



## Harrisburg Planning Commission Minutes January 15, 2019

The Harrisburg Planning Commission met on this date at the Harrisburg Senior Center, located at 354 Smith St, at the hour of 7:08pm. Presiding was Vice-Chair Roger Bristol. Also present were as follows:

- Kurt Kayner
- Rhonda Giles
- Jeremy Moritz
- Youth Advisor Victor Hesser
- City Administrator/Planner Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge

Absent this evening were Commissioners David Smid and Kent Wullenwaber, plus Chairperson Todd Culver.

### **Approval of Meeting Minutes:**

- Moritz **motioned to approve the minutes, and was seconded** by Giles. **The Planning Commission then voted unanimously to approve the minutes of November 20, 2018.**

### **Work Session: Development Code Update – Flood Damage Prevention Ordinance**

**Staff Report:** Latta reviewed the information that was provided in the staff report. He reiterated the information in each of the comments provided. He did note that the code is slightly different than the one that was shown at the last meeting. The model code that is now posted on the state website was slightly different than what he used previously. He contacted the state, and they verified that even though the model code was slightly older than the previous one available, that this was the correct model code to use.

Moritz asked who determines the statutory authority to regulate the flood plain, and Latta told him it was FEMA (Federal Emergency Management Agency). Kayner thought the state had that authority, but Latta told him no; FEMA is the agency that regulates that, and provides us with the maps. If someone had a map amendment to submit to us, he would submit that to FEMA, not the state. He asked if the Planning Commission was ok with him removing the extremely punitive measures that the model code had, with a limit of \$1,000. \$1,000 a day can really break someone. Kayner and the other commissioners agreed with that. Kayner asked if FEMA was going to start changing the technology that they are using. The farmers are using digital data, which is far more refined. Latta told him that they are getting better. The mapping is getting better, and the challenge is always trying not to regulate things more than what is needed. He thought that new maps in the future would certainly be more refined. Eldridge added that DOGAMI, the Department of Geology and Mining Industries in Oregon, was working with FEMA in Region 10, which is our region. They are providing much better technology than what FEMA is currently using. Unfortunately, the conversion of data is being applied to the

more hazardous areas in the western states first, and particularly on the coast, where the most loss has been. It's great to see some of the changes that are being made.

When Latta came to the section on accessory structures, on page 20, Bristol had a problem with the language, because he thought it was supposed to be like an exemption, but this sounds almost more limiting. Latta told him it wasn't; it actually had fewer restrictions than the rest of the code. Moritz pointed out that in 18.240.170.5.h; it actually says it must be certified by a licensed professional engineer or architect. However, Latta went back to the standards for new residential construction, and reviewed the requirements so that the Planning Commission could understand that it really is less restrictive than the rest of the code. If we remove this language, it doesn't matter what size a structure is; it will be subject to flood proofing. Bristol still didn't think it was much of an exemption, but he understood that it is more exempt than what the rest of the code specifies. Kayner asked if these were the only options we had. Latta told him yes. The suggested code gives people more flexibility. People can either put the shed on the ground, if it meets all the requirements, or they can put it on stilts.

**Work Session: Development Code Update – Willamette River Greenway**

**Staff Report:** Latta told the Planning Commission that again, a reminder that these were separate titles in the current code, but he felt that these should be classified as overlay zones, and therefore belong in Title 18. He explained that he had added development standards, which he had pulled from other Willamette riverside communities. He used Corvallis and Albany. He's not certain, but thought it was Independence was the third City he looked at. He reiterated the changes he made within the language, and why he had made them. The emphasis is on having the natural elements of the river being preserved. Kayner said that made sense, like McCracken was required to add in more landscape buffering, so that you can't see the trucks from the river. Latta told him that's correct. It's also riparian buffer there, which is measured from the top of the bank. Finally, they do have notification standards, although he should note that when he sent it to the Parks and Recreation Agency for Oregon, they couldn't identify who the notice should be sent to.

***Latta asked if the Planning Commission were satisfied with the amendments as outlined during the meeting, and the consensus from the group is that they were.***

**Others:**

- Eldridge had provided the Planning Commission with the copy of the City Administrator/Planner Evaluation Form. She had already forwarded the electronic version to them, and had promised in the E-mail that she would provide it to them at this meeting.

**With no further business to discuss, the Planning Commission meeting adjourned at the hour of 8:03pm.**

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Planning Commission Chairperson

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City Recorder