

**TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
DECEMBER 7, 2023
SPECIAL SESSION NO. 2
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:30 P.M.**

The meeting will be streamed live and can be accessed on the City's website at www.raytown.mo.us. In addition, a video recording of the meeting will be available within 48 hours on the City's website. For questions, contact City Clerk, Teresa Henry at (816) 737-6004 or thenry@raytown.mo.us.

Public comments can be made in-person by signing in before the meeting using the sign-in sheet available in the City Hall Council Chamber. To make public comments remotely, please use the Zoom Webinar ID and Passcode below and notify the Clerk, using the contact information above, of your intent to give a Public Comment remotely during the live online meeting, or send your Public Comments to the City Clerk at the email address above by 12:00 p.m. (noon) on December 7, 2023 so that your comments can be presented in writing to the Board of Aldermen during the Public Comments section of the meeting agenda. All Public Comments received will be kept on file in the City Clerk's office.

zoom.us/join
Webinar ID: 870 6435 5829
Passcode: 633080

OPENING SESSION

Roll Call

Public Comments

LEGISLATIVE SESSION

OLD BUSINESS

1. Public Hearing: A public hearing to consider a text amendment to Chapter 50-Zoning regarding the Floodplain Overlay District.

1a. SECOND READING: Bill No. 6651-23, Section XIII: AN ORDINANCE AMENDING CHAPTER 50-ZONING, DIVISION 11-FLOODPLAIN OVERLAY DISTRICT, SECTION 50-285 OF THE CODE OF ORDINANCES UPDATING THE FLOODPLAIN OVERLAY DISTRICT. Point of Contact: Robinson Camp, Public Works Director.

ADJOURNMENT

CITY OF RAYTOWN

Request for Board Action

DATE SUBMITTED: 11/30/2023

MEETING DATE: December 7, 2023

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Ordinance

SUBJECT/REQUEST

Board of Aldermen approval of the proposed floodplain ordinance update.

BACKGROUND/JUSTIFICATION

This ordinance adopts the new countywide Flood Insurance Study (FIS) that will become effective on December 7, 2023. This means that our community must adopt the new Flood Insurance Study by amending the community's current floodplain management ordinance with the new Flood Insurance Study effective date.

The Missouri State Emergency Management Agency (SEMA) has evaluated the proposed Raytown floodplain management ordinance revision, and it complies with their regulations.

The floodplain areas in Raytown will not change at this time, with this new Flood Insurance Study. Our FEMA map identification numbers will remain the same, and the FEMA floodplain maps will remain the same at this time. There will be no significant impact to City operations and definitions.

This item will be heard by the Planning & Zoning Commission on December 7, 2023 at 7:00 p.m. The public hearing on this item with the Board of Aldermen will be held on December 7, 2023 at 7:30 p.m. If this amendment is not approved, the ramifications will be that the City of Raytown will be suspended from the National Flood Insurance Program on December 7, 2023.

RECOMMENDED MOTION

Staff recommends that Section 50-285, in Division 11, Floodplain Overlay District (FP) have the county-wide flood insurance study date replaced with the new flood insurance study effective date of December 7, 2023 for approval.

PREVIOUS ACTION

Previously amended January 3, 2017.

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission will hold a Public Hearing on this item on December 7, 2023 at 7:00 p.m.

FINANCIAL IMPACT

N/A

REVIEWED BY

Robinson Camp
Jennifer Baird
Damon Hodges
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord Floodplain Update 2023-FINAL-FINAL
2. Ord Floodplain Update 2023-EXHIBIT A
3. Ord Floodplain Update 2023-Affidavit of Publication

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

N/A

AN ORDINANCE AMENDING CHAPTER 50-ZONING, DIVISION 11-FLOODPLAIN OVERLAY DISTRICT, SECTION 50-285 OF THE CODE OF ORDINANCES UPDATING THE FLOODPLAIN OVERLAY DISTRICT

WHEREAS, Application PZ--2023-11, submitted by the City of Raytown ("Applicant"), requesting an amendment to the floodplain overlay district management regulations of the Comprehensive Zoning regulations, was referred to the Planning & Zoning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on December 7, 2023, and rendered a report to the Board of Aldermen recommending that the application be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on December 7, 2023, and rendered a decision to amend the Floodplain Overlay District.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF AMENDMENT. That Chapter 50, Section 50-285(b)(3)(a) commonly known as Floodplain Overlay District, Section 285-Statutory authorization, finding of fact, and purposes, (b) Findings of Fact., (3) Methods used to analyze flood hazards., of the Code of Ordinances of the City of Raytown, Missouri is hereby amended as provided in Section 2.

SECTION 2 – AMENDMENT. That Chapter 50, Section 50-285(b)(3)(a) commonly known as Floodplain Overlay District, of the Code of Ordinances of the City of Raytown, Missouri is hereby amended as provided in Exhibit "A".

SECTION 3–REPEAL OF ORDINANCES IN CONFLICT. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4–SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5–EFFECTIVE DATE. That this ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 7th day of December 2023.

Michael McDonough, Mayor

ATTEST:

Approve as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

EXHIBIT A
CODE OF ORDINANCES
Chapter 50 - ZONING
ARTICLE IV. - DISTRICTS AND DISTRICT MAP
DIVISION 11. FLOODPLAIN OVERLAY DISTRICT (FP)

DIVISION 11. FLOODPLAIN OVERLAY DISTRICT (FP)¹

Sec. 50-285. Statutory authorization, findings of fact, and purposes.

- (a) *Statutory authorization.* The Legislature of the State of Missouri has in RSMo 79.110 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare. Therefore, the Board of Aldermen of the City of Raytown, Missouri ordains as follows:
- (b) *Findings of fact.*
- (1) *Flood losses resulting from periodic inundation.* The special flood hazard areas of the City of Raytown, Missouri are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.
 - (2) *General causes of the flood losses.* These flood losses are caused by (1) the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and (2) the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.
 - (3) *Methods used to analyze flood hazards.* The flood insurance study (FIS) that is the basis of this division uses a standard engineering method of analyzing flood hazards which consist of a series of interrelated steps.
 - a. Selection of a base flood that is based upon engineering calculations which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this division is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this division. It is in the general order of a flood which could be expected to have a one percent chance of occurrence in any one year as delineated on the Federal Insurance Administrator's FIS, and illustrative materials for Jackson County dated **January 20, 2017** **December 7, 2023**, as amended, and any future revisions thereto.
 - b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.
 - c. Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.

¹Editor's note(s)—Ord. No. 5565-17, §§ 1, 2(Exh. A), adopted January 3, 2017, repealed the former Div. 11, §§ 50-285-50-295 and enacted a new Div. 11 as set out herein. The former Div. 11 pertained to similar subject matter and derived from Comp. Ord. of 4-20-2010, § 14-1—14-9, 14-11.

-
- d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
 - e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.
- (c) *Statement of purpose.* It is the purpose of this division to promote the public health, safety, and general welfare; to minimize those losses described in subsection (b)(3)a of this section; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this division to:
- (1) Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
 - (2) Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
 - (3) Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

(Ord. No. 5565-17, § 2(Exh. A), 1-3-2017)

The Daily Record
KANSAS CITY