

MAY 2, 2018

PUBLIC HEARING TO CONSIDER TEXT AMENDMENTS TO ARTICLE 5 FLOOD HAZARD OVERLAY ZONE

The public hearing was called to order at 7:05 by Mayor Matt Brown. Present were Councilor Jesse, Councilor Smith, Mayor Brown, City Attorney Peter Watts, City Administrator Chad Sweet, City Planner Carole Connell and DLCD David Lentzner Natural Hazard Planner.

Mayor Brown opened the public hearing to consider file #18-003ZTA text amendments to Article 5 Flood Hazard Overlay Zone, (Exhibit A).

Watts presented the legal matters noting criteria that must be addressed are in the Comprehensive Plan, Gearhart Zoning Ordinance Article 5 Flood Hazard Overlay Zone and Article 11 Amendments, DLCD Statewide Planning Goals and in the City Staff Report. Watts asked if audience members have any challenges to the council hearing the matter or any challenges to impartiality of any member. None was declared.

Connell reviewed the staff report, she said Clatsop County Maps/City of Gearhart become effective June 20, 2018, maps must be adopted by that date. The proposed amendments are to strengthen development standards for flood hazard areas and were prepared by David Lentzner DLCD flood specialist. She noted a typo in the last page of exhibit A #3 with a wrong reference corrected by removing *paragraphs 5.6(1) through (8) of*.

Lentzner DLCD, said National Flood Insurance Program is a federal program at the state level DLCD provides assistance to communities to help implement the program. FEMA mapping priority was to update coastal sections using LIDAR terrain data for a more accurate sense of flood risk. DOGAMI also walked the coastline and revised velocity zones as needed. In addition to upgrading maps FEMA requires cities upgrade ordinances to most current FEMA regulation to flood plain management and Oregon Building Codes. Lentzner stressed FEMA will suspend communities from the national flood insurance program if maps are not adopted by the effective date. Language for the amendments is standard language taken from the Oregon Model Code.

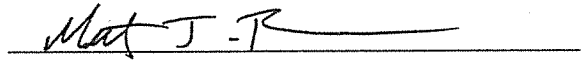
There was no public testimony and no correspondence.

No questions for staff.

The public hearing was closed at 7:23 pm.

On **MOTION** by Jesse, 2nd by Smith, by unanimous motion based on federal regulatory requirements, the Planning Commission recommendation and the findings in the report, the proposed text amendments in Exhibit A dated March 15, 2018 were approved and staff was directed to prepare an ordinance.

Watts noted in order to meet the timeline an emergency clause would need to be put on the June ordinance requiring a unanimous vote by council or set a special meeting.

A handwritten signature in black ink, appearing to read "Matt J. Brown", is written above a horizontal line.

Mayor Matt J. Brown

A handwritten signature in black ink, appearing to read "Chad Sweet", is written above a horizontal line.

Chad Sweet, City Administrator