



City of Homer

www.cityofhomer-ak.gov

Planning

491 East Pioneer Avenue
Homer, Alaska 99603

Planning@ci.homer.ak.us

(p) 907-235-3106

(f) 907-235-3118

MEMORANDUM 19-053

TO: MAYOR CASTNER AND HOMER CITY COUNCIL
THROUGH: KATIE KOESTER, CITY MANAGER
FROM: RICK ABOUD, AICP, CITY PLANNER
DATE: MAY 1, 2019
SUBJECT: BUILDING ELEVATION IN A FLOOD HAZARD AREA

At the request of the City Council, the Planning Commission has reviewed options for building elevation in areas subject to regulatory requirements for flood elevation per Memorandum 19-016. This item was a **subject of four meetings of the Commission, including a public hearing at the Commission's meeting on April 17, 2019.**

The Commission proposes that the building height be measured at the base flood elevation (BFE) as determined by FEMA mapping plus two feet (BFE +2). The regulatory minimum standard for building elevation is currently BFE +1. FEMA encourages additional freeboard (above +1) and offers lower flood insurance rates for those that exceed the minimum requirements. Recent news articles also suggest that they are considering raising the current standard to BFE +2.

The Commission's recommendation of BFE +2 allows for the incorporation of flood elevations and allows structures to exceed the minimum FEMA elevation requirements while allowing the structures to build to the height allowances in code.

It was moved and approved by unanimous consent that the Commission forward the draft ordinance to City Council for approval.

Attachments

Staff reports & minutes from the following recent Planning Commission meetings:

- March 6, 2019
- March 20, 2019
- April 3, 2019
- April 17, 2019