

AGENDA

Meeting: Polk County NHMP Update: Independence Addendum

Date: 7/31/23

Time: 10:00am – 11:00am

Location: Teams - [Click here to join the meeting](#)

Meeting Goals:

- To share information that the UO team needs to update jurisdictional addenda, namely:
 - Provide an overview of the NHMP and process
 - To review and update hazard information and vulnerability assessment
 - To review and update action items

I. Welcome and Introductions

- a. Natural Hazard Mitigation Plans (NHMP) Overview

II. Development Information and Community Lifelines

- a. Update planning and development information
- b. Review critical and essential facilities

III. Jurisdiction-Specific Risk Assessment

- a. Review jurisdiction-specific Hazard Vulnerability Assessment (HVA)

IV. Jurisdiction-specific Mitigation Strategy

- a. Update action items
- b. Prioritize action items

V. Overview of Implementation and Maintenance

VI. Next Steps

- a. We will send your jurisdiction's addendum to you for your review and give you two weeks to review the addendum and provide us with any edits
- b. Additional meetings?

Task I:

Please review the tables below and identify any changes that you would like to make to the tables. Let us know if any rows need to be **Updated** or completely **Deleted**. Also take note of any plans, programs, codes, people, or facilities that need to be **Added** to these tables.

Legal and Regulatory Resources Available for Hazard Mitigation:

Regulatory Tool	Name	Effects on Hazard Mitigation
Plans	Emergency Operations Plan (2022)	Identifies emergency planning, policies, procedures, and response to extraordinary emergency situations associated with natural and manmade disasters, technological incidents, and national security emergencies
	Standard Operating Procedures (2005) – Missing Link	To establish guidelines and procedures for the planning, response to, and control of unusual occurrences and disaster situations such as civil disturbances, hazardous materials and contaminant spills, fire coverage, etc.
	Independence Comprehensive Plan (2007)	To establish Urban Growth Boundary and land use regulations.
	Southwest Independence Concept Plan (2012)	Establishes policies for 270-acre area in southwest Independence that was brought into the UGB in 2008 to provide for additional residential growth, including multifamily.
	Urban Renewal District Plan (2008)	Establishes goals and policies for the urban renewal area.
	Transportation System Plan (2021)	A component of the Capital Improvement Plan. To establish the City's goals, policies, and action strategies for developing and improving the transportation system within the Independence Urban Growth Boundary.
	Parks & Open Space Master Plan (2015)	Provides guidance and recommendations on how to develop an interconnected and accessible park system.
	Water System Master Plan (1997) Updated in 2007, 2015, 2023. Missing Links	A component of the Capital Improvement Plan. Outlines the water system improvements and expansion necessary to accommodate anticipated growth and current deficiencies. The time span of this study is 20 years outlining the projected needs of the water system from year 1997 to 2017, inclusive.
	Water System Cyber Security Plan	Do you have this plan?
Wastewater Master Plan (2022)	A component of the Capital Improvement Plan. Includes summary, review and analysis of historic influent flows, biochemical and solids loading to the Water Treatment Facility and key pump stations. Identifies the collection system and WWTF deficiencies and projected future improvements that will be required to accommodate growth and anticipated regulatory changes.	

	Sanitary Sewerage System Facilities Plan (2015)	Provides information on existing conditions and future needs of the sanitary sewerage system and facilities
	Stormwater Master Plan (2015) Missing links	A component of the Capital Improvement Plan. Provides analysis and recommendations through bull build out within the Urban Growth Boundary as well as recommendations for current and future needs of the stormwater conveyance system in Independence.
Programs	National Flood Insurance Program (NFIP)	Makes affordable flood insurance available to homeowners, business owners, and renters in participating communities. In exchange, those communities must adopt and enforce minimum floodplain management regulations to reduce the risk of damage from future floods.
	CIS Flood Insurance	Independence has a \$5M flood insurance policy with CIS Services.
	CRS Participant	No, the City of Independence is not a CRS participant but is seeking participation.
Policies (Municipal Codes)	Zoning Map (2020)	Zoning Map
	Subchapter 51 - Flood Damage Prevention Ordinance	To minimize public and private losses due to flood conditions
	Subchapter 55 - Storm Water Management Requirements Code	For addition to or change in storm water, erosion, drainage or flooding
	Chapter 6: Buildings & Construction Ordinance	Adopts and enforces the Oregon Building Code (Oregon Structural Specialty Code 2022)
	Property Maintenance	To protect the health, safety and welfare of Independence citizens, to prevent deterioration of existing structures and to contribute to vital neighborhoods.

Administrative and Technical Resources for Hazard Mitigation:

Staff/Personnel Resources	Department/Division Position
Planner(s) or engineer(s) with knowledge of land development and land management practices	Community Development Director: Shawn Irvine and a contract planner Economic Development Director: Shawn Irvine
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Building Department Official
Planner(s) or engineer(s) with an understanding of manmade or natural hazards	
Floodplain manager	Economic Development Director: Shawn Irvine
Personnel skilled in GIS and/or HAZUS-MH	

Director of Emergency Services	City Manager: Kenna West
Finance (grant writers, purchasing)	Finance Director
Public Information Officers	City Manager: Kenna West

Independence Critical Facilities and Infrastructure:

Recommended facilities to remove are shown with ~~strikethrough~~ text.

Facility Type	Name / Number	Address
Government	City Hall/Courthouse	555 South Main Street
	Public Works	555 South Main Street
Emergency Response	Polk County Fire District #1	1800 Monmouth Street
	Independence Police Station	555 South Main Street
Educational	District Office/Henry Hill Educational Services	750 S. 5th Street
	Independence Elementary	150 S. 4th Street
	Talmadge Middle School	51 16th Street
	Central High School	1530 Monmouth Street
	School Health Clinic and Resource Center	1610 Monmouth Street
Educational	Mid-Valley Christian Academy	1483 N 16 th (Monmouth)
	OCDC	535 G Street
	Head Start	475 I Street
Care Facility	Evergreen Health & Rehabilitation	1525 Monmouth Street
	Four Seasons Residential Care	202 S. 9th Street
Community	Independence-Monmouth Family Medicine	1430 Monmouth Street
	Sterling Savings Bank	302 Main Street
	Vacant (was Taylor's Fountain)	296 Main Street
	San Miguel Bakery	286 Main Street
	Vacant (was Independence Appliances)	268 Main Street
	S. Main Antiques	250 Main Street
	JTE Floor Coverings	240 Main Street
	Main Street Little Mall	206 Main Street
	Cooper Building	133-147 C Street
	Elks Lodge/Book Store/Beauty Shop	289 Main Street
	Dusty Spur Pizza	301 Main Street
	Central Martial Arts	368 Main Street
	Tildon's Barber Shop	259 Main Street
	Part of Andy's Café	235 Main Street
	Andy's Café	227 Main Street
	Linen Warehouse	223 Main Street
	Campos Boutique	215 Main Street
	2EZ Restaurant	211 Main Street
	Ash Creek Animal Clinic	194 Main Street
	River Gallery Antiques	184 Main Street
Schooner's	174 Main Street	

	Ragin River Steakhouse/Wine & Flowers	154 Main Street
	Main Street Antiques	144 Main Street
	J. Bella/Lenora's Ghost	104 Main Street
	Heritage Museum	281 S. 2nd Street
	Riverview Park Amphitheater	50 C Street
	Independence City Shops	160 F Street (Public Works)
	Independence Library/ Arts Center	175 Monmouth Street
	St. Patrick Catholic Church	1275 E Street
	First Baptist Church	1505 Monmouth Street
	Cornerstone Christian Center	4395 Independence Highway
State and Federal Highways	Highway 51	
Railroads	Portland-Western Railroad (runs through east end of town)	
Bridges	16th Street @ Talmadge School over Ash Creek	
	Gun Club Road Bridge	
	F Street, Bridge between 10th & 9th Street	
	Monmouth Street Bridge between 8th & 7th St.	
	River Road Bridge @ River Road & Main St.	
	Main Street Bridge between B & A St.	
Transportation Facilities	Ash Street No. of Albert	
	Independence Airport	Airport Road
	Bus Maintenance Buidling (Central SD)	520 Polk Street
Utilities	Sewer Lagoon & Pump Station	
	Sewer Lift Station	
	Mt. Fir Sewer Lift Station	
	Briar Sewer Lift Station	
	North Sewer Lift Station	
	Stryker Sewer Lift Station	
	13th St. Sewer Lift Station	
	9th St, Sewer Lift Station	
	Riverview Lift Station	
	Oak Sewer Lift Station	
	Williams Sewer Lift Station	
	Albert Sewer Lift Station	
	Water well fields, east end of Polk Street @ River Road (4 wells-1 @ River Drive Well & 3 @ Polk St)	
	Water Storage Tanks (2) plus Reservoir, River Oak Rd (3 wells)	
	Qwest	
	Pacific Power & Light Sub Station	
Monmouth Street Water Tower (Reservoir)		

	New River Wells (2) on Corvallis Road	
	NW Natural-high pressure gas regulators @ Hoffman and Stryker	
	NW Natural-High pressure gas regulator @ D and 2nd Streets	
	Polk Water Reservoir	
	Above-ground Fuel Station at City Shops site	
	Monmouth Water Treatment and Storage Facility	4th Street
Other	Simplot Soil Builders	210 E Street
	Marquis Spas	

Task 2:

Please review the table below. The Hazard Vulnerability Assessment has been updated to account for new conditions and vulnerabilities. The Extreme Heat (blue) hazard has been added to align with Polk County. Proposed increases are shown in red (more threat), decreases in green (less threat). The top 4 hazard threats remain the same: Winter Storm, Cascadia Earthquake, Drought, Windstorm. Extreme Heat is rated as the next highest threat.

Hazard Vulnerability Assessment -

INDEPENDENCE HAZARD ANALYSIS 2023															
HAZARD RISK ASSESSMENT MODEL	History			Vulnerability			Maximum Threat			Probability			Total Threat Score	Hazard Rank	
HVA Tool Created September 2011															
Threat Event / Hazard	Severity	Weight Factor	Subtotal	Severity	Weight Factor	Subtotal	Severity	Weight Factor	Subtotal	Severity	Weight Factor	Subtotal			
	Natural Hazards	Drought	5	2	10	5	5	25	10	10	100	5	7	35	170
Earthquake - Cascadia		1	2	2	10	5	50	10	10	100	5	7	35	187	2
Earthquake - Crustal		2	2	4	3	5	15	5	10	50	3	7	21	90	8
Extreme Heat Event		8	2	16	5	5	25	5	10	50	10	7	70	161	5
Flood - Riverine		5	2	10	5	5	25	5	10	50	5	7	35	120	6
Landslide		1	2	2	1	5	5	1	10	10	1	7	7	24	9
Volcano		1	2	2	3	5	15	5	10	50	1	7	7	74	8
Wildfire (WUI)		1	2	2	3	5	15	5	10	50	5	7	35	102	7
Windstorm		8	2	16	5	5	25	7	10	70	8	7	56	167	4
Winter Storm		9	2	18	7	5	35	10	10	100	8	7	56	209	1

■	New
■	Increase
■	Decrease

INDEPENDENCE HAZARD ANALYSIS 2016															
HAZARD RISK ASSESSMENT MODEL	History			Vulnerability			Maximum Threat			Probability			Total Threat Score	Hazard Rank	
HVA Tool Created September 2011															
Threat Event / Hazard	Severity	Weight Factor	Subtotal	Severity	Weight Factor	Subtotal	Severity	Weight Factor	Subtotal	Severity	Weight Factor	Subtotal			
	Natural Hazards	Drought	5	2	10	5	5	25	10	10	100	5	7	35	170
Earthquake - Cascadia		1	2	2	10	5	50	10	10	100	4	7	28	180	2
Earthquake - Crustal		2	2	4	6	5	30	8	10	80	2	7	14	128	5
Flood - Riverine		5	2	10	5	5	25	5	10	50	5	7	35	120	6
Landslide		1	2	2	1	5	5	1	10	10	1	7	7	24	8
Volcano		1	2	2	5	5	25	5	10	50	1	7	7	84	7
Wildfire (WUI)		1	2	2	1	5	5	1	10	10	1	7	7	24	8
Windstorm		8	2	16	5	5	25	7	10	70	8	7	56	167	4
Winter Storm		9	2	18	7	5	35	10	10	100	9	7	63	216	1

Task 3:

Please review the list of actions below and identify any changes that you would like to make to the actions. Also let us know if the action is **Complete, In-Process, Deferred**, or if you recommend that it be **Deleted**. Also, take note of any actions/mitigation strategies that you would like to **Add** to the NHMP with this update.

Priority Actions

Multi-Hazard Actions (MH)

- MH #1 Develop a secondary or backup communication link to the County EOC for assured communication during natural or manmade hazards.

Earthquake Actions (EQ)

- EQ #1 Inspect, prioritize, and retrofit any critical facility or public infrastructure that does not meet current Building Codes.
- EQ #2 Structurally retrofit the historic buildings in the downtown core for earthquake survivability.

Flood Actions (FL) - including erosion

- FL #1 Build a new Gun Club Road bridge to mitigate the flood and the resultant transportation hazard.
- FL #2 Identify and resolve areas of persistent stormwater flooding due to undersized, underperforming, stormwater infrastructure.
- FL #3 Create access along Ash Creek to allow for early discovery of debris dams which causes backflow flooding and allow emergency removal of flood causing debris blockages.

Action Item Pool

Flood Actions (FL) - including erosion

Multi-Hazard Actions (MH)

- MH #2 Develop outreach program to educate and encourage residents to maintain several days of emergency supplies for power outages or road closures.
- MH #3 Enhance Public Works fuel storage capacity.
- MH #4 Install electrical connection at private gas station so pumps can be run with a portable generator.

Drought Action (DR) - including expansive soils

- DR #1 Develop educational programs and implement initiatives related to water conservation and irrigation during drought periods.

Earthquake Actions (EQ)

- None identified

Flood Actions (FL) - including erosion

- FL #4 Ash Creek clean up of major debris-log jams at the railroad trestle @ 2nd Street and install debris deflector. Would allow the water to flow without any blockage

Landslide Actions (LS)

- None identified

Volcano Actions (VE)

- None identified

Wildfire Action (WF)

- WF #1 Participate in the maintenance, implementation, and update of the Polk County Community Wildfire Protection Plan (2009).

Windstorm Action (WS)

- WS #1 Identify and prioritize critical facilities' overhead utilities that could be placed underground to reduce power disruption from windstorm / tree blow down damage.

Winter Storm Actions (WT)

- WT #1 Develop and implement programs to coordinate maintenance and mitigation activities to reduce risk to public infrastructure from severe winter storms.
- WT #2 Develop and maintain severe winter storm public outreach program defining mitigation activity benefits through educational outreach aimed at households and businesses while targeting special needs populations.