

Minutes - Woodbury County Zoning Commission Meeting August 22, 2011

The meeting convened on the 22nd of August, 2011 at 6 PM in the Board of Supervisor's meeting room on the first floor of the Court House, Downtown, Sioux City, Iowa. Present were the following Commission members – Vice Chairman David McWilliams, Mike Knight, Arvin Nelson; Christine Zellmer Zant arrived at 6:12. Grady Marx was out of town. Zoning Staff Present: John Pylelo and Peggy Napier. No people from the public were present.

The first agenda was approval of July 25th, 2011 Commission Minutes.

Mr. Nelson made a motion to table approval of the minutes until a quorum was present.

Mr. Knight seconded the motion; motion carried 3-0.

The next agenda item was a Public Hearing, Study and Recommendation to Board of Supervisors Re: Proposed mapping and Text Amendments to Flood Plain Management Ordinances.

The Federal Emergency Management Agency (FEMA) has provided Woodbury County with updated flood insurance rate mapping (FIRM). Woodbury County wishes to continue participation in the National Flood Insurance Program (NFIP) and to qualify the County would be required to adopt the new mapping prior to September 29, 2011.

Failure to adopt the new mapping could have negative effects upon county residents and businesses who may have casualty loss exposure should a flood event occur. There is also the potential for loss of marketability of property and structures as no federally insured financial institution can loan funds without flood insurance being in place.

The Woodbury County Planning and Zoning office in coordination with Iowa's Department of Natural Resources' personnel has reviewed the County's Flood Plain management ordinances and is jointly recommending 5 text amendments. The majority of the text amendments are related to new map adoption and technical references within the new mapping. Attached you will find a proposed ordinance amendment outlining each of the amendments.

Due to the size and number of FIRM panels they are not being provided within your packets but will be available at your meeting or in the Planning and Zoning office for pre-meeting review. The new flood plain maps have been converted to a mapping layer and are available online by accessing the County's website at <http://www.woodburyiowa.com> – then selecting the Assessor's webpage mapping; and selecting the layer entitled "FEMA Proposed Flood Map."

Staff recommendation: Subject to public testimony staff would recommend an affirmative adoption recommendation to the Board of Supervisors for each of the proposed amendments.

Your Commission is asked to hold a public hearing, study the proposed amendments and vote to make recommendation to the Board of Supervisors.

Mr. Knight made a motion to close the public hearing. Mr. Nelson seconded the motion; carried 3-0.

Discussion:

Mr. Pylelo explained FEMA's proposed map update to the commission members saying there was pressure to update the proposed maps with 32k to update with more current technology. In order to participate in insurance, landowners have to have the insurance in order to get certain grant moneys. To participate in FEMA's insurance program you have to use FEMA's already written language. The county can only hope better data from the consulting firm will be adopted by FEMA with new maps. Most flood areas exist around current riverbeds and they affect very few single family dwellings or other structures.

Map must be adopted by September 29th, 2011 in order for residents to get reduced-rate flood insurance.

A discussion ensued regarding how various people will be affected.

Mr. Pylelo explained in the adoption process there will be three (3) readings by the Board of Supervisors. The readings will be public but regardless of objections from the public the new maps will be adopted.

There are three (3) actual changes in the new ordinance:

1. Section 5.03: Floodplain Management Ordinance – 2B. *The Flood Insurance Rate ~~Map 01-56~~ for unincorporated areas of Woodbury County Iowa...*
2. Section 5.03: Floodplain Management Ordinance – 9A(c). *Record and maintain a record of (i) the elevation (~~in relation to National Geodetic Vertical Datum~~) of the lowest floor...*
3. Section 5.03: Floodplain Management Ordinance – 9B(e). *Elevation (~~in relation to National Geodetic Vertical Datum~~) of the lowest floor...*

Mr. Nelson recommended some kind of notification prior to adoption of FEMA's new mapping.

Mr. Nelson made a motion to recommend approval of the proposed mapping and text amendments to the Flood Plain Management Ordinances. Mr. Knight seconded the motion; motion carried 3-0.

Mr. Nelson made a motion to untable the minutes since Ms. Zellmer Zant was now present. Mr. Knight seconded the motion; motion carried 3-0.

Mr. Nelson made a motion the minutes of July 25th, 2011 be approved as written. Mr. Knight seconded the motion; motion carried 3-0.

Ms. Zellmer Zant made a motion to adjourn. Mr. Knight seconded the motion; motion carried 3-0.

Meeting adjourned at 7:53 PM. Next meeting will be on September 26th at 6 PM.