



PLANNING COMMISSION REGULAR MEETING/PUBLIC HEARING

AGENDA

**Tuesday, August 24, 2021 – 5:30 PM
ZOOM Meeting**

1. **CALL TO ORDER -**
2. **PLANNING COMMISSION ROLL CALL -**
3. **DECLARATIONS OF CONFLICT OF INTEREST AND EX-PARTE CONTACT**
Conflict of Interest indicates a direct/indirect financial benefit, as defined by Oregon Government Standards and Practices Commission, from an agenda item and excludes any involvement in discussion or vote on the issue. Where a councilor is so involved with an issue such that they have prejudged the matter based on evidence or opinion not developed during the course of the record proceeding before the city, and it would be unfair for that councilor to vote on the application, that councilor should also exclude him/herself from any involvement in discussion or vote on the issue.
4. **ANNOUNCEMENTS** - Items not on the agenda but relevant to City business may be discussed by the Council at this meeting. Citizens are encouraged to attend all meetings of the City Council to ensure that they remain informed. Agenda items may be moved back if a Public Hearing is scheduled.
5. **APPROVAL OF MINUTES** – April 27, 2021 Special Session/Public Hearing and June 29, 2021 Regular Meeting Minutes.
6. **PUBLIC HEARING TO DECIDE UPON THE FOLLOWING REQUEST**

Detroit Development Code amendment to DDC 3.7.1 Flood Hazard to update the current code language to current FEMA standards for properties within the Floodplain.	
6.1.1	Chairman Evenson opens Public Hearing for Planning Commission
6.1.2	Hearing Disclosure Statement read
6.1.3	Staff Report – McRae Carmichael, City Planner, COG
6.2 CLOSE PUBLIC HEARING	
6.2.1	Chairman Evenson closes Public Hearing for Planning Commission
6.2.2	Decision – Motion
7. **UNFINISHED BUSINESS**
 - a. Container Homes Update – Commissioner De George to head up a committee to discuss adding additional standards to the Development Code for container homes.
 - b. Community Visioning and Strategic Planning

ADJOURNMENT

THE CITY OF DETROIT IS AN EQUAL OPPORTUNITY EMPLOYER

If you have a disability that requires special materials, services or assistance please call 503-854-3496 48 hours prior the meeting to arrange for accommodations



Staff Report

LEGISLATIVE AMENDMENT TO THE DETROIT DEVELOPMENT CODE

LA-21-01

Planning Commission Hearing Date: August 24, 2021

FILE: LA-21-01

HEARING: August 24, 2021
Zoom Meeting via Detroit City Hall

REPORT: August 17, 2021

APPLICANT: City of Detroit

PROPERTY OWNER: Properties within the regulated FIRM map

SUBJECT PROPERTY: Citywide

EXHIBITS: EXHIBIT A: Draft Ordinance

REQUEST

The City proposes to amend the Detroit Development Code Chapter 3.7.1, Flood Hazard to be in compliance with current model standards from FEMA.

PROCEDURE

A text amendment to the Detroit Development Code is a Legislative Amendment. Legislative amendments are policy decisions made by City Council. They are reviewed using the Type IV procedure in Chapter 4.1.6. The Planning Commission makes a recommendation to City Council regarding the proposed text amendment.

At the June 29, 2021 Planning Commission meeting, a motion was made to initiate a text amendment to Chapter 3.7.1. Notice of this hearing was posted on the City of Detroit's website, City of Detroit's Facebook and published in the Canyon Weekly per the requirements of Section 4.1.6 of the Detroit Development Code.

The Department of Land Conservation and Development (DLCD) was provided notice on July 2, 2021. MeASURE 56 notice was sent to all the property owners who have property within the regulated floodway.

APPEAL

An appeal of the City Council's final decision is to the Oregon Land Use Board of Appeals (LUBA).

BACKGROUND

Detroit participates in the NFIP (National Flood Insurance Program). The City of Detroit adopted Section 3.7.1 of the Detroit Development Code, Flood Hazards 3.7.1 on October 10, 2000 by Ordinance 177.

When the City decided to join the NFIP in 2000 they had to (1) Complete an application (2) Adopt a resolution of intent to participate and cooperate with FEMA; (3) Adopt and submit a floodplain management ordinance that meets or exceeds the minimum NFIP criteria. The floodplain ordinance must also adopt any FIRM or FHBM for the community.

Within participating communities, the Federal government makes flood insurance available throughout the community.

The benefits of participating in the NFIP program include, the following.

1. A resident will be able to purchase a flood insurance policy.
2. Existing flood insurance policies will be renewed.
3. Federal grants or loans for development may be made in identified flood hazard areas under programs administered by Federal agencies such as HUD, EPA, and SBA;
4. Federal disaster assistance may be provided to repair insurable buildings located in identified flood hazard areas for damage caused by a flood.
5. Federal mortgage insurance or loan guarantees may be provided in identified flood hazard areas. This includes policies written by FHA, VA, and others.
6. Federally insured or regulated lending institutions, such as banks and credit unions, must notify applicants seeking loans for insurable buildings in flood hazard areas that there is a flood hazard and that the property is eligible for Federal disaster relief.

Properties that are within the floodplain on the adopted FIRM map must submit for a Floodplain Development Permit as required by the Zoning Code. Floodplain Development Permit is a Type 1 Land Use process. City Council might also consider a resolution to waive the Floodplain Development Permit fee for anyone impacted by the fire within the delineated Floodplain.

It is estimated that 44 properties are either within the floodplain or a portion of a property is within.

The City of Detroit received notification from Department of Land Conservation (DLCD) staff in February 2021 our floodplain chapter is out of compliance with current FEMA standards. Staff also learned all properties owners meeting the definition of substantial damage will need to now build to the current standards of Section 20. Properties owners within the floodplain who homes were destroyed were notified in February 2021.

City staff have been working with representative from FEMA/DLCD to ensure we are working towards compliance with Federal floodplain standards. It has come to our attention that our current code is outdated and needs to be amended.

A duly noticed public hearing is being held on August 24, 2021. Notice of the hearing was posted on the City of Detroit website, Detroit Facebook page and in the Canyon Weekly newspaper. Measure 56 notice was mailed to all property owners within the designated floodplain on July 31, 2021. DLCD 35 day notice was also established on the PAPA online site. The Staff Report and Draft Ordinance were made available on 8/17/2021 to the public.

APPROVAL CRITERIA

Section 4.1.6(G): *Decision-Making Consideration.* *The decision by the City Council shall be based on consideration of the following factors:*

- 1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197 (for comprehensive plan amendments only).*

FINDINGS: The Statewide Planning Goals are listed below.

Goal 1, Citizen Involvement: The Planning commission is holding a hearing to receive comments from the public. The hearing is consistent with the City's procedures for legislative amendments to the Development Code. Goal 1 is met.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. Adoption actions are consistent with the acknowledged City of Detroit Development Code for processing legislative amendments to the Development Code. Goal 2 supports clear and thorough local procedures. DLCD notice was sent and Measure 56 notice was sent to property owners within the regulated floodway.

The proposed amendments are based on our communication with DLCD staff regarding our code being in compliance with current standards. The updates particularly provide more definitions and create clear prescriptive requirements for building in the floodplain. Goal 2 is met.

Goal 3, Agricultural Lands: Goal 4, Forest lands: Goals 3 and 4 are not applicable. The proposal does not involve or affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources. Goal 5 is not applicable. The proposal does not address Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality: The proposal does not address Goal 6.

Goal 7, Natural Hazards: The proposal is updating our current regulations for properties within the floodplain. We currently have code language that does not align with FEMA federal standards for the floodway. By updating our Code, the City is providing clear standards for a property owner to follow when building in the floodplain.

The City initially adopted its Chapter 3.7.1 in 2000. By adopting this code initially, we agreed with FEMA to maintain and enforce our floodplain regulations. Updating our Code to reflect current standards is part of that agreement. It is important to have standards that are best suited to protect properties and structures in the event of a flood that would bring the water level above the base flood elevation.

Goal 8, Recreation: Goal 8 is not applicable. The proposal does not address recreational needs.

Goal 9, Economic Development: Goal 9 is not applicable. The proposal does not address Goal 9 issues.

Goal 10, Housing: This proposal will continue to require property owners within the regulated floodplain adopted by the City of Detroit to build to standards and obtain the land use permit to demonstrate compliance. In the event a flood event was to occur, building to these standards would protect current built housing stock.

Goal 11, Public Facilities and Services: Goal 11 is not applicable. The proposal does not address Goal 11 issues.

Goal 12, Transportation: Goal 12 is not applicable. The proposal does not address Goal 12 issues.

Goal 13, Energy Conservation: Goal 13 is not applicable. The proposal does not address energy conservation.

Goal 14, Urbanization: Goal 14 is not applicable. The proposal does not address Goal 14 issues.

Goal 15 for the Willamette River Greenway and Goals 16 – 19 for the Coastal Goals. The proposal does not address Goal 16-19 issues as the subject properties are not within the Willamette River or the Coast.

The proposed amendment to the Development Code are consistent with the Statewide Goals 1, 2 and 10 and the remaining Goals are not applicable because the amendments do not affect issues addressed by Goals 3-9, 11– 15

1. *Comments from any applicable federal or state agencies regarding applicable statutes or regulations.*

Findings: No comment has been received from any applicable federal or state agencies regarding this proposal or applicable statutes or regulations.

2. Any applicable intergovernmental agreements; and

Findings: No intergovernmental agreements were identified as being applicable to this proposal.

3. Any applicable comprehensive plan policies and provisions of this Code that implement the comprehensive plan. Compliance with Chapter 4.7 shall be required for Comprehensive Plan Amendments, and Land Use Zone Map and Text Amendments.

Findings: The proposed amendments to the Development Code are in compliance with Chapter 4.7 of the Detroit Development Code. Compliance with the Statewide Planning Goals and related Administrative Rules.

PROPOSED CODE SECTIONS

Proposed amendments are in italics for *new language* and strikeout for ~~deleted language~~

3.7.1 FLOOD HAZARD

A. STATUTORY AUTHORIZATION

The State of Oregon has in ORS 197.175 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Detroit does ordain as follows:

B. FINDINGS OF FACT

1. *The flood hazard areas of City of Detroit are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.*
2. *These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities, and when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss.*

C. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote public health, safety, and general welfare, and to minimize public and private losses due to flooding in flood hazard areas by provisions designed to:

1. *Protect human life and health;*

2. *Minimize expenditure of public money for costly flood control projects;*
3. *Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;*
4. *Minimize prolonged business interruptions;*
5. *Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;*
6. *Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;*
7. *Notify potential buyers that the property is in a special flood hazard area*
8. *Notify those who occupy special flood hazard areas that they assume responsibility for their actions*
9. *Participate in and maintain eligibility for flood insurance and disaster relief.*

D. METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1. *Restricting or prohibiting development which is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;*
2. *Requiring that development vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;*
3. *Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;*
4. *Controlling filling, grading, dredging, and other development which may increase flood damage;*
5. *Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.*

E. DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage.

Appeal: *A request for a review of the interpretation of any provision of this ordinance or a request for a variance.*

Area of special flood hazard: *The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR. "Special flood hazard area" is synonymous in meaning and definition with the phrase "area of special flood hazard".*

Base flood: *The flood having a one percent chance of being equaled or exceeded in any given year.*

Base flood elevation (BFE): *The elevation to which floodwater is anticipated to rise during the base flood.*

Basement: *Any area of the building having its floor subgrade (below ground level) on all sides.*

Development: *Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.*

Flood or Flooding:

(a) *A general and temporary condition of partial or complete inundation of normally dry land areas from:*

- a. *The overflow of inland or tidal waters.*
- b. *The unusual and rapid accumulation or runoff of surface waters from any source.*
- c. *Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.*

(b) *The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.*

Flood elevation study: *See "Flood Insurance Study".*

Flood Insurance Rate Map (FIRM): *The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).*

Flood Insurance Study (FIS): *An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.*

Flood proofing: *Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.*

Floodway: *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."*

Functionally dependent use: *A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.*

Highest adjacent grade: *The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.*

Historic structure: *Any structure that is:*

1. *Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;*
2. *Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;*
3. *Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or*
4. *Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:*
 - a. *By an approved state program as determined by the Secretary of the Interior or*
 - b. *Directly by the Secretary of the Interior in states without approved programs.*

Lowest floor: *The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.*

Manufactured dwelling: *A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured dwelling" does not include a "recreational vehicle" and is synonymous with "manufactured home".*

Manufactured dwelling park or subdivision: *A parcel (or contiguous parcels) of land divided into two or more manufactured dwelling lots for rent or sale.*

Mean sea level: *For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.*

New construction: For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by City of Detroit and includes any subsequent improvements to such structures.

Recreational vehicle: A vehicle which is:

1. Built on a single chassis;
2. 400 square feet or less when measured at the largest horizontal projection;
3. Designed to be self-propelled or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Special flood hazard area: See "Area of special flood hazard" for this definition.

Start of construction: Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured dwelling on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure: For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured dwelling.

Substantial damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or

2. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance: A grant of relief by City of Detroit from the terms of a flood plain management regulation.

Violation: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

F. LANDS TO WHICH THIS ORDINANCE APPLIES AND BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

This ordinance shall apply to all special flood hazard areas within the jurisdiction of the City of Detroit. The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for Marion County, Oregon and Incorporated Areas", dated 10/18/2019, with accompanying Flood Insurance Rate Maps (FIRMs) 41047CIND1B, 41047CIND2B, and 41047C1060G are hereby adopted by reference and declared to be a part of this ordinance. The FIS and FIRM panels are on file at the City of Detroit City Hall PO BOX 589 Detroit OR 97342.

G. COORDINATION WITH STATE OF OREGON SPECIALTY CODES

Pursuant to the requirement established in ORS 455 that the City of Detroit administers and enforces the State of Oregon Specialty Codes, the City of Detroit does hereby acknowledge that the Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in special flood hazard areas. Therefore, this ordinance is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

H. COMPLIANCE AND PENALTIES FOR NONCOMPLIANCE

All development within special flood hazard areas is subject to the terms of this ordinance and required to comply with its provisions and all other applicable regulations.

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a Class 1 Penalty within Chapter DDC 1.4.4. Nothing contained herein shall prevent the City of Detroit from taking such other lawful action as is necessary to prevent or remedy any violation.

I. ABROGATION AND SEVERABILITY

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

This ordinance and the various parts thereof are hereby declared to be severable. If any section clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

J. INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- 1. Considered as minimum requirements;*
- 2. Liberally construed in favor of the governing body; and*
- 3. Deemed neither to limit nor repeal any other powers granted under state statutes.*

K. WARNING AND DISCLAIMER OF LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

This ordinance shall not create liability on the part of the City of Detroit, any officer or employee thereof, or the Federal Insurance Administrator for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

L. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR AND THEIR DUTIES

The City of Detroit Floodplain Administrator is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

Duties of the floodplain administrator, or their designee, shall include, but not be limited to review of all development permits to determine that:

- 1. The permit requirements of this ordinance have been satisfied;*
- 2. All other required local, state, and federal permits have been obtained and approved;*
- 3. Provide to building officials the elevation requirement (Base Flood Elevation (BFE) plus 1 foot of freeboard) applicable to any building requiring a development permit when BFEs are provided by FEMA or available from another source;*
- 4. Review all development permit applications to determine if the proposed development qualifies as a substantial improvement as defined in section E.*

5. *Review all development permits to determine if the proposed development activity is a watercourse alteration. If a watercourse alteration is proposed, ensure compliance with the provisions in section R.1; and*
6. *Review all development permits to determine if the proposed development activity includes the placement of fill or excavation.*

M. INFORMATION TO BE OBTAINED AND MAINTAINED

The following information shall be obtained and maintained and shall be made available for public inspection as needed:

1. *Obtain, record, and maintain the actual elevation (in relation to mean sea level) of the lowest floor (including basements) and all attendant utilities of all new or substantially improved structures where Base Flood Elevation (BFE) data is provided through the Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM), or obtained in accordance with section R.8.*
2. *Obtain and record the elevation (in relation to mean sea level) of the natural grade of the building site for a structure prior to the start of construction and the placement of any fill and ensure that the requirements of section L.(2.) are adhered to.*
3. *Upon placement of the lowest floor of a structure (including basement) but prior to further vertical construction, obtain documentation, prepared and sealed by a professional licensed surveyor or engineer, certifying the elevation (in relation to mean sea level) of the lowest floor (including basement).*
4. *Where base flood elevation data are utilized, obtain As-built certification of the elevation (in relation to mean sea level) of the lowest floor (including basement) prepared and sealed by a professional licensed surveyor or engineer, prior to the final inspection.*
5. *Maintain all Elevation Certificates (EC) submitted to the community;*
6. *Obtain, record, and maintain the elevation (in relation to mean sea level) to which the structure and all attendant utilities were floodproofed for all new or substantially improved floodproofed structures where allowed under this ordinance and where Base Flood Elevation (BFE) data is provided through the FIS, FIRM, or obtained in accordance with section R.8.*
7. *Maintain all floodproofing certificates required under this ordinance;*
8. *Record and maintain all variance actions, including justification for their issuance;*
9. *Record and maintain all Substantial Improvement and Substantial Damage calculations and determinations as required under section O.*
10. *Maintain for public inspection all records pertaining to the provisions of this ordinance.*

N. REQUIREMENT TO NOTIFY OTHER ENTITIES AND SUBMIT NEW TECHNICAL DATA

1. COMMUNITY BOUNDARY ALTERATIONS

The Floodplain Administrator shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce

floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps (FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.

2. WATERCOURSE ALTERATIONS

Notify adjacent communities, the Department of Land Conservation and Development, and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. This notification shall be provided by the applicant to the Federal Insurance Administration as a Letter of Map Revision (LOMR) along with either:

- a. A proposed maintenance plan to assure the flood carrying capacity within the altered or relocated portion of the watercourse is maintained; or*
- b. Certification by a registered professional engineer that the project has been designed to retain its flood carrying capacity without periodic maintenance.*

*The applicant shall be required to submit a Conditional Letter of Map Revision (CLOMR) when required under section **N.3**. Ensure compliance with all applicable requirements in sections **N.3** and **R.1**.*

3. REQUIREMENT TO SUBMIT NEW TECHNICAL DATA

A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations (CFR), Section 65.3. The community may require the applicant to submit such data and review fees required for compliance with this section through the applicable FEMA Letter of Map Change (LOMC) process.

The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for proposed development which increases the base flood elevation by more than one foot in areas where base flood elevation data is available but there is no mapped regulatory floodway.

An applicant shall notify FEMA within six (6) months of project completion when an applicant has obtained a Conditional Letter of Map Revision (CLOMR) from FEMA. This notification to FEMA shall be provided as a Letter of Map Revision (LOMR).

O. SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE ASSESSMENTS AND DETERMINATIONS

The Floodplain Administrator or their designee shall conduct Substantial Improvement (SI) (as defined in section E) reviews for all structural development proposal applications and maintain a record of SI calculations within permit files in accordance with section M. Conduct Substantial Damage (SD) (as defined in section E) assessments when structures are damaged due to a natural hazard event or other causes. The Floodplain Administrator or their designee shall also make SD determinations whenever structures within the special flood hazard area (as established in section F) are damaged to the extent that the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

P. ESTABLISHMENT OF DEVELOPMENT PERMIT

1. FLOODPLAIN DEVELOPMENT PERMIT REQUIRED

A development permit shall be obtained before construction or development begins within any area horizontally within the special flood hazard area established in section F. The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in section E, including fill and other development activities.

2. APPLICATION FOR DEVELOPMENT PERMIT

Application for a development permit may be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically the following information is required:

- a. In riverine flood zones, the proposed elevation (in relation to mean sea level), of the lowest floor (including basement) and all attendant utilities of all new and substantially improved structures; in accordance with the requirements of section M.*
- b. Proposed elevation in relation to mean sea level to which any non-residential structure will be floodproofed.*
- c. Certification by a registered professional engineer or architect licensed in the State of Oregon that the floodproofing methods proposed for any non-residential structure meet the floodproofing criteria for non-residential structures in section T.3.*

- d. *Description of the extent to which any watercourse will be altered or relocated.*
- e. *Base Flood Elevation data for subdivision proposals or other development when required per sections **L and R.7.***
- f. *Substantial improvement calculation for any improvement, addition, reconstruction, renovation, or rehabilitation of an existing structure.*
- g. *The amount and location of any fill or excavation activities proposed.*

Q. VARIANCE PROCEDURE

The issuance of a variance is for floodplain management purposes only. Flood insurance premium rates are determined by federal statute according to actuarial risk and will not be modified by the granting of a variance.

1. CONDITIONS FOR VARIANCES

- a. *Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of sections **Q.1(d.), and Q.2.** As the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases.*
- b. *Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.*
- c. *Variances shall only be issued upon:*
 - i. *A showing of good and sufficient cause;*
 - ii. *A determination that failure to grant the variance would result in exceptional hardship to the applicant;*
 - iii. *A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.*
- d. *Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of section **Q.1(b.) – (c.)** are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.*

2. VARIANCE NOTIFICATION

Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance and that such construction below the base flood elevation increases risks to life and property. Such notification and a record of all variance actions, including justification for their issuance shall be maintained in accordance with section M.

R. GENERAL STANDARDS FOR FLOOD HAZARD REDUCTION

In all special flood hazard areas, the following standards shall be adhered to:

1. ALTERATION OF WATERCOURSES

Require that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse to ensure that the flood carrying capacity is not diminished. Require compliance with sections N.2 and N.3.

2. ANCHORING

- a. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.*
- b. All manufactured dwellings shall be anchored per section T.4.*

3. CONSTRUCTION MATERIALS AND METHODS

- a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.*
- b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.*

4. WATER SUPPLY, SANITARY SEWER, AND ON-SITE WASTE DISPOSAL SYSTEMS

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.*
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.*
- c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.*

5. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER EQUIPMENT

Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be elevated at or above the base flood level plus 1 foot or shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. In addition, electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities replaced as part of a substantial improvement shall meet all the requirements of this section.

6. TANKS

- a. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.*
- b. Above-ground tanks shall be installed at or above the base flood level plus 1 foot or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.*

7. SUBDIVISION PROPOSALS & OTHER PROPOSED DEVELOPMENTS

- a. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals, Base Flood Elevation data.*
- b. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) shall:*
 - i. Be consistent with the need to minimize flood damage.*
 - ii. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.*
 - iii. Have adequate drainage provided to reduce exposure to flood hazards.*

8. USE OF OTHER BASE FLOOD ELEVATION DATA

When Base Flood Elevation data has not been provided in accordance with section F the local floodplain administrator shall obtain, review, and reasonably utilize any Base Flood Elevation data available from a federal, state, or other source, in order to administer section R-T. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) must meet the requirements of section R.7.

Base Flood Elevations shall be determined for development proposals that are 5 acres or more in size or are 50 lots or more, whichever is lesser in any A zone that

does not have an established base flood elevation. Development proposals located within a riverine unnumbered A Zone shall be reasonably safe from flooding; the test of reasonableness includes use of historical data, high water marks, FEMA provided Base Level Engineering data, and photographs of past flooding, etc... where available. To ensure the development is reasonably safe from flooding the elevation requirement and dry floodproofing requirement must be a minimum of two (2) feet above the highest adjacent grade. Failure to elevate at least two feet above grade in these zones may result in higher flood insurance rates.

9. STRUCTURES LOCATED IN MULTIPLE OR PARTIAL FLOOD ZONES

In coordination with the State of Oregon Specialty Codes:

- a. When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.*
- b. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.*

S. SPECIFIC STANDARDS FOR FLOOD HAZARD REDUCTION IN RIVERINE (INCLUDING ALL NON-COASTAL) FLOOD ZONES

These specific standards shall apply to all new construction, substantial improvements, and changes in use, in addition to the General Standards contained in section R of this ordinance.

1. FLOOD OPENINGS

All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) are subject to the following requirements.

Enclosed areas below the Base Flood Elevation, including crawl spaces shall:

- a. Be designed to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters;*
- b. Be used solely for parking, storage, or building access;*
- c. Be certified by a registered professional engineer or architect or meet or exceed all of the following minimum criteria:*
 - i. A minimum of two openings,*
 - ii. The total net area of non-engineered openings shall be not less than one (1) square inch for each square foot of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls,*
 - iii. The bottom of all openings shall be no higher than one foot above grade.*

- iv. *Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.*
- v. *All additional higher standards for flood openings in the State of Oregon Residential Specialty Codes Section R322.2.2 shall be complied with when applicable.*

2. GARAGES

- a. *Attached garages may be constructed with the garage floor slab below the Base Flood Elevation (BFE) in riverine flood zones, if the following requirements are met:*
 - i. *The floors are at or above grade on not less than one side;*
 - ii. *The garage is used solely for parking, building access, and/or storage;*
 - iii. *The garage is constructed with flood openings in compliance with section S.1 to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater.*
 - iv. *The portions of the garage constructed below the BFE are constructed with materials resistant to flood damage;*
 - v. *The garage is constructed in compliance with the standards in section R; and*
 - vi. *The garage is constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.*
- b. *Detached garages must be constructed in compliance with the standards for appurtenant structures in section T.6 or non-residential structures in section T.3 depending on the square footage of the garage.*

T. STANDARDS FOR FLOOD HAZARD REDUCTION IN RIVERINE (NON-COASTAL) SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS

In addition to the general standards listed in section R the following specific standards shall apply in Riverine (non-coastal) special flood hazard areas with Base Flood Elevations (BFE): AE Zones or when other BFE data is available per section Q.8.

1. BEFORE REGULATORY FLOODWAY

In areas mapped as Zone AE, where a regulatory floodway has not been designated, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zone AE on the community's Flood Insurance Rate Map

(FIRM), unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

2. RESIDENTIAL CONSTRUCTION

- a. New construction, conversion to, and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at or above the Base Flood Elevation (BFE) plus one (1) foot.*
- b. Enclosed areas below the lowest floor shall comply with the flood opening requirements in section **S.1.***

3. NON-RESIDENTIAL CONSTRUCTION

- a. New construction, conversion to, and substantial improvement of any commercial, industrial, or other non-residential structure shall:
 - i. Have the lowest floor, including basement elevated at or above the Base Flood Elevation (BFE) plus one (1) foot;*
 - ii. Or, together with attendant utility and sanitary facilities:
 - a) Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;*
 - b) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.*
 - c) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the Floodplain Administrator as set forth section **M.*****
- b. Non-residential structures that are elevated, not floodproofed, shall comply with the standards for enclosed areas below the lowest floor in section **S.1.***
- c. Applicants floodproofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one (1) foot below.*

4. MANUFACTURED DWELLINGS

- a. *Manufactured dwellings to be placed (new or replacement) or substantially improved that are supported on solid foundation walls shall be constructed with flood openings that comply with section S.1;*
- b. *The bottom of the longitudinal chassis frame beam shall be at or above Base Flood Elevation;*
- c. *Manufactured dwellings to be placed (new or replacement) or substantially improved shall be anchored to prevent flotation, collapse, and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques), and;*
- d. *Electrical crossover connections shall be a minimum of twelve (12) inches above Base Flood Elevation (BFE).*

5. RECREATIONAL VEHICLES

Recreational vehicles placed on sites are required to:

- a. *Be on the site for fewer than 180 consecutive days, and*
- b. *Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or*
- c. *Meet the requirements of section T.4, including the anchoring and elevation requirements for manufactured dwellings.*

6. APPURTENANT (ACCESSORY) STRUCTURES

Relief from elevation or floodproofing requirements for residential and non-residential structures in Riverine (Non-Coastal) flood zones may be granted for appurtenant structures that meet the following requirements:

- a. *Appurtenant structures must only be used for parking, access, and/or storage and shall not be used for human habitation;*
- b. *In compliance with State of Oregon Specialty Codes, appurtenant structures on properties that are zoned residential are limited to one-story structures less than 200 square feet, or 400 square feet if the property is greater than two (2) acres in area and the proposed appurtenant structure will be located a minimum of 20 feet from all property lines. Appurtenant structures on properties that are zoned as non-residential are limited in size to 120 square feet.*
- c. *The portions of the appurtenant structure located below the Base Flood Elevation must be built using flood resistant materials;*

- d. *The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.*
- e. *The appurtenant structure must be designed and constructed to equalize hydrostatic flood forces on exterior walls and comply with the requirements for flood openings in section S.1;*
- f. *Appurtenant structures shall be located and constructed to have low damage potential;*
- g. *Appurtenant structures shall not be used to store toxic material, oil, or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality unless confined in a tank installed in compliance with section R.6.*
- h. *Appurtenant structures shall be constructed with electrical, mechanical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.*

3.7.1 — Flood Hazard

- A. **Purpose.** ~~It is the purpose of this chapter to promote the public health, safety, and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed:~~
 - 1. ~~To protect human life and health;~~
 - 2. ~~To minimize expenditure of public money and costly flood control projects;~~
 - 3. ~~To minimize the need for rescue efforts associated with flooding and generally undertaken at the expense of the general public;~~
 - 4. ~~To minimize prolonged business interruptions;~~
 - 5. ~~To minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard;~~
 - 6. ~~To help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas;~~
 - 7. ~~To ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.~~
- B. **Land to Which This Section Applies.** ~~This ordinance shall apply to all areas of special flood hazards within the jurisdiction of the City of Detroit.~~
- C. **Basis for Establishing the Areas of Special Flood Hazard.** ~~The areas of special flood hazard identified by the Federal Insurance Administration in a scientific engineering report entitled "The Flood Insurance Study for Marion~~

County and incorporated areas," dated January 19, 2000, and any revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file at the City of Detroit, Marion County. The best available information for flood hazard area identification as outlined in Section E, number 2 shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under Section E, number 2.

- D. ~~Development Permit Required.~~ A development permit shall be obtained before construction or development begins within any area of special flood hazard established in Section B. The permit shall be for all structures including manufactured homes, as set forth in Chapter 1.3, Definitions, and for all development including fill and other activities, also as set forth in Chapter 1.3.
- E. ~~Designation of the City of Detroit. The City Council is hereby appointed to administer and implement this ordinance by granting or denying development permit applications in accordance with its provisions.~~
- F. ~~Duties and Responsibilities of the City of Detroit:~~ Duties of the City Council shall include, but not be limited to:
1. ~~Permit Review~~
 - a. ~~Review all development permits to determine that the permit requirements of this ordinance have been satisfied.~~
 - b. ~~Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required.~~
 - c. ~~Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment provisions of Section F, number 3 are met.~~
 2. ~~Use of Other Base Flood Data (In A Zones).~~ When base flood elevation data has not been provided (A Zones) in accordance with 3.7.1 Section C.
 3. ~~Information to be Obtained and Maintained~~
 - a. ~~Where base flood elevation data is provided through the Flood Insurance Study, FIRM, or required as in Section E, number 2, obtain and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.~~
 - b. ~~For all new or substantially improved floodproofed structures where base flood elevation data is provided through the Flood Insurance Study, FIRM, or as required in Section E, number 2:~~
 - i. ~~Verify and record the actual elevation (in relation to mean sea level), and~~
 - ii. ~~Maintain the floodproofing certifications required in Section G.~~
 - c. ~~Maintain for public inspection all records pertaining to the provisions of this ordinance.~~

4. Alteration of Watercourses

- a. ~~Notify adjacent communities and the Department of Land Conservation and Development prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.~~
- b. ~~Require that maintenance be provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished.~~

5. Interpretation of FIRM Boundaries. ~~Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59.76).~~

G. **General Standards.** In all areas of special flood hazards, the following standards are required:

1. Anchoring.

- a. ~~All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure.~~
- b. ~~All manufactured homes must likewise be securely anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over the top or frame ties to ground anchors. (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques).~~

2. Construction Materials and Methods.

- a. ~~All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.~~
- b. ~~All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.~~
- c. ~~Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be elevated above the base flood elevation, or shall be designed to prevent water from entering or accumulating within the components during conditions of flooding.~~

3. Utilities.

- a. ~~All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system; and~~
- b. ~~All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters and discharge into the flood waters.~~

c. ~~On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.~~

4. ~~Subdivision Proposals.~~

a. ~~All subdivision proposals shall be consistent with the need to minimize flood damage;~~

b. ~~All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, water systems located and constructed to minimize or eliminate flood damage;~~

c. ~~All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage; and~~

d. ~~Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five (5) acres (whichever is less).~~

5. ~~Review of Building Permits.~~ Where elevation data is not available either through the Flood Insurance Study, FIRM, or from another authoritative source (Section E, number 2), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes the use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two (2) feet above grade in these zones may result in higher insurance rates.

H. **Specific Standards.** In all areas of special flood hazards where base flood elevation data has been provided (Zones A1-30, AH, and AE as set forth in Section 3.2, Basis for Establishing the Areas of Special Flood Hazard or Section E, number 2, Use of Other Base Flood Data In A and V zones), the following provisions are required:

1. ~~Residential Construction.~~

a. ~~New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one (1) foot above the base flood elevation.~~

b. ~~Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by an Oregon registered professional engineer or architect or must meet or exceed the following minimum criteria:~~

i. ~~A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided.~~

ii. ~~The bottom of all openings shall be no higher than one (1) foot above grade.~~

iii. ~~Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.~~

2. ~~Nonresidential Construction.~~ New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to the level of the base flood elevation; or, together with attendant utility and sanitary facilities, shall:
- a. ~~Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;~~
 - b. ~~Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy as certified by an Oregon registered professional engineer;~~
 - c. ~~Be certified by an Oregon registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in Section E, number 3b;~~
 - d. ~~Nonresidential structures that are elevated and not floodproofed must meet the same standards for space below the lowest floor as described in Section F, number 2b;~~
 - e. ~~Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the floodproofed level (e.g., a building constructed to the base flood level will be rated as one (1) foot below that level).~~

3. Manufactured homes:

- a. All manufactured homes shall be placed on substantially improved sites:
 - i. ~~Outside of a manufactured home park or subdivision,~~
 - ii. ~~In a new manufactured home park or subdivision,~~
 - iii. ~~In an expansion to an existing manufactured home park or subdivision, or~~
 - iv. ~~A manufactured home in an existing manufactured home park or subdivision which has incurred "substantial damage" as the result of a flood shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one (1) foot above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement.~~
- b. ~~Manufactured homes to be placed or substantially improved on sites on sites in an existing manufactured home park or subdivision within Zones A1-30, AH, and AE on the community's FIRM that are not subject to the above manufactured home provisions be elevated so that either:~~
 - i. ~~The lowest floor of the manufactured home is elevated one (1) foot above the base flood elevation, or~~
 - ii. ~~Reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement support the manufactured home chassis.~~

4. Recreational Vehicles

- a. ~~Recreational vehicles placed on sites are required to either:~~
 - i. ~~Be on site for fewer than 180 consecutive days,~~
 - ii. ~~Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or~~
 - iii. ~~Meet the requirements of Section G, number 3 above and the elevation and anchoring requirements for manufactured homes.~~
- I. ~~**Before Regulatory Floodway.** In areas where a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones AI-30 and AE on the community's FIRMs, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.~~
- J. ~~**Critical Facility.** Construction of new critical facilities shall be, to the greatest extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three (3) feet or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the base flood elevation shall be provided to all critical facilities to the extent possible.~~

CONCLUSION AND RECOMMENDATIONS

The proposed amendment is consistent with the applicable approval criteria and staff recommends the Planning Commission recommend the City Council approve and adopt the proposed amendment.



PLANNING COMMISSION SPECIAL SESSION/PUBLIC HEARING
Wednesday, April 27, 2021 – 5:30 PM
ZOOM Meeting

1. **CALL TO ORDER** – Davis Evenson call meeting to order at 5:30 PM via Zoom.
IN ATTENDANCE - Davis Evenson, Dean O'Donnell, Kevin Cameron, Gina Audritsh, Michelle Warden and Elaine De George.
 Staff – McRae Carmichael City Planner, Kelly Galbraith, City Recorder and Michelle Connor, City Clerk.
3. **DECLARATIONS OF CONFLICT OF INTEREST** - None.
4. **ANNOUNCEMENTS** – None.
5. **APPROVAL OF MINUTES – 3-23-2021** – Started recording late and did not get motions to approve minutes.

6. PUBLIC HEARINGS TO DECIDE UPON THE FOLLOWING REQUEST: To consider a proposal for a Class C Variance to Section 2.15 (B) of the Detroit Development Code, to allow for a 9-foot setback where a 15 foot setback is required.

- 6.1.1 Chairman Evenson opens Public Hearing for Planning Commission – No public comments or questions.
- 6.1.2 Hearing Disclosure Statement read. Chairman Evenson asked if there were any objections to the notice in this case. None heard. Chairman Evenson if there were any objections to the jurisdiction to hear and decide this case. None heard. Are there any declarations or exparte contact or conflict of interest or bias member of the Commissioner's. None heard.
- 6.2 Staff Report – McRae Carmichael, City Planner, COG – McRae Carmichael gives staff report for VAR 2021-01. Variance to Section 2.1.5(B) of the Detroit Development Code to reduce the front yard, yard adjacent to a street setback for an Accessory Structure from fifteen (15) to a nine (9) foot yard setback for the yard fronting on 2nd Street in the Single-Family (RS) zone.
- 6.3 Questions to McRae Carmichael by Commissioners
- 6.4 Applicant Keith Munn testifies. Jeff Waldine, general contractor for Mr. Munn speaks on Mr. Munns behalf. Bill Kincaid American Excavation speaks on Mr. Munns behalf. Debby Ruyle speaks on Mr. Munns behalf.
- 6.5 **CLOSE PUBLIC HEARING**

6.5.1 Commissioner Cameron makes a motion to approve Class C Variance for Mr. Munn to go from 15-foot to a 9-foot setback. Commissioner O'Donnell seconded. Discussion ensued. Motion passed with aye votes heard from Commissioner's Warden, Cameron, O'Donnell. Nay vote heard from Commissioner Audritsh. No vote heard from Commissioner De George or Commissioner Evenson. Chairman Evenson said motion passed with 3 votes to 1. Recommendation to the City Council has passed.

UNFINISHED BUSINESS

Food Carts – McRae spoke to this. ORD 253 allows food carts to be on commercial property seasonally from April 15th to October 15th. McRae read Ordinance 253. Mc Rae asked the Commissioners if they would like for her to work on an ordinance that we refine this more or do they want to just work with what we have and have food carts this summer and just observe it.

Commissioner O'Donnell says Marion County requires a bathroom and a hand washing station. Commissioner Warden wanted to know if we should have the food carts through the winter since there probably won't be any restaurants available through the winter. McRae's recommendation is to put something about licensing on the website so that if someone wants to get a food cart they will know to obtain the city's business license. Commissioners decided to re-visit this in mid-summer.

Main Street Corridor

McRae was going to bring back a road map and grant opportunities and what the planning process should look like. The American Planning Association has signed a visionary work, beginning master plan and that the contract is supposed to be completed by June 30 and their work will be an evaluation of the code in its entirety with a recommendation of next steps. Discussion continued.

NEW BUSINESS

Restrictive Covenant

McRae discussed the property lines adjustments since the wildfires. A restrictive covenant established outside property lines. It lets the property owners build over property lines as long as they sign a contract that says that if the property is sold, they have to sell both lots together. Discussion continued. McRae asked if we wanted to allow the restrictive covenant beyond just people who are impacted by the fire. Kelly asked, "Do we want to give the people that are coming in to purchase lots have this opportunity as well"? Commissioner Cameron says that McRae's presentation is pretty straight forward. The county is adopting this policy outside of the city limits because what happens is people really struggle on a re-build and they are over the property line. This is an easy way for people to go ahead and do this and it is permanently bringing two lots together. He feels that it doesn't matter whether its pre-fire or not. It's an easy way to build a structure and it is a pretty simple process. Commissioner Cameron made a motion to recommend to the council that we adopt this

restrictive covenant for pre-fire or post-fire to combine two lots and that it becomes a policy of the city. Commissioner Audritsh seconded the motion. Motion passed with aye votes heard from Commissioner's O'Donnell, Evenson, Audritsh, Warden, DeGeorge and Cameron.

Adjournment – Commissioner O'Donnell made a motion to adjourn. Commissioner Audritsh seconded the motion. Motion passed with aye votes heard from Commissioner's O'Donnell, Evenson, Audritsh, Warden, DeGeorge and Cameron.

Meeting adjourned at 6:50 PM.

Signed:

Attest:

Davis Evenson, Chairman

Kelly Galbraith, City Recorder



PLANNING COMMISSION REGULAR MEETING MINUTES

Tuesday, June 29, 2021 – 5:30 PM
ZOOM Meeting

1. **CALL TO ORDER** – Meeting was called to order at 5:32 PM
2. **PLANNING COMMISSION ROLL CALL** - Gina Audritsh, Dean O'Donnell, Michelle Warden, Kevin Cameron, Elaine DeGeorge, Kevin Hills and Davis Evenson
3. **DECLARATIONS OF CONFLICT OF INTEREST AND EX-PARTE CONTACT**
Conflict of Interest indicates a direct/indirect financial benefit, as defined by Oregon Government Standards and Practices Commission, from an agenda item and excludes any involvement in discussion or vote on the issue. Where a councilor is so involved with an issue such that they have prejudged the matter based on evidence or opinion not developed during the course of the record proceeding before the city, and it would be unfair for that councilor to vote on the application, that councilor should also exclude him/herself from any involvement in discussion or vote on the issue.
4. **ANNOUNCEMENTS** - Items not on the agenda but relevant to City business may be discussed by the Council at this meeting. Citizens are encouraged to attend all meetings of the City Council to ensure that they remain informed. Agenda items may be moved back if a Public Hearing is scheduled.
5. **APPROVAL OF MINUTES** – Kelly said minutes are not quite finished.
6. **UNFINISHED BUSINESS** - None
7. **NEW BUSINESS**
 - a. Initiate the Flood Plain Text Amendment – Mcrae spoke to Planning Commission about initiating the Flood Plain text amendment and what is. Gina Audritsh motioned to direct staff to initiate text amendment to be in compliance with FEMA. It was seconded by Kevin Cameron. All in favor, motion passed. Mcrae explained that a hearing will follow.
 - b. The Building of Container Homes in Detroit – The Planning Commission reviewed a letter and photos of a proposed container home on Guy Moore Dr. Kelly explained that Chris Trussell with Marion County would approve of a container home as long as it met the applicable provisions of the Oregon Residential Specialty Code for a dwelling unit and there is nothing in the City Development Code that would prohibit it. Kevin Cameron would like to see more information on this and have more discussion around what the finished product should look like. Elaine DeGeorge would also like to see some boundaries put up in regards to container homes. The owner, Scott King, spoke and explained he doesn't plan to start until next Spring but just wanted a yes or no answer from the Commission as to whether they would approve of it or not.

- Elaine DeGeorge will head up a committee to discuss adding additional standards to the Development Code for container homes.
- c. New Business in Detroit – Kelly Galbraith – Kelly received a phone call asking if the City would approve a gas station/mini mart on Breitenbush Rd. where the RV Park is. She explained to him it would have to go before the Planning Commission and City Council. The caller refused to submit a plan. There was discussions around zoning ODOT, DEQ and whether our infrastructure can handle that much congestion? We need to see a plan. Kevin Cameron suggested we draft a letter to the caller asking him to submit a plan.
 - d. Community Visioning and Strategic Planning – “Better City” has been commissioned by Marion County to develop a community visioning and strategic planning project to assist Santiam Canyon to excel economic recovery. Elaine DeGeorge says Councilor Tesdal and herself would like to start a Tourism Committee to spearhead the creation of a vision for Detroit. Michelle Warden would also like to participate. Kelly is going to send the Planning Commission’s contact info. to Ryan at Better City.
 - e. Elaine DeGeorge to speak about Ramada’s, Changing the City of Detroit to Detroit Lake, etc. – Elaine would like to review some of the City Codes. She would like to see Ramada’s come back since we have lost so many trees. She says some people that have them now don’t plan to take them down as they don’t plan to rebuild and will stay living in their RVs. She thinks there should be some compassion for residents who can’t afford to rebuild. Kevin Cameron reiterated that residents can apply for a “transitional” housing permit for two years and also get a two-year extension. The Planning Commission can review the Codes down the road.

ADJOURNMENT – Next meeting will be in person with a ZOOM option. Elaine DeGeorge motioned to adjourn the meeting, seconded by (inaudible). Meeting adjourned at 6:50 PM.

Signed:

Attest:

Davis Evenson, Chairman

Kelly Galbraith, City Recorder

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