

Town of Independence
Planning Commission Meeting
08/09/2022 7:00 p.m.

In attendance: Jerry Hunsaker, Maverick Bolger, Kurt Hoffman, and Kim Tolbert. Jim Pennington was excused.

Staff attendance: Cathy Bingham, Lauren Bolger.

1. Call to Order. Chairman Bolger called the meeting to order at 7:01 p.m.
2. Consideration and possible adoption of draft minutes for April 26, 2022.
 - Commissioner Hoffman moved to approve the draft minutes for April 26, 2022.
 - Commissioner Hunsaker seconded the motion.
 - The motion passed unanimously.
3. Public Hearing: Ordinance 2022-04, Flood Damage Prevention Ordinance.
 - Ms. Bolger explained the ordinance.
 - In 2011 the Town Council passed an Ordinance and Resolution similar to the Ordinance and Resolution being discussed tonight which allows home owners to purchase Flood Insurance through FEMA. In 2012, after the Council had already passed the Ordinance and Resolution, FEMA updated the maps and changed the Flood Zone boundaries. This new Ordinance and Resolution includes updated language and maps from FEMA. The language for the Ordinance and Resolution is from FEMA and cannot be changed. Cities can require higher standards, but in order to qualify for the FEMA insurance this minimum language must be adopted.
 - Chairman Bolger opened the Public Hearing at 7:09 p.m.
 - Chairman Bolger stated he was in favor of this Ordinance and Resolution and would recommend a favorable recommendation to the Town Council.
 - Commissioner Hoffman is also in favor of this Ordinance and Resolution and would recommend a favorable recommendation to the Town Council. He asked if FEMA was going to update their map. He reported that the 2012 FEMA map shows the north fork of Center Creek around 4800 East being abandoned which is incorrect. The north fork actually carries about one third of the Creek's flow.
 - Ms. Bolger is meeting with other government agencies and FEMA on August 10th and will bring this matter to their attention.
 - Commissioner Hunsaker asked if this new Ordinance and Resolution would affect any current structures.

- Ms. Bolger replied that this Ordinance and Resolution would not affect anything currently in place. Changes and upgrades to structures will have to meet new criteria. The State Engineers office and FEMA provide studies on bridges and structures which findings are taken into consideration when updating FEMA regulations.
 - Chairman Bolger asked if there is any grant money available to residents to upgrade bridges or structures.
 - Ms. Bolger will ask about grant money when she meets with FEMA.
 - Mr. Hoffman reported that the County is currently working with Bowens and Collins Law Firm to determine ways to lower the flood risk along Center Creek.
 - No Public Comments.
 - Chairman Bolger closed the Public Hearing at 7:10 p.m.
4. Consideration and Possible Adoption of Ordinance 2022-04 Flood Damage Prevention Ordinance.
- Commissioner Hunsaker moved to forward a positive recommendation to the Town Council to approved Ordinance 2022-04 Flood Damage Prevention Ordinance.
 - Commissioner Tolbert seconded the motion.
 - The motion passed unanimously.
5. Adjourn.
- Chairman Bolger adjourned the meeting at 7:20 p.m.

Dated this 21st day of August, 2023

Maverick Bolger, Chairman

Cathy Bingham, Town Clerk