MINUTES

Creswell Planning Commission
Creswell City Hall Council Chambers -- 13 South First Street
Creswell, Oregon
December 17, 2015, 6:30pm

PRESENT:	Blake Oelke, Chair; David Christopher, Gary Ludeke, Robert Grand, and Seth Clark, Commissioners; Madeline Phillips, Staff.
ABSENT:	Lloyd Safley
GUESTS:	None

Mr. Oelke called the meeting of the Creswell Planning Commission to order at 6:30pm.

I. RECAP OF October 22, 2015 Training session

II. AUDIENCE

No audience was present.

III. COMMISSIONER COMMENTS

Mr. Ludeke asked about the progress and completion of the AWOS. Ms. Phillips noted that the AWOS was nearing 70% completion. The Automated Weather Observation System will allow for an instrument approach for Hobby Field. Ms. Phillips also noted that the Airport Fund is in "the black."

IV. STAFF DEVELOPMENT UPDATE

Wastewater Facilities Update will be completed early this year; Water Master Planning will follow in a succession of infrastructure updates to work towards a potential Urban Growth Boundary expansion in the near future.
John Hammer has submitted plans for the last house in the MaxOliver Subdivision.
Ken Marquess' building is addressing the requirement for a fire lane to his new building. Commissioners discussed ODOT access and closure of curb cut policies which stalled the update of Creswell's Transportation System Plan update.

V. NEW BUSINESS

Resignation: Commissioner Dan Stockbarger
Ms. Phillips noted that Mr. Stockbarger moved to Eugene, and has entered his resignation. Commissioners accepted his resignation and will ask around for good candidates to fill his seat, the term of which concludes in 2016.

Vision to Action: January 27, 2016
Ms. Phillips invited all Planning Commissioners to the upcoming Bald Knob community engagement activity. Two sessions will take place: 10-Noon @ Creswell High School, and 6-8:30pm @ Creswell Community Center. The event will include re-imagining Bald Knob through sketches by attendees, producing a set of renderings of how Bald Knob could be redeveloped. Ms. Phillips noted that brownfields are typically difficult to redevelop because of perceived or real contamination. She noted that the City has received a grant which paid for Phases I and II of Environmental Site Assessment to provide the public and interested buyers with information about the actual contamination of Bald Knob.

Economic Visioning Project

As a way to kick-off the update of Creswell's Comprehensive Plan, Creswell is participating with the Community Planning Workshop (a graduate program within the University of Oregon) to approach the topic of economic development. The project will span January – June 2016. The project aims to answer the following questions:

- **How does Creswell create an environment where we are "open for business"?**
- **How do we engage the public?**

Floodplain: Letter of Map Revision

Ms. Phillips presented a set of maps produced by FEMA Region X Engineers to describe a Letter of Map Revision initiated by Geomax Inc. (Ron Rice, Engineer) on behalf of Valley Development (The Reserve). She went over the definitions of designations (risk areas – 100-, 500-year flood plain, floodway) within the Special Flood Hazard Area of the Coast Fork of the Willamette River.

Mr. Ludeke asked if Staff has been able to substantiate the areas deemed to be flood-prone, and whether the percentages are based on historical data in addition to elevation. Ms. Phillips confirmed that both historical and topographical data area used, in addition to modeling, to determine the flood plain.

Ms. Phillips highlighted the concern regarding the conflicts between the Letter of Map Revision and the imminent Physical Map Revision prompted by new LiDAR data and a subsequent revision of the Flood Insurance Study (referred to as "Work Maps"). She noted that the survey and model used by Geomax may have been a static H&H model and may reflect fill brought in to this area during the development of Emerald Valley. The LOMR removes The Reserve from the floodway, and pushes the floodway predominately to the north. The Work Maps will put these properties (and additional areas removed from the SFHA) back into the floodway (and flood plain).

Mr. Grand asked if the applicant might apply to revise the floodplain designation of properties in "flux" again. Ms. Phillips noted that a Physical Map Revision would revisit any revisions previously submitted. Mr. Oelke noted that the revision will have impacts on insurance rates and requirements for finished floor of a home; risk can have connection to the soil types present. Also, he noted, the revisions of the SFHA may affect the price of a property.

Mr. Christopher asked if this information is public information discoverable during the due diligence process. Commissioners expressed concern that home buyers may not get deep enough to discover this risk. Mr. Oelke noted that now that the City has information about the map revision, that the City has liability knowing that the City is approving construction within city limits that upon physical map revision, may have significant impact on the sale-ability or safety of a property. Ms. Phillips noted the limitations the City has to require development meet the risk levels indicated as part of the Physical Map Revision until the map becomes effective.

Commissioners explored the stage at which the City should provide this information to a prospective developer or homebuyer. **Commissioners reached consensus that:**

- **The City Attorney should notify the owners of The Reserve and Valley Development of the imminent Physical Map Revision (Work Maps);**
- **Both effective and Work Maps should be shared with an applicant looking to build a home; and**
- **An acknowledgement (written) should be signed by the applicant that they received both maps.**

Ms. Phillips noted the litigation risk of imposing more restrictive requirements on properties that will experience the map change, preventing the owners of the properties from building and/or selling these homes in the future. Mr. Oelke noted that sale of the properties in question are pending this Letter of Map Revision. Ms. Phillips reiterated concerns about disclosure to the homebuyer, including ethical, health, safety, and public welfare concerns of leaving the flood designation changes to the due diligence process.

Commissioners acknowledged that revision of flood maps is a Federal process. The City then processes the map revision into a land use action (a Type IV Legislative Amendment) to adjust the Flood Plain Overlay. The maps must be acknowledged by City Council to maintain the City's participation in the National Flood Insurance Program; the map revision will become effective on January 15, 2016.

Mr. Clark asked whether the Work Maps could change. Ms. Phillips noted that until the maps become effective, the Work Maps can change. Mr. Ludeke related a story about transportation projects he recalled in Eugene that were planned and never built, reiterating the chance that plans can always change until it actually "breaks ground."

Ms. Phillips will draft a Recommendation for review by Commissioners via email for review by City Council.

VI. OLD BUSINESS

The next meeting was set for Thursday, January 21, 2016.

VII. ADJOURN

Mr. Oelke adjourned the meeting at 8:15 pm.
(Recorded by Madeline Phillips)

Chair

1-21-16
Date