



REPORT TO:
STILLWATER PLANNING COMMISSION No. TXT20-05
ISSUED BY THE COMMUNITY DEVELOPMENT DEPARTMENT - STILLWATER,
OKLAHOMA

Date of Meeting: January 5, 2021

Subject: Text Amendment for the Flood Hazard Regulations

Purpose of Report: Review and Recommendation of a Text Amendment to the Land Development Code Chapter 23, Land Development Code, Article XVIII, Flood Hazard Regulation, Section 23-374 Provisions for flood hazard reduction within the Land Development Code.

Background: This item was recommended for revision after the last review of the City's Community Ratings System (CRS) review. The CRS is a voluntary program communities may participate in, with specific actions undertaken by the community as a way to help mitigate and diminish flooding threats. Program participants are able to help lower flood insurance premiums for community residents as a results of actions taken. The City of Stillwater was recently notified during their annual review that an ordinance revision was needed to include specific freeboard language to meet the requirements of a Class 8 community.

Three sections of the Flood Hazard Regulations code, 23-374(a)(4), 23-374(b)(1), and 23-374(b)(4) must be revised to include language that requires that all electrical, HVAC, plumbing, and other service facilities be installed a minimum of 12 inches above the base flood elevation.

Application Processing Information:

Applicant – The City of Stillwater
Notice – Newspaper of general circulation
Assigned Planner – Rian Harkins, Senior Planner

Applicable City Plans/Policies:

Land Development Code Chapter 23, Land Development Code, Article XVIII, Flood Hazard Regulation, Section 23-374

Discussion: The text amendment is necessary to continue to allow the City of Stillwater to remain in the CRS program as a Class 8 community. The text amendment helps the City maintain a minimum standard for this part of the floodplain regulations, which help ensure the City continues its participation in the CRS program as a Class 8 community. This will help residents continue receiving a discount on flood insurance of around 15%. The proposed text amendment will revise the existing standards and elevate them to the minimum requirements for a Class 7 community, which is what the City was advised to do during its annual CRS review.

Findings:

1. The current floodplain regulations contains text that is either ambiguous or does not conform with the requirements of the CRS program.
2. A text amendment to the Land Development Code is needed to further clarify and conform with the CRS program

Alternatives:

1. Accept findings and recommend that the City Council approve the proposed Text Amendment as presented.
2. Find that the Text Amendment is appropriate for the Definition with identified amendments and recommend the City Council approve the request.
3. Find that additional information or discussion is needed prior to making a recommendation and table the request to a future Planning Commission meeting.
4. Find that the Text Amendment is not needed and do not recommend that the City Council approve the request.

Prepared by:	Rian Harkins, Senior Planner
Reviewed by:	Zack Henson, Stormwater Program Manager
Date of Preparation:	December 14, 2020
Attachments:	Draft Ordinance