

**WATERVILLE PLANNING AND ZONING COMMITTEE & CITY COUNCIL
SPECIAL MEETING
February 12, 2024 3:00 P.M.**

There was a special meeting of the Planning & Zoning Commission and the Waterville City Council held in the Council Chambers at 3:00 p.m. on February 12, 2024.

Call to Order / Roll Call

Present, City Council: Mayor Bill Conlin, Council members Jennifer Grobe, Roy McIntyre, Tim Smith and David Wollin

Present, Commissioners: Brad Ferch, Phil Langerud and Bernie Akemann

Absent: Howard Mack and Rick Gregor

Also present: Attorney Jason Moran and City Clerk/Administrator Teresa Hill

Mayor Conlin called the meeting to order at 3:04 p.m. Announced present members of Council. Ferch called P&Z members present, with Mack and Gregor absent. Mayor Conlin then led the Pledge of Allegiance.

Approval of Agenda

Motion by Smith, Seconded by Grobe to approve tonight's Agenda as written, Motion Carried 5-0.

Flood Plain Ordinance Revisions

Hill explained the markings on the draft provided. Everything in blue are edits from the State to the Flood Plain Ordinance. Everything marked in black is Federal. Highlights in red or green are questions. When it has been reviewed and agreed upon, a final draft will be sent to the state. They will review and when they agree on the final draft, then the city can start the final process. Moran stated we cannot deviate much from the federal regulations but we can make those regulations tighter. Hill began going over just the sections with edits. Langerud brought up edits to section 2.118. He would like to see lift stations added to critical facilities. It was agreed to add lift stations to section 2.118. Hill explained 2.139 allows property owners who have had flood damage are able to use the increased cost of compliance section of their insurance. That helps them bring their structure into code. 5.25 has been removed due to the fact that we don't have instantaneous flooding and wouldn't require an advanced flood warning system. 6.21 would allow for just residential structures to have a 15 foot back slope and not accessory structures built within the flood zones. It would not include detached garages unless there were living quarters in the garage. 6.24, Hill wants vehicle access at Base Flood Elevation (BFE) and not one foot below BFE. This means all access onto properties will be high and dry. This would remove the flood warning section. 6.25 Langerud mentioned is the same language as 5.25, which has been deleted. Hill will compare the two. Moran mentioned that 6.25 would have a food warning system IF we had an evacuation structure. Section 6 deals with Flood Fringe District. Section 5 is in regards to Floodway District.

Motion by Wollin to approve ordinance 152 Flood Plain Management as revised. Smith seconded. **Motion carried 5-0.**

Adjourn

Motion from Ferch to adjourn planning & zoning meeting. Akemann seconded. **Motion carried 3-0.**

Motion by Wollin to adjourn city council meeting. Seconded by McIntyre. **Motion carried 5-0.** Meeting adjourned at 3:37 p.m.

William Conlin, Mayor

Teresa Hill, Administrator-Clerk