

**JACKSON COUNTY PLANNING COMMISSION
PUBLIC MEETING**

July 23, 2009

MINUTES

MEMBERS PRESENT: Chair Reeve Hennion
Vice Chair Don Greene
Joel Ockunzzi
Richard Thierolf Jr.
Tani Wouters

GUESTS PRESENT: David Force, Agent
John Pierson, Citizen
Ron Briery, Citizen
Duane Venekamp, Citizen
Linda Mccarthy, Citizen
Sharon Hinds, Citizen
Antone Pederson, Citizen
John Walsh, Citizen
Tom Avery, Citizen
Nancy Fleishman, Citizen
Donald Buhrman, Citizen
Russell Logue, Citizen
Steve Rouse, Citizen
Priscilla Weaver, Citizen
Russell Beebe, Citizen
Dennis Drouin, Citizen
Mike Rainey, Citizen
Travis Ellis, Citizen
Chloe Ellis, Citizen
Clyde Vlaskamp, Citizen
Dolores Lisman, Agent
Ron Bolstad, Citizen
Raul Woerner, Agent
28 Additional Interested Parties

STAFF PRESENT: Director Kelly Madding
Planner Mike Mattson
Planner Tracie Nickel
Office Assistant Lisa Canon

The meeting was called to order by Chair Reeve Hennon at 9:06 a.m. The roll was called.

APPROVAL OF MINUTES:

The July 9, 2009 meeting minutes will be presented at the next meeting.

POTENTIAL BUSINESS FROM THE AUDIENCE: None

NEW BUSINESS:

Public Hearing: Consideration of a Text Amendment to the Land Development Ordinance to revise the Floodplain Overlay, Section 7.1.2, in order to meet the National Flood Insurance Program (NFIP) requirements for floodplain management in Jackson County. This revision could affect properties located within the FEMA mapped floodplain on the Flood Insurance Rate Maps (FIRM) for Jackson County. File No. LRP2008-00009

Reeve read the application summary. Reeve clarified to the audience that we would be taking testimony today but the maps wouldn't be presented until a further hearing date.

The public hearing was declared open at 9:09 am. Speakers were:

David Force & Paul Pierson: Concerned about the change in wording of the LDO, standards becoming mandatory for any work being done. He commented on the inaccuracy of the maps throughout the valley. State recommendations were received in 2006, thinks the public should have known of the proposed changes before this hearing. Paul spoke further about the floodplain maps and them not being accurate.

Mike Mattson gave the staff report. Mike reviewed the history of the Floodplain Ordinance including FEMA's, NFIP's and FIRM's involvement. Requirements have changed since the ordinance was first written. The proposed changes are to meet the FEMA and DLCDC requirements. Maps will be presented at the next meeting to show specifically where the changes are being made. Goal 7 areas subject to natural hazards and comprehensive plan state that we need to be in compliance.
Review of the proposed changes:

7.1.2

- (A)(2)(c) Uses too vague, strike out structures and development
- (A)(3)-New maps will not have separate floodway boundary maps, they will be included
- Wording changed from Review and Applications to Development permit
- (B)(2)(b) added fill or excavation,

- (B)(2)(e)-Removed "mobile food vendor" required by DLCD to meet NFIP requirements
- (B)(2)(i)-Emergency response operations added to exemptions
- (B)(3)(a)-Rewording regarding Letter of Map Amendment (LOMA)
 - Discussion took place between staff and commissions regarding existing floodplain reviews. Mike stated that those that have had a floodplain review can still use it, unless it doesn't meet today's requirements.
 - Clarification on wording inconsistency of single structure and buildings within the same section
- (B)(3)(b) Letter of Map Revision-added floodway wording
- (B)(4)(b) Wording change: top of foundation changed to lowest floor; there is no definition for top of foundation.
- (C)(1) Change the date in the LDO when the new maps are submitted
- (C)(2) No new buildings can be built within the floodway, this is an existing requirement. New-Applicants must submit a report to identify the floodway.
- Discussion occurred regarding what determines the need of type 1 or 2 reviews- this won't be written into the LDO, it is a department policy.
- (D)(1)-Flood Insurance Study profiles are being used to determine base flood elevations
- (D)(2)-Report required when no data exists for base flood elevations; wording changed to state that the county will accept the report, rather than having the option to reject it. Kelly Madding spoke about this section and that it will be looked at further.
- (F)(1)(b) Section added All additions to post-FIRM (after April 1, 1982) are considered new construction.
- (F)(1)(e) and (f) Sections added to comply with building codes- Manufactured Homes and Substantial Damage
- (F)(2)- Below-Grade Crawlspace Standards was inserted; not a required but a requested addition. Discussion took place on including this section because it is not required. Mike will speak with the building official to see what is required per the building code.
- (F)(3)-Accessory Structures was removed because didn't meet the requirements. Nonresidential Construction was moved to another section.
- (F)(4)-(10)-Sections were moved due to additions of new sections
- (F)(4) Subdivisions and Partitions-Discussion took place regarding the county being more restrictive than FEMA requirements.
- (F)(8) Floodway Development-added FIRM and FBFM (maps); will speak with building official regarding additions to existing building; wording of dwelling replaced by building. Replacement buildings must maintain existing footprint.
- (F)(8)(d)-Applegate River has base flood elevations but floodway has not been determined. Any construction will be required to have an engineer's report. Discussion took place regarding the inclusion of community wording.