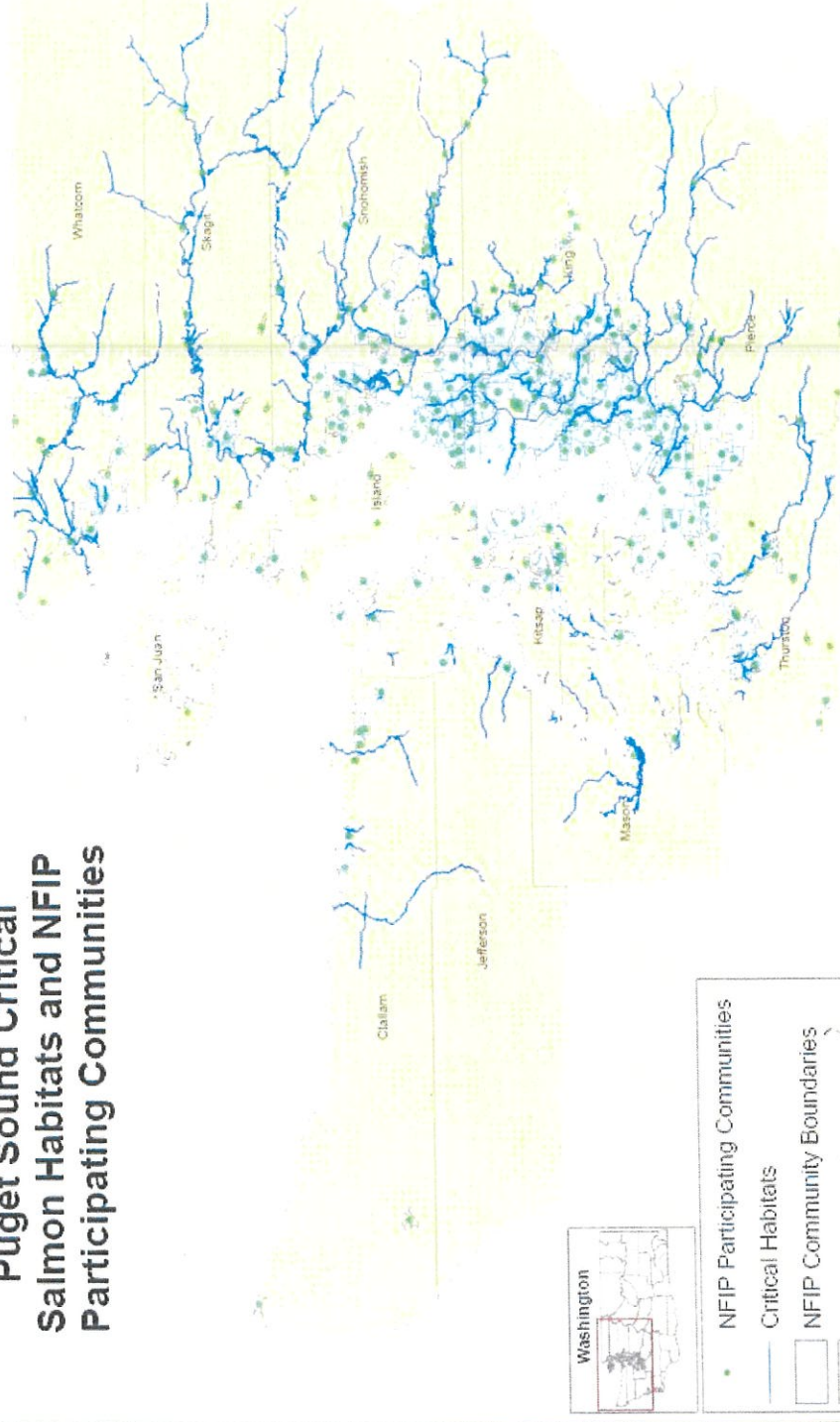
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# FPM Performance Criteria: Element 3

## Puget Sound Critical Salmon Habitats and NFIP Participating Communities



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# FPM Performance Criteria: Element 3

## ▶ 44 CFR 60.3 (a) (2) A community shall:

### Floodplain Development Permit

No. 1546

Has been issued to Mickey Mouse

For construction of a House

At 1234 Mockingbird Lane, Marysville, WA

Lot 4 Block B Subdivision River Run

Flood County, USA

Donald Duck  
Issuing Officer

This notice shall be posted in a conspicuous location at the front of the above described property at the time of commencement of work.

- **Assure all necessary permits have been received from State and Federal agencies from which approval is required by Fed/State law.**
- **Requires a showing of compliance, particularly with CWA 404 permits, but includes ESA Section 10 permits.**



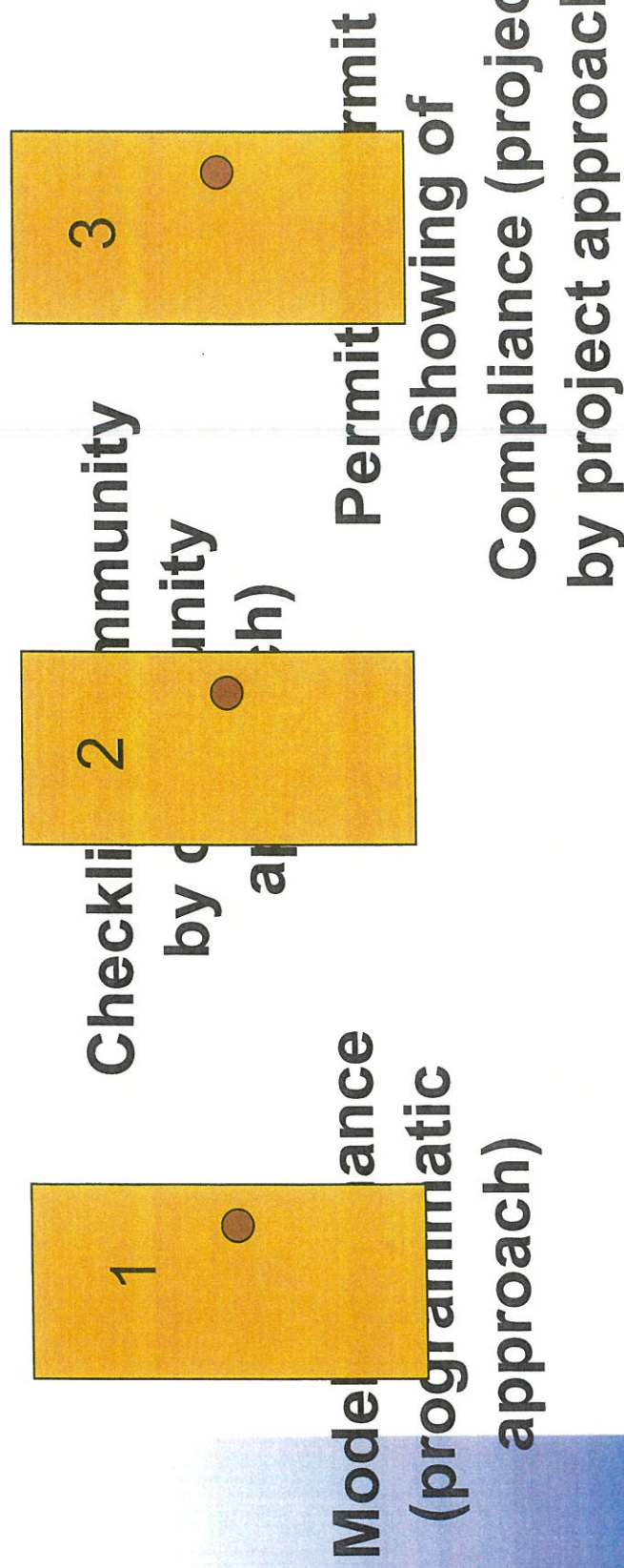
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# FPM Performance Criteria: Element 3

## Three Doors Approach



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# FPM Performance Criteria: Element 3



**Floodplain Management and the  
Endangered Species Act**  
A Model Ordinance

2010



## ▶ **Model Ordinance (programmatic approach)**

- **Combines Floodplain requirements (Structural based) with Habitat requirements (species based)**
- **Written ESA inclusive, not salmon specific**
- **More than minimally necessary (avoid adverse effect vs. eliminate Jeopardy/Adverse Mod.)**
- **Not required, but highly encouraged**



**FEMA**

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Implementing a Salmon Friendly Program— FEMA Region 10



# FPM Performance Criteria: Element 3

## ► Permit by Permit demonstration of compliance (individual approach)

- Requires demonstration of compliance on project level basis
- Utilize Sections:
  - Section 7 consultation (fed nexus)
  - Section 10 Permit (HCP)
  - Section 4d approval (NMFS only)
- Required, but not recommended

### Floodplain Development Permit

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Flood County, USA

Donald Duck  
Issuing Officer

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# FEMA

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Implementing a Salmon Friendly Program— FEMA Region 10

# FPM Performance Criteria: Element 3

▲ **Regardless of approach, all projects will require some level of assessment:**

- **Biological Assessment/  
Biological Evaluation**
  - **Habitat Conservation Plan**
- or**
- **Habitat Assessment Report**

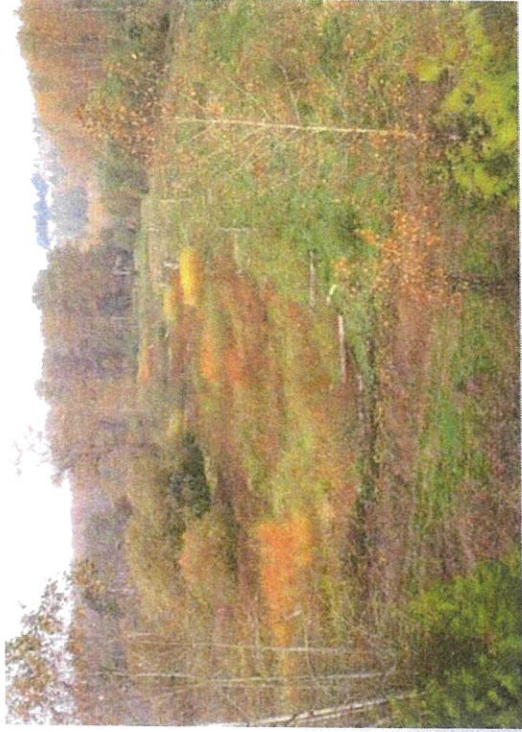


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Implementing a Salmon Friendly Program— FEMA Region 10

# Regional Guidance



## Regional Guidance for Floodplain Habitat Assessment and Mitigation

- 5-step habitat assessment process
- 4-step mitigation guidance

### Must evaluate for:

- direct impacts
- indirect impacts
- cumulative impacts

Floodplain Habitat  
Assessment and Mitigation  
Regional Guidance

2010



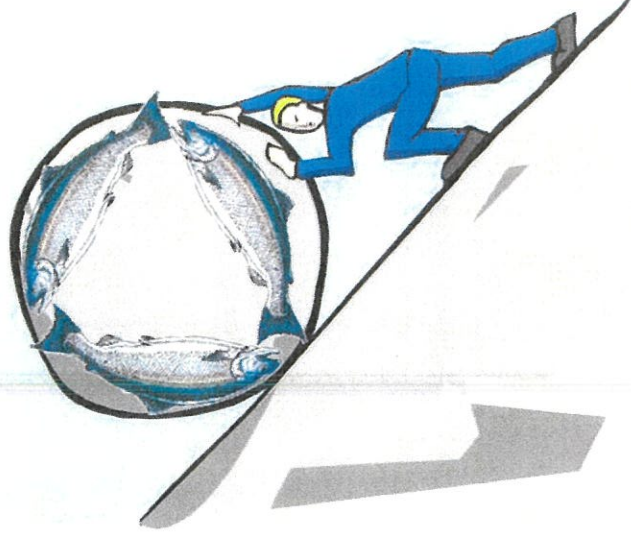
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# Challenges

- ▶ There are a number of challenges that exist to implementing the Bi-Op
  - Fish Vs. Flood
  - Limitations to what NFIP can do (no land use authority)
  - FEMA must be successful through the actions of others



FEMA



# Partnerships

- ▶ **FEMA continues to pursue opportunities to partner with other federal agencies, state agencies, local governments and other stakeholders to protect species and critical habitat**



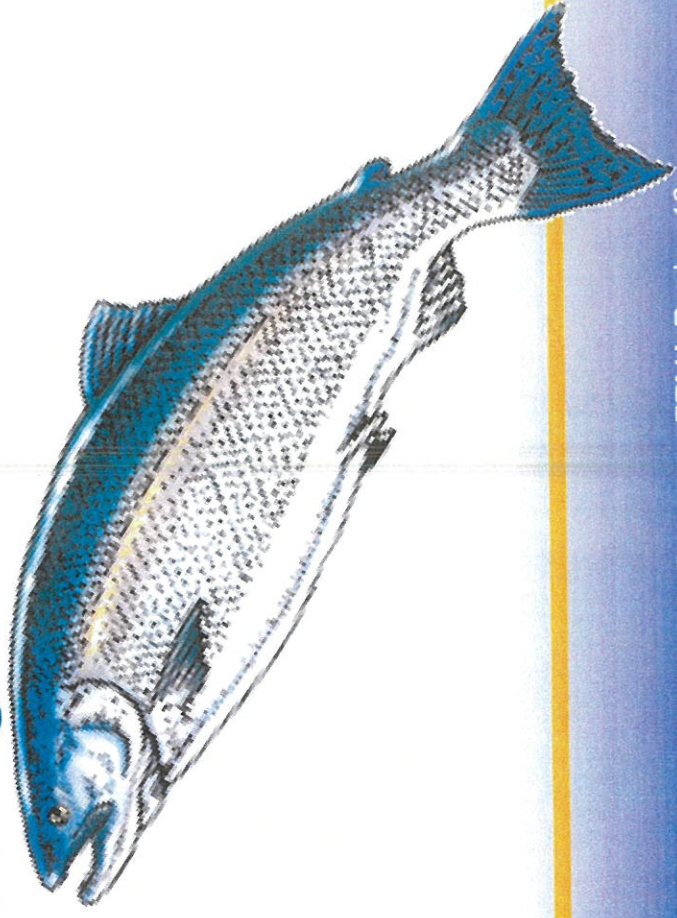
**FEMA**

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Implementing a Salmon Friendly Program– FEMA Region 10

# Conclusions

- ▶ **FEMA feels that land use and flood control practices that protect salmon and their critical habitat also means implementing good floodplain managements that will ultimately reduce damages to flood**



**FEMA**

ESA and the NFIP

Implementing a Salmon Friendly Program— FEMA Region 10



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Monthly Report  
For March 2023



# City of Bay City

P.O. Box 3309  
Bay City, OR 97107  
Phone (503) 377-2288  
Fax (503) 377-4044  
TDD 7-1-1  
[www.ci.bay-city.or.us](http://www.ci.bay-city.or.us)

## **BAY CITY PLANNING DEPARTMENT MONTHLY REPORT FOR MARCH 2023**

### **1. Zoning Permits**

- a. Addition
  - 6975 Seattle Avenue – Residential addition;
- b. 6 Duplexes at Seagulls Rest
  - 9455 and 9465 4<sup>th</sup> Street – Duplex construction;
  - 5615 and 5625 A Street – Duplex construction;
  - 5635 and 5645 A Street – Duplex construction;
  - 5655 and 5665 A Street – Duplex construction;
  - 5675 and 5685 A Street – Duplex construction;
  - 9450 and 9460 5<sup>th</sup> Street – Duplex construction;
- c. Single-Family Dwelling
  - 6085 D Street – Single-Family Residence construction;
- d. Single-Family Dwelling
  - 5475 Pacific Street – Single-Family Residence construction.

### **2. Planning Commission Meeting March 15<sup>th</sup> Hearing**

- Temporary Use Permit for continued placement of Camp Host at Kilchis Point Reserve (approved unanimously);
- Setback Variance request for property at the southwest corner of 9th and E Street (approved unanimously).

### **3. Specific Tax Lot Questions/Inquiries/and Other Correspondences (counter, phone or email)**

- Development Requirements for property on 7th south of Portland Avenue (7);
- Development Requirements and variance Requirements for property at 4635 Spruce Street (6);
- Permit and Application submittals for property at 4th and A Street (6);
- Development Requirements, Process and Meeting time for permits for Manna's Kitchen reuse at 5535 C Street (5);
- Development Requirements for properties at Clam and Hare Street(4);
- Wayfinding Sign Amendments (3);
- Site Map and Permit Review for property at 5475 Pacific Street (3);
- Plan Submittal/ Permit Review for property at 5415 Pacific Street (3);
- Development requirements and Pre-app meeting for property at NE corner 5th and E Street (3);
- Development requirements Permit Submittal and pick-up for property at 6975 Seattle Avenue (3);
- Development Requirements and Pre-app meeting for property at 11th and Main Street (2);
- Permit Submittal Review and Pick-up for property at 6085 D Street (2);

- Neighbor concerns and findings review of V-2023-01 for property at 8th and 9th and E Street (2);
- Permit Process/Review Issues of Lots 7 and 8 at Spruce and Elliot Street;
- RV at 6th and B Street;
- Property File Review for 8825 9th Street;
- Permit Review and Pick-up for property at 10220 7<sup>th</sup> Street;
- TGM Code Update Issues;
- Setback requirements for property at 9925 8th Place;
- Development Requirement for property at 8th and D Street;
- Review of HB 3442;
- Question about T-2023-01 for property at 5000 Spruce Street;
- Clearing brush on property at NE corner of 7th and Portland Avenue;
- Development Requirements in NHI for property at 6th and C Street;
- Tree and Brush Removal and Development on Fern Street;
- Development Requirements for properties at Clam and Elliot Street;
- Permits Review for property at property at 8975 8th Street;
- Permit Question for property at 7825 14<sup>th</sup> Street;
- Development Requirements in NHI for property at 9330 4th Street;
- Tree Removal Request questions;
- Sewer line extension questions;
- OLCC Permit renewal for the Landing;
- Fence and Garage requirements in NHI for property at 5570 B Street;
- Reuse of Buildings at 8140 Bewley Street;
- Adjacent Property owners for property at 9340 9th Street;
- Activity on High Street ROW between 6th and 7<sup>th</sup> Street;
- Development Requirements Tiny Homes for property on McCoy Avenue;
- Development Requirements for property at 15th and Sunnyside Street;
- Vacant property in City for 6735 Tillamook Avenue;
- ADU placement for property at 10180 4th Street;
- Farmer's Market for 5620 B Street;
- Driveway extension for 6150 Seattle Avenue;
- Permit questions for 8250 Hwy 101;
- Multiple Family Residential Development Submittal for property at Hobsonville Point Road and Pennsylvania Street;
- City Limits and Vacation Rental for 12880 Hobsonville Point Road.
- Tree and Brush Removal for property at 6th and High Street ;

#### **4. Land Use Applications (1)**

- Setback Variance request for property at 4635 Spruce Street (Planning Commission Hearing scheduled for April 19<sup>th</sup>).

#### **5. Meetings involving Planning Department**

- March 2<sup>nd</sup> – Salmonberry Trail Meeting (Rockaway Beach City Hall);
- March 3<sup>rd</sup> – Weekly LOC Legislative Update Meetings via Zoom;
- March 10<sup>th</sup> – Weekly LOC Legislative Update Meetings via Zoom;
- March 13<sup>th</sup> – North Coast Housing Development Forum (Seaside);
- March 13<sup>th</sup> – Imhoff Development at Baseline Meeting;
- March 13<sup>th</sup> – State of the City Planning Meeting;
- March 14<sup>th</sup> – Wayfinding Sign Location Meeting via Zoom;
- March 15<sup>th</sup> – Pre-Application Meeting for development at NE corner of 5<sup>th</sup> & E Street;
- March 15<sup>th</sup> – Planning Commission Meeting;
- March 16<sup>th</sup> – Staff Safety Meeting;
- March 16<sup>th</sup> – Library Fundraiser Meeting;
- March 17<sup>th</sup> – Weekly LOC Legislative Update Meetings via Zoom;
- March 21<sup>st</sup> – Meeting regarding remodel at Manna's 5535 Hayes Oyster Drive;

- March 22<sup>nd</sup> – Meeting regarding Development Improvements at 11<sup>th</sup> and Main;
- March 28<sup>th</sup> – City-Tillamook County Monthly Meeting;
- March 28<sup>th</sup> – FEMA ESA Biop and Future Requirements Meeting;
- March 29<sup>th</sup> – Coordinated Homeless Pilot Quarterly Meeting;
- March 31<sup>st</sup> – Weekly LOC Legislative Update Meetings via Zoom.

#### **6. Counterwork**

- 12 Permitting, Land Use and public facility questions at counter;
- 4 Zoning Permit submittals at counter.

#### **7. Upcoming April Meetings**

- State of the City Prep Meeting – April 3<sup>rd</sup>;
- Vendors' Meeting for Farmer's Market (The Landing Restaurant) – April 4<sup>th</sup>;
- Tillamook Public Meeting for the National Flood Insurance Program (NFIP) – Endangered Species Act (ESA) Integration in Oregon (Port of Tillamook Bay) – April 5<sup>th</sup>, April 18<sup>th</sup>;
- Weekly LOC Legislative Update Meetings via Zoom – April 7<sup>th</sup>, 14<sup>th</sup>, 21<sup>st</sup>, 28<sup>th</sup>;
- State of the City Event (Bay City Ad Montgomery Hall) – April 8<sup>th</sup>;
- City-Tillamook County Monthly Meeting – April 19<sup>th</sup>;
- Planning Commission Meeting – April 19<sup>th</sup>;
- City Safety Meeting – April 20<sup>th</sup>;
- Spring North Coastal Planners Network Meeting ODF, 5005 3<sup>rd</sup> Tillamook – April 27<sup>th</sup>.