



Memorandum:

To: Florence Planning Commission
From: Wendy Farley Campbell, Community Development Director
Meeting Date: March 25, 2025
Subject: Work Session Overview Memo

Introduction

In order to maximize the effectiveness and prepare you for discussion of the materials presented to you for your March 25, 2025 work session, below is a brief summary of each agenda item material packet.

Agenda Item #1: FEMA Nat' Flood Insurance Program Model Floodplain Management Code

Florence is a participating member of the National Flood Insurance Program (NFIP), which allows property owners in the floodplain to buy affordable and federally-administered flood insurance. In 2009 FEMA was the subject of a lawsuit claiming that floodplain development in Oregon was harmful to threatened and endangered species. FEMA settled the case by agreeing to consult the National Marine Fisheries Services (NMFS) on how to address impacts the NFIP development has on the species. Since 2016 FEMA has been working on implementing the direction from NMFS. While they expect to be fully in compliance by 2026, in 2024 FEMA notified communities that in the interim they were required to implement a "Pre-Implementation Compliance Measure". City Council met November 18, 2024 and selected the Model Ordinance path. Included are the materials provided to the City Council at that meeting and a copy of the latest version of FEMA's draft Model Ordinance. With this PC work session topic the city is starting the process of implementing the 2024 FEMA directive. Next steps include a public forum scheduled for May, code update initiation proceedings, and the public hearings process.

Agenda Item #2: Child Care Code Updates Discussion

This attachment includes a memo from staff to the Planning Commission, dated January 9, 2024 describing House Bill 3109's child care facilities siting provision. Staff's memo explains how the

resulting statute requires a change in City Codes to permit Child Care facilities in Commercial and Industrial zoning districts. This memo is reintroduced to the Planning Commission in preparation of initiation proceedings in May 2025.

Agenda Item #3: Vegetation Preservation Code Updates Discussion

Updating of Florence City Code Title 4 Chapter 6 Vegetation Preservation is a volunteer led project. It started with the Environmental Management Advisory Committee who later formed up with members of the Planning Commission in a joint sub-committee. This packet provides the background and resulting work of the subcommittee working on the project. The attachment includes in order: a goals summary list and existing FCC 4-6 code; then PC meeting materials for 6-28-2022, 11-22-2022, 12-13-2022, and 1-24-2023. The meeting materials include one or more of the following: minutes excerpt, power point presentation, proposed code amendments. The proposed code was sent to legal counsel who had numerous concerns and questions with the code language. Due to several members of the sub-committee resigning the project stalled. Staff and members of EMAC and PC still see the benefit in amending the code.

Items Attached:

- **Attachment 1:** FEMA Natl’ Flood Insurance Program Model Floodplain Management Code Packet
- **Attachment 2:** Child Care Code Updates Discussion Packet
- **Attachment 3:** Vegetation Preservation Code Updates Discussion Packet

Reference Items:

- National Flood Insurance Program – Endangered Species Act Integration in Oregon <https://www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration>
- DLCDC NFIP Webpage: <https://www.oregon.gov/lcd/nh/pages/nfip.aspx>
- Florence City Code Title 4 Chapter 6: Vegetation Preservation: https://www.ci.florence.or.us/sites/default/files/fileattachments/mayor_and_council/page/818/title_4_chapter_6_vegetation_preservation_amended_oct._13.pdf
- City Council Goals and Work Plans: <https://www.ci.florence.or.us/council/city-council-goals-work-plan>