



## Planning Commission Meeting Minutes

April 15, 2025

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Chairperson:	Todd Culver, Presiding
Commissioners Present:	Joe Neely, Susan Jackson, and Jeremy Moritz.
Commissioners Absent:	Rhonda Giles, Kurt Kayner, Kent Wullenwaber and Youth Advisor Taylor Tatum
Staff Present:	City Administrator/Planner Michele Eldridge, and Finance Officer/Deputy City Recorder Cathy Nelson
Meeting Location:	Harrisburg Municipal Center located at 354 Smith St.

**CALL TO ORDER AND ROLL CALL:** Order was called at 7:02pm by Chairperson Todd Culver.

**CONCERNED CITIZEN(S) IN THE AUDIENCE.** Everyone present was there for items on the agenda.

### **APPROVAL OF MINUTES**

Moritz motioned to approve the minutes for October 15, 2024, and was seconded by Neely. The Planning Commission then voted unanimously to approve the Minutes for October 15, 2024.

### **PUBLIC HEARING**

**THE MATTER OF HOLDING A PUBLIC HEARING AND RECOMMENDING APPROVAL/AMENDMENT/DENIAL OF THE DRAFT AMENDMENT TO THE CITY OF HARRISBURG FLOOD HAZARD MANAGEMEMNT CODE, HMC 18.55.070 (LU 463-2025) TO THE CITY COUNCIL.**

Chairperson Todd Culver read aloud the order of proceedings, and noted the procedures for continuance, and the process to keep the record open.

At the hour of 7:05pm, the Public Hearing was opened.

Culver asked if there were any Conflicts of Interest or any Ex Parte contacts.

None reported.

There were no rebuttals in relation to Conflicts of Interest, or Ex Parte Contacts.

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**Culver then read aloud the criteria that were relied upon for this land use hearing and noted additional copies of criteria near the door. He also directed the audience on how they would need to direct testimony towards the applicable criteria, and how an appeal could be made.**

**STAFF REPORT:** Eldridge gave a summary of the new requirements. They are handed down to the city from FEMA and are required. DLCD has created a model ordinance for cities to follow, which we are using. This procedure is called PICM (Pre-Implementation Compliance Measure). The Governor of Oregon asked for a pause on the PICM, and FEMA refused to work with Oregon and DLCD. There are ramifications for non-compliance, which include denial of federal grants, federal hazard assistance, and flood insurance for residents. If FEMA takes away this requirement we can revert to our original code. The City Council had chosen Option 1, which was less onerous for the city and citizens.

Page 21 of the agenda pack is a red-line standard showing the additions to the previous code. Eldridge showed city maps on the screen for the Commission and public. She started with the basic map of the city and added the flood zone overlay and then the SFHA (Special Flood Hazard Area) overlay to show which properties were affected. This SFHA is applicable to undeveloped areas falling in the new areas. Page 49 shows all exempt activities. Eldridge pointed out that the city cannot change the standards set by FEMA. However, there is a variance process that can be applied. Eldridge spoke with Gheen personally last week, due to them being the most effect business in town by the new regulations.

- Pages 21-30 of the agenda added definitions.
- Page 46 explains what “no net loss standards” mean.
- Page 62 refers to stormwater management in the new SFHA zones.
- Table 1 on page 50 shows the ratio to maintain the “no net loss standards” for undeveloped space, impervious surfaces, and trees.
- Neely asked when the fine for non-compliance starts. Eldridge replied that the \$500 day fines would be treated the same as the other violations. We would apply common sense before issuing fines.

Eldridge referred to the city council goals and Harrisburg Comp plan volume II.

Eldridge highlighted the following criteria and goals:

- Criterion 1 – Met.
- Goals 1, 2, 5, 6, 7, 8, 12, and 15 – Met
- Criterion 2 – N/A.
- Criterion 3 – Met.
- Criterion 4 – N/A.

Staff feel that all requirements are met and recommend approval.

**TESTIMONY IN FAVOR WAS ASKED FOR.**

- None given.

**TESTIMONY IN OPPOSITION WAS ASKED FOR.**

- None given.

**NUETRAL TESTIMONY WAS ASKED FOR.**

- Derek Scafford of Harrisburg asked about the current flood plain zone. How can they prove that they are not in a flood zone. FEMA increased the level by 3ft. which covers his property and increases his homeowner’s insurance.

**The public hearing was closed at the hour of 8:03pm.**

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- Jackson asked if residents could still apply for LLOMA. Eldridge advised her to speak to an attorney.
- **Moritz motioned to approve the recommendation oof the amendment to the City of Harrisburg Flood Hazard Management Code, HMC 18.55.070 (LU 463-2025) to the City Council. This motion is based on findings contained in the April 8, 2025 Staff Report, and on findings during deliberations on the request. The motion was seconded by Jackson. The Planning Commission then voted unanimously to approve the recommendation oof the amendment to the City of Harrisburg Flood Hazard Management Code, HMC 18.55.070 (LU 463-2025) to the City Council. This motion is based on findings contained in the April 8, 2025 Staff Report, and on findings during deliberations on the request.**

**With no further discussion, the meeting was adjourned at the hour of 8:10 pm.**

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**Chairperson**

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**City Recorder**