CITY COUNCIL MEETING AGENDA

October 21, 2024
6:00 PM
Central Point City Hall, Council Chambers
140 S 3rd St, Central Point, OR
www.centralpointoregon.gov

10. Meeting Called to Order

20. Business

A. Floodplain Management Program

30. Adjournment

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice), or by e-mail to rachel.neuenschwander@centralpointoregon.gov. Si necesita traductor en espanol o serviciis de discapacidades (ADA) para asistir a una junta publica de la caudad poor favor llame con 72 hora de anticipation al 541-664-3321 ext. 201.

Staff Report

DEPARTMENT: Planning **MEETING DATE:** October 21, 2024

STAFF CONTACT:

SUBJECT: Floodplain Management Program

SUMMARY AND BACKGROUND:

Background

The purpose of this item is to provide Council with an overview of the City's floodplain management program and an update on recent changes to practices and policies that will affect implementation of the program. The City's floodplain management program is Central Point's efforts to reduce flood losses and protect residents and property. Some of the activities in the program include:

- Regulatory measures: Management standards to prevent or minimize the negative affects of development in the floodplain.
- Construction measures: Actions or activities designed to reduce flood damages
- Outreach measures: Providing information about floods, flood hazards, and how to prevent damages to property and loss of life.
- Emergency Planning Measures: Developing plans to prepare for and respond to flood-related hazards and emergencies.

The goal of floodplain management is to create a more resilient community with safer, more sustainable development while protecting the natural functions of floodplain areas.

On-Going Activities

Regulatory Measures

The City participates in federal programs that provide flood insurance to residents in the flood areas in exchange for implementing minimum management standards that support community resiliency through preventive and corrective measures. Participation in the NFIP provides base floodplain management standards and makes federal flood insurance available for all residents and business owners in the community. This is important because 1) flood insurance provides financial protection for at-risk structures; and 2) federal law requires flood insurance as a condition of financing for properties in high risk flood hazard areas. As illustrated in the attached map (Attachment "A"), the City has seven (7) streams with 208 acres mapped in the Special Flood Hazard Area (SFHA) and over 300 structures in high risk floodplains

Outreach Measures

Flood insurance premiums continue to increase due to federal flood insurance reform laws passed in 2012, 2014 and 2022. The additional cost is a concern for Central Point

families required to purchase flood insurance. In an effort to mitigate increasing costs, the City participates in the Community Rating System (CRS), which allows a community to earn automatic flood insurance discounts. Since Central Point's floodplain management program activities exceed the minimum NFIP requirements, implements higher standards and seek to reduce flood damages and promote the protection of floodplains, the City earns its residents a 20% discount on flood insurance premiums.

Emergency Planning
Regular updates to the Natural Hazard Mitigation Plan (NHMP) are important to assure that the mitigation strategies account for changes in the community as growth occurs and new information is available about hazards and mitigation best practices. A current NHMP also helps to assure that the mitigation strategies align with the Community vision, values and resource availability. By keeping the NHMP updated every 5-years, the City of Central Point is eligible to receive non-emergency related disaster funding sources through FEMA. The most recent update to the NHMP was finalized in 2024 in coordination with Jackson County as part of the county-wide Multi-Jurisdicational Hazard Mitigation Plan.

What's Ahead?
Regulatory Measures
The regulations for developing in the floodplain will be changing. These changes are the result of a Biological Opinion from consultations between FEMA and the National Marine Fisheries Services (NMFS) intended to protect endangered and threatened species due to development currently allowed in the SFHA and require a "no net loss" approach to floodplain management. Communities that wish to remain in the NFIP (and continue to be eligible for flood insurance) are required to choose and implement new Pre-Compliance Implementation Measures (PICM). The three (3) options are:

1. Prohibit all new development in the SFHA;
2. Adopt a model ordinance that incorporates the requirements of the Endangered Species Act (ESA) into Central Point's floodplain ordinance; or
3. Require applicants to prepare a Habitat Assessment on a permit-by-permit basis to verify no net loss of habitat functions will occur as part of proposed development.

New compliance measures from all three (3) options will create additional mitigation, development and tracking requirements for staff and residents.
Emergency Planning

FEMA is responsible for providing the City's floodplain maps. Floodplain maps for Central Point were last updated in 2016 and may not reflect current conditions. The Risk Mapping, Assessment and Planning (Risk MAP) process is used to develop flood maps, but also includes hazard mitigation analysis, communication tools and new data sets. FEMA recently conducted the first phase of Risk MAP, the Discovery Phase, with communities in Jackson County, including Central Point. The Discovery Report, published in September, highlights areas of concern, resources for communities and next steps in the on-going process.

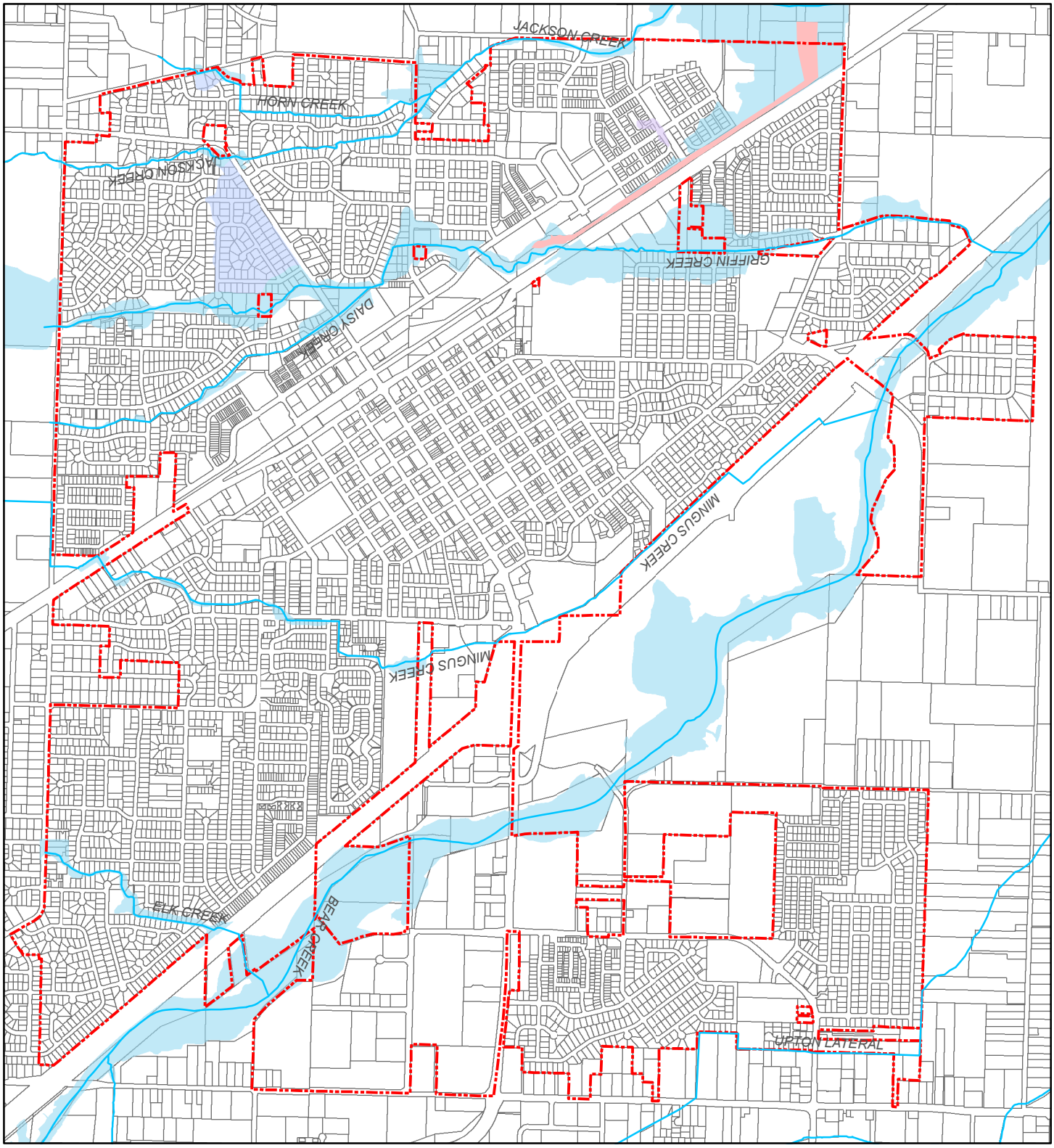
Natural Resources Protection

Wetlands and riparian areas are important for maintaining floodplain functions, providing habitat and enhancing water quality. The City's Local Wetland Inventory (LWI) and Riparian Area Inventory (RPI) are currently under review by the State of Oregon Department of State Lands and Department of Land Conservation and Development, respectively. Integration of the LWI and RPI into the City's Envrionmental Element of the Comprehensive Plan and associated regulatory updates are necessary for lands in the Urban Growth Boundary (UGB) to annex into the City

Next Steps
Staff will provide an overview of the floodplain management program and the major initiatives affecting Central Point. At the conclusion of the meeting, staff is seeking feedback on Council's preferred direction for the PICM approach. The discussion will include the implications of new floodplain development requirements and additional costs that may be expected from implementation.

ATTACHMENTS/EXHIBITS:
1. Attachment A - Current Flood Insurance Map (2016)

ATTACHMENT "A"



CENTRAL POINT

High Risk Floodplain Map

Legend

- Floodway
- Flood Zone AH
- Flood Zone AO
- Flood Zone AE

Flood Insurance Rate Map
Community No. 410092
Map No.: 41029C
Panel No.: 1768F, 1769F, 1956F, 1957F
Effective: May 3, 2011
Revised: September 14, 2016

MAP FOR ILLUSTRATION PURPOSES ONLY