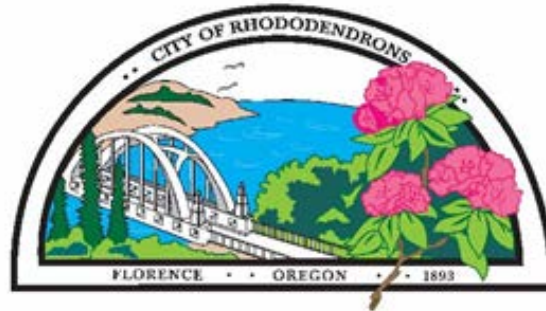


° Flood Damage Prevention: Evidentiary Hearing

Resolutions

PC 20 02 CPA 01/PC 20 03 TA 01

3/24/20



Introduction

- **Sept. 2018 – Dec. 5th** – FEMA process: noticing, workshop, appeal period, Final Determination
- **February 11th** – PC Initiated
- **February 18th** – DLCD Notice
 - Form 1 Notice submitted
- **March 4th** – Property Owner Noticing
- **March 24th** – PC Evidentiary Hearing
- **April 20th** – Council Final Public Hearing
- **June 5th** – Maps and FIS become effective

Applicable Criteria

Florence City Code, Title 10:

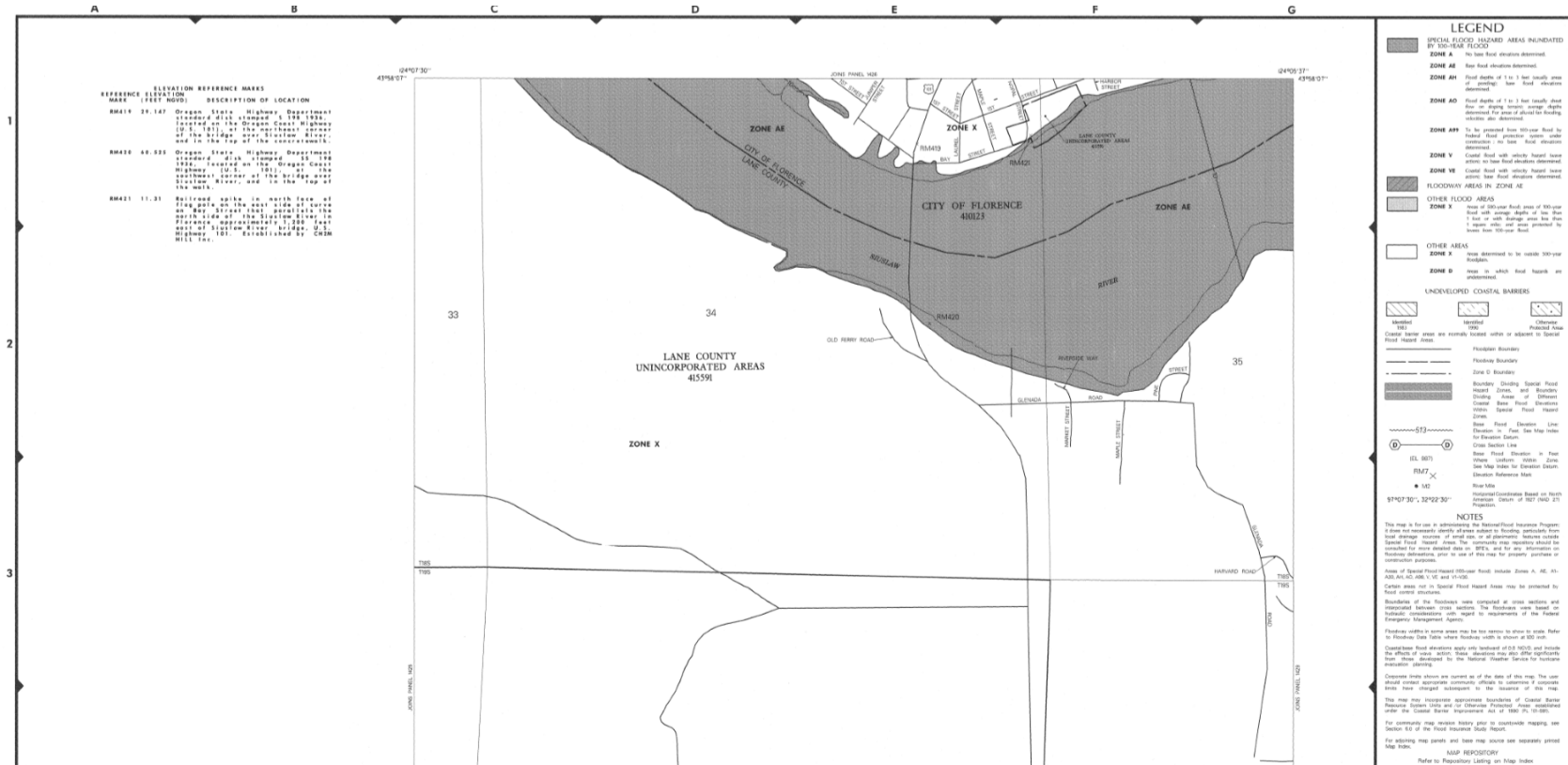
- Chapter 1: Zoning Administration, Section 10-1-6-4 Type IV Procedure (Legislative)

Summary of Changes

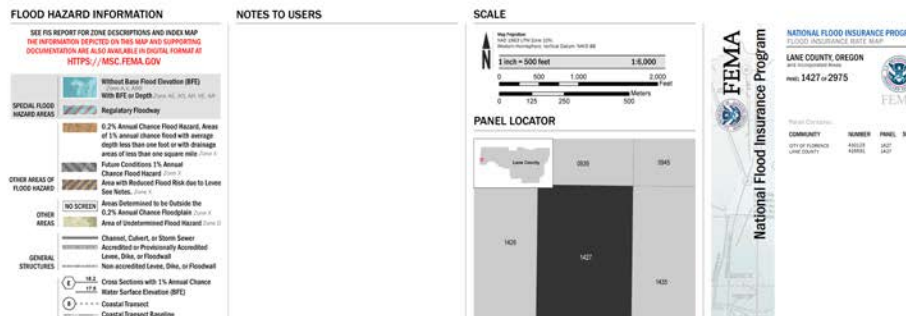
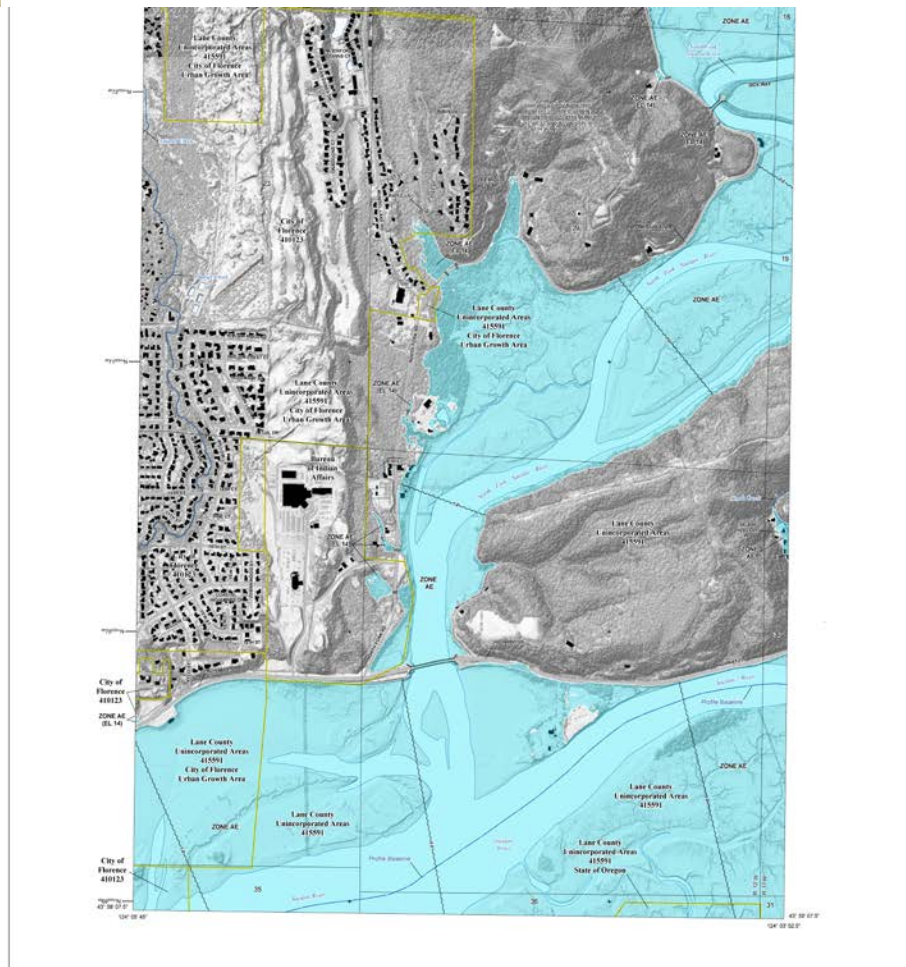
Resolution PC 20 02 CPA 01/PC 20 03 TA 01 Exhibit B--Comprehensive Plan:

- Table of Contents (Flood and Housekeeping)
- Introduction--Definitions
- Chapter 7, Policy 2 and Flooding Narrative
- Appendix 7A
 - Flood Insurance Study
 - Flood Insurance Rate Map

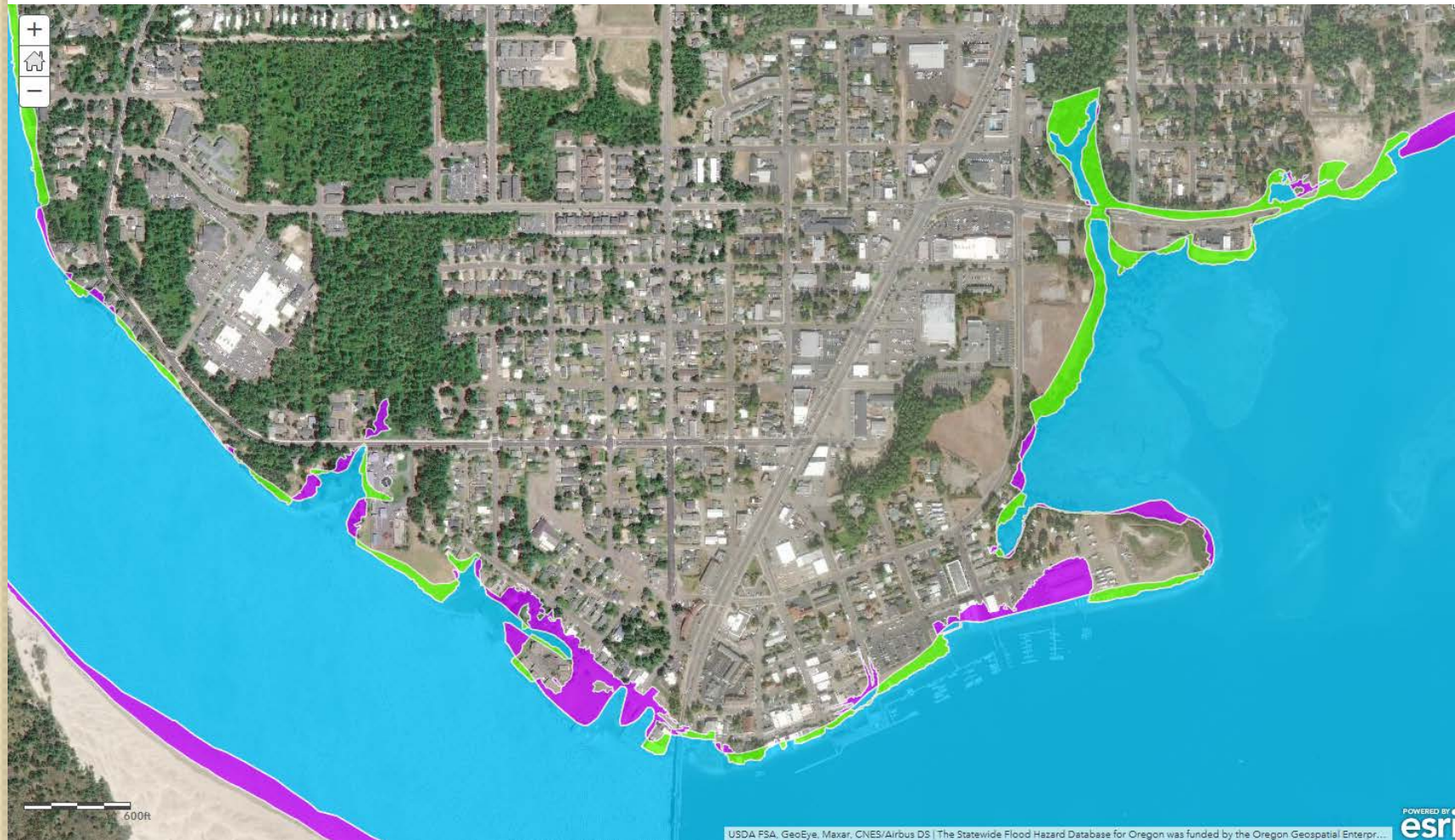
1999 FIRM Sample



June 5, 2020 FIRM Sample



Green-Removed Purple-Added



Summary of Prominent Changes

- Map addition:
 - Properties north of Bay St. between Juniper St. and the Siuslaw Bridge
 - Properties north of Bay St. between Maple and Nopal
 - A property on Harbor and the Port buildings south of 1st St,
 - Properties south of 1st St. between Hemlock and Juniper Sts.

Summary of Prominent Changes

- Map removal:
 - More than 36 Munsel Lake Road properties
 - Properties south and north of Hwy 126
 - Structures in Marine Manor
 - Structure at Driftwood Shores

Summary of Prominent Changes

- Zone Changes: A to AE and D to VE
- Map Projection Change: From National Geodetic Vertical Datum of 1929 to North American Vertical Datum of 1988 (changing the Base Flood Elevation numeric value from 10' to 14')

Summary of Changes

Resolution PC 20 02 CPA 01/PC 20 03 TA 01

Exhibit C—Florence City Code

Title 10-Chapter:

- Chapter 2—Definition for Floodway

FLOODWAY

~~The normal stream channel and that adjoining areas of the natural floodplain needed to convey the waters of a regional flood while causing less than one foot increase in upstream flood elevations. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."~~

Testimony

Public Testimony

- None

Staff Recommendation

Approve Resolution PC 20 02 CPA 01/PC 20 03 TA 01 Recommending Council Approve Amendments to the Florence Comprehensive Plan Realization 2020 and the Florence City Code Title 10 Chapter 2 to support updates to FEMA's 2020 Flood Insurance Study and Flood Insurance Rate Map

Planning Commission Decision

1. **Approve Resolution PC 20 02 CPA 01/PC 20 03 TA recommending approval to the comprehensive plan and code updates related to flood damage prevention.**
2. Approve Resolution to not recommend approval of the comprehensive plan and code updates related to flood damage prevention
3. Direct staff to modify the proposal or perform some other action and postpone recommendation until a later meeting.

Resources

<https://www.ci.florence.or.us/planning/fema-coastal-floodplain-map-update>



Questions?