

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Study Session Worksheet

Presentation Date: Oct. 23, 2012 **Approx Start Time:** 2:30 PM **Approx Length:** 30 min

Presentation Title: Sandy River Flood-Damaged Property FEMA Acquisition

Departments: Emergency Management, Transportation and Development, and BCS/Parks

Presenters: Jay Wilson, Nancy Bush and Laurel Butman

Other Invitees: Mike Bezner, Rick Gruen, Steve Hanschka

WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Approval from the Board to apply for Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) funds to acquire a flood damaged residential property and maintain the site as open space in the Sandy River floodplain.

EXECUTIVE SUMMARY:

The 23911 E Lolo Pass Rd property was significantly damaged during the January 16, 2011 flood event on the upper Sandy River and has not been occupied by the property owners since. They have received a small disbursement from their flood insurance, but it is only to compensate for superficial damages. The house remains in jeopardy during the annual high water period and will be especially vulnerable in the event of a future flood, since the Sandy River has a migrating channel advancing under the foundation. The owners have voluntarily requested to participate in the HMGP "buyout," are fully eligible, and understand and agree to the terms of the grant program.

If some or all of the house were to be swept into the river, it could have negative consequences for downstream properties, public infrastructure and environmental quality. Flood acquisition projects are the most cost-effective method to permanently prevent future flood losses and are listed as a Hazard Mitigation priority with the County, the State and FEMA. This will be the third FEMA flood buyout on the Sandy River following the 2011 floods, as well as three completed flood buyouts on Abernethy Creek following the 2009 flood.

FINANCIAL IMPLICATIONS (current year and ongoing):

Current estimated project costs covering purchase, demolition and work site restoration are \$315,343 with a 75% federal grant share of \$236,507.25 and 25% share/costs for homeowners of \$78,835.75. FEMA is allowing an additional total of \$31,534 to cover eligible project management expenses with a 75% federal share of \$23,650.50.

LEGAL/POLICY REQUIREMENTS:

Based on HMGP requirements, the County must maintain the site per deed restrictions as open space with no future development that could constitute a flood loss with the National Flood Insurance Program. The County will work with the Oregon Department of State Lands and U.S. Army Corps of Engineers on any necessary permitting.

PUBLIC/GOVERNMENTAL PARTICIPATION:

Government participation will come from managing the site after purchase as County-owned open space. The County will use a low-intensity approach with minimal treatments to manage invasive species, promote native vegetation and minimize wildfire hazards. County Parks will

seek supporting funds or partnerships with Clackamas Soil and Water Conservation District and the Sandy River Basin Watershed Council. The County will conduct outreach to neighboring property owners on the basis for the flood acquisition and FEMA's conditions for returning the parcel to open space.

OPTIONS:

Option 1: Approve FEMA grant application. Pros: This is the most cost-effective and timely means to remove a flood-threatened home from future damage and prevent environmental impacts to the Sandy River. The owners are fully eligible to take advantage of the FEMA flood acquisition grant. Also, the County will be better able to address long-term options for protecting this portion of Lolo Pass Road from channel migration. Cons: The County will need to manage the property in perpetuity as open space. Costs: Estimated maximum County 25% share for project management expenses - \$7,883.50. Long term costs for site maintenance as open space have not been calculated but should be minimal.

Option 2: Do nothing. County would not seek FEMA application on behalf of property owners and therefore, owners would be left to either sell the property on the open market or defend home by applying for bank protection permits. There is a high likelihood house will be further undermined and become a hazardous building. Cons: The County will have limited recourse to protect Lolo Pass Road if channel migration continues along privately owned property.

RECOMMENDATION:

Staff recommends Option 1: Approve FEMA grant application.

ATTACHMENTS:

23911 Lolo Pass Rd photo sheet with maps.

SUBMITTED BY:

Department Director/Head Approval NB/jw
County Administrator Approval LB

For information on this issue or copies of attachments, please contact Jay Wilson @ 503-723-4848

Fiscal Impact Form

RESOURCES:

Is this item in your current work plan and budget?

- YES
 NO

START-UP EXPENSES AND STAFFING (if applicable):

Start-up costs for purchase, demolition and work site restoration are \$315,343 with a 75% federal grant share of \$236,507.25 and 25% share/costs for homeowners \$78,835.75. FEMA is allowing an additional total of \$31,534 to cover eligible project management expenses with a 75% federal share of \$23,650.50. Estimated maximum County 25% share for project management expenses - \$7,883.50. The source of the FEMA hazard mitigation grant comes from the federal disaster declaration DR-1956-OR following the Sandy River flood on January 16, 2011 which provides a maximum of a 75% federal share and a 25% local match.

ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):

Basic ongoing operation expense will be to manage invasive species, promote native vegetation and minimize wildfire hazards. Costs N/A.

ANTICIPATED RESULTS:

Cost-effectively remove flood threatened house and return flood prone property to open space. Create improved situation for addressing long-term protection options for Lolo Pass Road from future channel migration of Sandy River.

COSTS & BENEFITS:

Costs:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
1	Property buyout & demolition						\$315,343
1	Project management 10%						\$31,534
1	Maintenance as open space				N/A		
	Total Project costs						\$346,877
	Total Start-up Costs 25% share						\$7,883.50
Benefits/Savings:							
	Item	Hours	Start-up Capital	Other Start-up	Annual Operations	Annual Capital	TOTAL
	Prevent flood insurance losses						unknown
	Prevent impacts to river and area						unknown
	Access to Lolo Pass Rd						unknown
	Foster community partnership						unknown
	Sustainable flood recovery						unknown
	Total Start-up Benefit/Savings						
	Ongoing Annual Benefit/Savings						



Schlosser residence at 23911 E Lolo Pass Rd taken June 7, 2011. Jay Wilson - Clackamas County



23911 Lolo Pass Road - January 16, 2011

Photos taken during January 16th flood event at approximately 2:30pm showing velocity and impending impacts to Schlosser residence.

**Jay Wilson, Hazard Mitigation Coordinator
Clackamas County Emergency Management**



Clackamas Map(CMap)

from Clackamas County Information Services

Address

23911 E LOLO PASS RD
RHODODENDRON, OR. 97049

Jurisdiction Information

City UNINCORPORATED
Urban Growth Boundary OUT

Building Characteristics

Sq Ft	3908
Bedrooms	3
Baths	2
Built	1987
Zoning	RR

Last Sale

2003-06-16 230000.00

Tax Information

Map Number (TLNO)	27E34CB01406
Parcel Number	00741512
View tax map	view tax map
Est. Market Building Value	270590.00
Est. Market Land Value	72698.00
Est. Market Total Value	343288.00
Current Year Assessed Value	233889.00
Tax Code	046-040
Est. Acres	1.35 *
Elementary School Attendance	Welches Elementary
Middle School Attendance	Welches Middle
High School Attendance	Sandy High

For owner information contact:

[Assessment and Taxation](#)

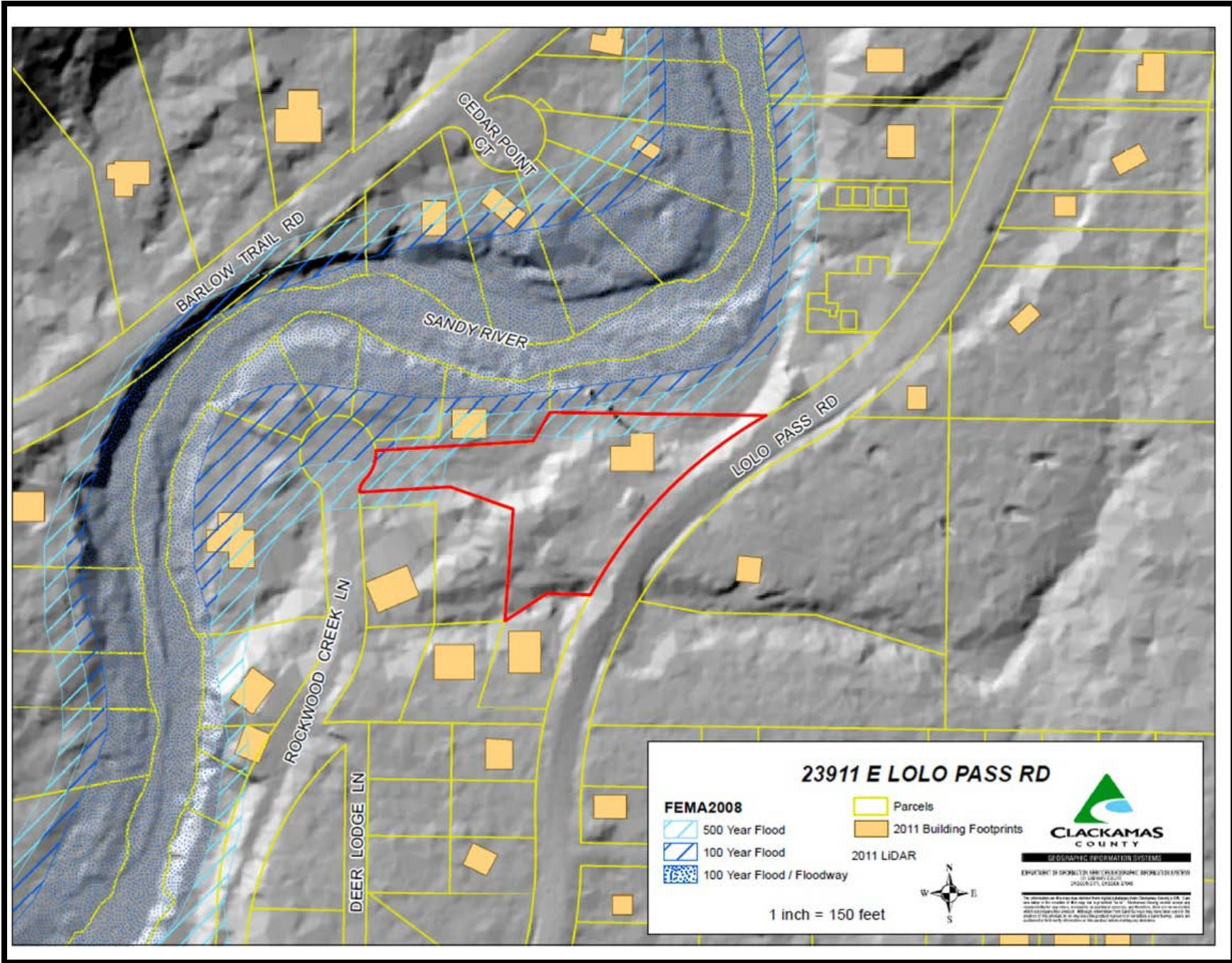


streets

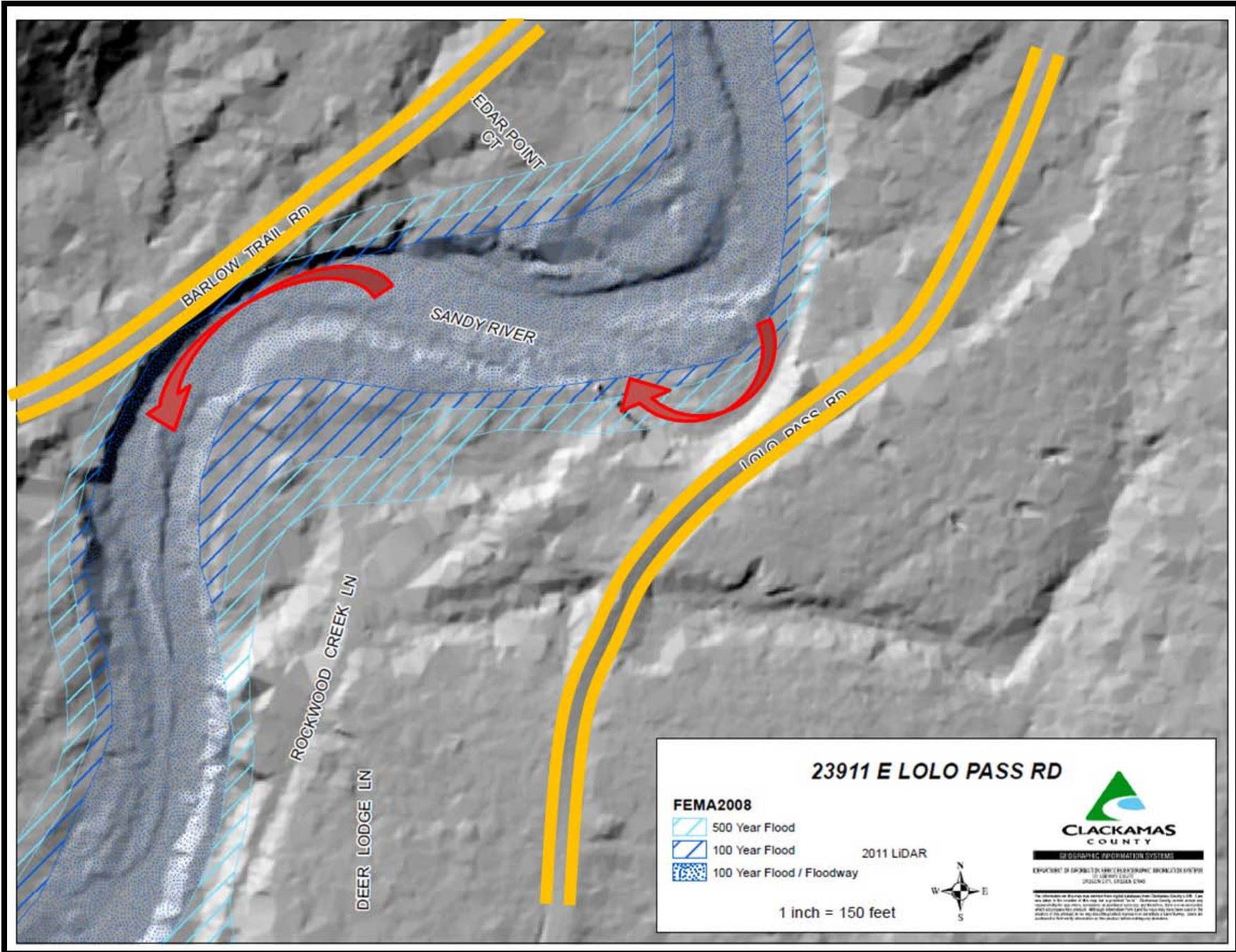
aerial



You may be able to see how the channel in this earlier aerial has now migrated around woody debris in the center of the channel and now runs under their foundation.



Current Sept 2011 bare-earth LiDAR showing channel migration area in relation to house and property boundaries.



Long-term Sandy River channel migration threatens to critical transportation routes – Lolo Pass and Barlow Trail