

MINUTES
City of Newport Planning Commission
Work Session
Newport City Hall Conference Room A
September 9, 2019
6:00 p.m.

Planning Commissioners Present: Jim Patrick, Lee Hardy, Bob Berman, Bill Branigan, Gary East, Jim Hanselman, and Mike Franklin.

PC Citizens Advisory Committee Members Present: Dustin Capri

Public Members Present: Madeline Shannon

City Staff Present: Community Development Director (CDD) Derrick Tokos; and Executive Assistant, Sherri Marineau.

1. **Call to Order.** Chair Patrick called the Planning Commission work session to order at 6:00 p.m.
2. **Unfinished Business.** None were heard.
3. **New Business.**
- A. **Review Draft Amendments to NMC Chapter 14.20, Flood Hazard Areas.** Tokos reviewed the changes that were required for the NMC Chapter 14.20. He noted that the City didn't have a lot of play in the amendments and any changes would need to be run by FEMA first. Berman asked if there was anything serious brought up in the FEMA audit. Tokos said the City did well overall and the audit was pretty routine, but there was some enforcement that the City needed to follow up with.

Berman asked if there had been an effort to get people who received FEMA payouts to not build in the same spot. Tokos said the regulations were set up that if the new buildings were designed to the standards they would not get damaged. A discussion ensued regarding disaster mitigation and how funds are distributed.

Tokos reviewed the "Definitions" section next and noted he removed the definitions that weren't referenced anywhere else in the code other than in the definition section. "Critical Facilities" was being handled by the State and was taken out. Franklin asked if they were using the study from 1929 for the "Mean Sea Level" or were they using LIDAR. Tokos explained that for the purpose of gathering data this was a way of measuring and was why they were calling it out. Berman noted that "Recreational Vehicles" definition is 400 square feet or less, but a 45 foot motorhome with pushouts would be over 400 square feet. He asked how this type of RV applied. Tokos would look into this. He thought this was in the statutory regulations and was how they defined what was measured. Tokos explained FEMA was trying to match up with Federal standards. He reminded that tiny homes did not fall under RVs. Capri thought that NAVD 88 replaced MGB 129 and asked if it was the old code. Tokos would look into it.

Tokos noted that the "Administration" section had been altered quite a bit by adding more detail on what the City would be looking at and record retention. Tokos explained that the latest maps were LIDAR maps. Tokos reviewed the "Substantial Improvement" changes pointing out that this was about making sure the City saved their work and showed how the work was performed.

Tokos reviewed the "Provisions for Flood Hazard Reduction" next. Patrick questioned why it was better to require over the top tie downs. Tokos thought it was just another layer of reinforcement to keep buildings from dislodging from the foundation. Tokos noted that under "Construction Materials" there were some guidelines and technical views on construction materials that were more resistant. FEMA didn't require it in

the code and that is why it was left out. After a discussion on tie downs, it was determined that alternate methods for anchoring needed to be looked at.

Patrick asked how above ground septic systems were considered in regards to tanks. Tokos said there wasn't much in the way of this for Newport but this gave the City standards.

Tokos noted that standards for RVs had been added. A discussion ensued regarding RVs and how they are treated in mobile home parks. Tokos reviewed Floodways and how developers would have to compensate for the amount of water that was raised when fill was added when developing in the floodways. Tokos noted that there were standards put in place for shallow flood areas, even though there were none at that time in Newport.

Tokos explained that FEMA didn't expect a report every time a single pile was replaced on the bay. They would require it if the whole dock was being replaced in the Port. Tokos reported that a notice was sent out that day to everyone who owned property in the floodplain to notify them of the public hearing. Tokos said the City was on a timeframe and had to have the changes adopted in November.

Adjourned at 6:44 p.m.

Respectfully submitted,



Sherri Marineau
Sherri Marineau,
Executive Assistant