

## **Planning Commission Work Session**

**August 7, 2017**

### **6PM Water Shed Policy Management**

**City Council Chambers**

Vice Chair Salot opened the work session at 6PM.

Present: Stan Salot, David Mills, Linda Fredricks, Fred Cuthbertson, Dan Sheets, Tim Eastridge, Staff City Administrator Hohnbaum. Also present was representatives from Kel-Korp Development, Councilor Floyd Billings, Cameron Bishop from COE, Steve Lucker from COG.

CA Hohnbaum stated that he had been requested to arrange for assistance with flood plain management policy development and interpretation from other agencies and he introduced the guests present in the room. Vice Chair Salot opened the work session by asking some basic questions regarding flood plain seeking input from Cameron with the Army Corp. of Engineers. The commission and Mr. Bishop discussed that anything within 150 feet of center line of the river, permission would be needed from the COE to disturb the ground or build. An overlay of that 150 feet could be a good item to add to the comp plan. A second overlay of the wetlands from DSL could also be a good potential element for the comp plan.

Christine Shirley from DLCD arrived at 6:30 and shared some information relating to areas outside of the 150 center line of the river. Steve Lucker shared the map he brought with the 100 foot FEMA flood plain. Cameron shared about the assistance programs available through the COE for local governments. Steve and Christine shared the sections of the mapping that had accurate detail and part of the mapping south of the high school that was estimated mapping. North of the high school FEMA has detailed mapping and the established flood plain zone is a known factor. Christine suggested that the city should approach the COE about increasing the level of detailed mapping in the area south of the high school.

CA Hohnbaum asked if the city code was up to current standard and Christine stated it was up to standards. She stated that it appeared to be a model code but that the code could be slimmed down as it includes codes or zones that Monroe doesn't have. Cameron mentioned the Silverjacket Program which the City does not have any projects in the cue for.

Christine explained the ongoing litigation regarding FEMA and the flood plain definition involving the Endangered Species Act. She recommended that designation of riparian areas would be in a positive process that the City should consider.

Wetlands are administered through the clean water act while FEMA deals with the flood plain. The third element is the riparian areas. The commission discussed the differences of wetlands, riparian areas and flood plain areas and how they are administered and tracked. Christine shared the credits and tracking available when enhancing wetlands.

CA Hohnbaum inquired if the current city code adequately protected the riparian zone for 50 feet from the top of the river bank and it was not ascertained for certain if it was in our code or not. Christine stated that changes in the code could place a higher degree of review by the city prior

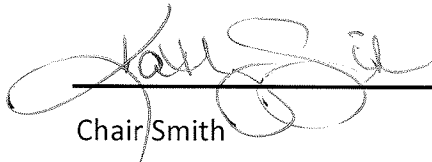
to the building permit process so that it was important for the city to stay in compliance with the nation flood insurance process.

The commissioner discussed the concept of a green belt policy or river overlay limiting development options within a certain number of feet from the center line of the river. The commission discussed various concepts for green belts and the potential options of creating greenbelts for wetlands, riparian and flood plain areas of the community.

Vice chair Salot adjourned the work session at 8:00pm

Respectfully submitted;

Approved by Planning Commission Action on August 24, 2017



Chair Smith

1-8-18

Date

ATTEST:



City Recorder Hohnbaum

1-9-18

Date