



EXHIBIT B

ISSUE STATEMENT: PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AMENDMENTS TO CHAPTER 107 OF THE NIXA CITY CODE FOR THE PURPOSE OF UPDATING THE CITY'S REGULATIONS RELATED TO FLOODPLAIN MANAGEMENT

DATE: SEPTEMBER 5, 2023

SUBMITTED BY: FLOODPLAIN ADMINISTRATOR

PRESENTED BY: PLANNING AND DEVELOPMENT DEPARTMENT

Background

The proposed amendments to Chapter 107 are designed to meet the minimum Federal requirements for communities that participate in the National Flood Insurance Program (NFIP). When the Federal Emergency Management Agency (FEMA) maps flood hazards in a community, two products are produced, a Flood Insurance Rate Map (FIRM) and a Flood Insurance Study (FIS). A FIRM illustrates the extent of flood hazards in a community by showing flood risk zones and is used with the FIS report to determine the floodplain development regulations that apply in each flood risk zone and who must buy flood insurance. In 2018, Christian County was selected for a DFIRM mapping update. This update will more accurately portray the flood risk throughout the county.

This code amendment is designed from a sample ordinance provided by Missouri's State Emergency Management Agency (SEMA) after they reviewed the City's floodplain management ordinance.

The amendments do not prohibit development in the special flood hazard areas. They are designed to set forth minimum performance standards for new construction or substantially improved structures.

Analysis

The amendment includes new definitions. For example, the commonly referred to 100-year flood, which is used to reference a flood that is statistically supposed to happen once every one hundred years. These events are happening more frequently in recent years. The 100-year flood is now referred to as the base flood, which is now added to the definition section of Chapter 107. With more accurate floodplain mapping in Christian County, we now have Numbered A zones. These are special flood hazard areas where the FIRM shows the Base Flood Elevation (BFE). Older FIRMS for Christian County



did not show Numbered A Zones. The definition for Numbered A Zone has been added. There are other new definitions that have been added to comply with NFIP requirements.

This amendment will also adopt the new FIRM panels that will be effective November 2, 2023. These new panels will be more detailed than previous panels due to advances in mapping technology and engineering practices regarding floodplains.

Section 107-40 now allows the City Administrator to appoint the Floodplain Administrator for the City. This code section previously appointed the City Planner as the Floodplain Administrator. The duties of the Floodplain Administrator can be performed by many a qualified staff member and should not be exclusively relegated to an individual with the title of City Planner.

Other changes to Section 107 include minor language updates, additional information in specific sections, and eliminating outdated sections.

Recommendation

This code amendment features the minimum required language to continue our participation in the NFIP. Staff recommends the approval of this code amendment.