

CAC Public Meeting Minutes

Tuesday, February 1, 2022
2:30 p.m.

New City Hall: Second Floor Assembly Room 206 N. 5th Street

Call to Order/ Roll Call 2:31 pm

Present: CCI Liaison Tom Pratum, Michael Thornton, Don Reordan, Beth Lindsay, Vice Chair Dianne Helmer, and Chair Beverly Smith

Absent: None

Staff Present: Planning Director Foster, City Planner Thompson, Planning Technician Oliver, and Principal Planner Ryan Nolan, CFM from the Rogue Valley Council of Governments

Introductions and Review of Agenda

Minutes: January 18th, 2022 minutes

Stand as Submitted

Public Comment: None

Continued Discussion: Chapter 2 Flood Damage Protection

Ian Foster, Planning Director handed out the updated document with all of the track changes. It has been a difficult task doing the work from a word document because when it's updated, the document changes drastically. He also handed out a form from the model code on hardship variances, restoration, and enhancement exceptions to help guide us. Using the model code, we added 1.) "Prohibited Activity within the Riparian Corridors". Land Partitions and Property Line Adjustments that could create parcels that can't be developed in the riparian will be prohibited. We discussed how we would measure the creek, from the centerline of the creek vs. top of bank. We have 2 major creeks, Daisey Creek which is a level 1 classification, and Jackson Creek which is a level 2 classification. Another change to the document we added 2.) Streets, Roads, Bridges, and Paths when necessary, for access or Crossings. Before the language just included Streets, Roads and Paths which is too broad.

Ryan Nolan, RVCOG, Principal Planner joined us today to discuss Flood Damage Protection. The Federal Government in 1960 realized people needed Flood Insurance, so in order for there to be a successful program, communities that had potential for flood damage had to have some kind of regulations or else the Insurance Program wouldn't work. So over time guidelines from the Federal Government that States adopted and local jurisdictions are responsible for implementing so that they provide a base level of protection from the damage of flooding. With those regulations in place, communities have an opportunity to obtain Federally backed mortgage Insurance for properties identified in a hazardous flood area. So, in Jacksonville the Government has adopted mapping that indicates that there are areas along both Jackson and Daisey Creek that are potentially flood hazardous areas. There is no requirement that people obtain Flood Insurance, but if you want to be able to obtain it, your town has to follow certain standards. The Government gives us guidelines, so the last time we updated this portion of the Code in 2013, there were some changes proposed in that process when we were looking at updating the whole Development Code. We sent out a link a while ago.

There is a recent model code from 2019 which is very similar to what we're looking at, with just a couple of changes that we would like to add. 1.) Designating a Floodplain Administrator. The current language says that City Council shall appoint a Floodplain Administrator. This CAC could make a recommendation to the City Council that The Planning Director be appointed to be the Floodplain Administrator due to the fact that that Position oversees all Land Use Decisions, and Building Permits. 2.) Residential and Non-Residential Construction.

Standards-we should just take the model code and plug it into ours, however there are a couple of issues that require discussion. The new model code has steered away from fencing requirements in the flood zone. If they're built to be open and won't restrict water flow, or cause flooding, in some cases your fence is required to be engineered which could be very costly to the homeowner. We don't want to approve fences that could restrict water flow or cause a rise in a flood. The current language is ok, but the model code leaves it out because they've lumped it in with the Development Code. A discussion took place where to measure the floor of a structure being built in the floodplain. The consensus was to measure 1 foot above base flood elevation where the maps show a 1% chance of flooding.

Ryan did suggest we leave out the language regarding fencing in the floodplain.

Staff will clean up the document for our next meeting on February 15th. We're almost done with Chapter 2, and Article 3 will be a more interesting and less technical chapter.

Adjourn: 3:59 pm



Beverly Smith, Chair of the CAC



Diane Oliver, Building/Planning Technician

Date of Approval: Feb. 15, 2022