

**Paragonah Town
Planning and Zoning Committee Meeting
44 North 100 West, Paragonah Town Hall
April 24, 2024 – 7:00 p.m.**

Planning and Zoning Minutes

Attendance/Planning and Zoning Committee: Nancy Dalton (Chairperson), Byron Jenkins, Kevin Guyton-excused, Chuy Jimenez, Kris Lindsay

Attendance: Marge Cipkar-Board, Sharrah Brewster- P&Z Secretary, Jim & Pat Kirkpatrick, Luke Little

Pledge

1. **Call Meeting to Order:** Nancy Dalton

2. **Declaration of Conflict of Interest:** None declared

3. **Adopt Agenda:** Chuy Jimenez moved to adopt the agenda as presented. Kris Lindsay seconded the motion. All in favor.

4. **Approve Minutes of March 27, 2024 meeting:** Chuy Jimenez moved to approve the minutes of March 27, 2024. Kris Lindsay seconded the motion. All in favor.

5. **Presentation:** Lucas Little made a request for a lot line adjustment on his property. The section requested for change is in the block section between 200 North and 300 North. On the corner of 100 East and 200 North, heading North, 100 E is 99 ft wide. Less than halfway through the block, the road is reduced to 66 ft wide. This was caused because of the Mounds subdivision. The request is to make the width of the road uniform throughout the entire block. The town would need to allow the road abandonment process for this change.

Chuy Jimenez moved to make a recommendation to the Paragonah Town Board to allow the road abandonment process with applicants paying for new surveys and any additional costs incurred. Secondly, that these kinds of requests should only be allowed on a case by case basis. Byron Jenkins seconded the motion. All in favor.

6. **OPEN PUBLIC HEARING:** Kris Lindsay moved to open the public hearing to discuss Paragonah Town Flood Damage Prevention Ordinance. Chuy Jimenez seconded the motion. All in favor.

7. **PUBLIC HEARING:** Discuss the flood ordinance with updates made from a zoom meeting attended by Nancy Dalton and Byron Jenkins with FEMA and suggestions from the town attorney. Minutes from April 24th morning discussion from FEMA: updating and adopting the Flood Damage Prevention Ordinance more clearly/clarifies existing flood

maintenance ordinances/requirements. It provides better protection to the Town in enforcing and lawsuits. It provides more tools and resources. The new use of Higher Standards was created based on best practices from other communities' past experiences. Also, these ordinances only apply to those areas designated in the flood zone. Does not apply to the rest of town. I will try to get a copy of the flood map for the Town Board meeting.

Changes:

page 11 – the effective date is June 2, 2005

#7 – Keep both parts including that the property cannot alter a flood channel and defines who is responsible for flood channel maintenance.

#10 – Must be left in as stated by FEMA. Attorney suggested that it be deleted

#11 – FEMA says that we must keep the minimum text standard but can delete the higher standard. P&Z is keeping the original minimum standard of 1-ft as the higher standard decreases the elevation height.

#12 – Keep as written as it allows the Town to have a developer/contractor submit a technical plan with flood impacts at the developer's cost. If in the designated Flood zone, the plan must be submitted and approved by FEMA.

#12-16 – We still have the option to delete these sections. P&Z decided to keep them in.

Page 19, delete the attorney's crossed out section that said Use of Higher Standards.

Address comments from the public.

8. CLOSE PUBLIC HEARING: Chuy Jimenez moved to close the public hearing. Byron Jenkins seconded the motion. All in favor.

9. Motion to make recommendation to Paragonah Town Board to adopt Paragonah Town Flood Damage Prevention Ordinance: Byron Jenkins moved to present ordinance to the Board as discussed. Kris Lindsay seconded the motion. All in favor.

WORK ITEMS:

10. Review simple lot subdivision for next month.

11. Open Discussion: None

12. Next P&Z meeting will be held May 29, 2024.

13. Adjourn Meeting: Kris Lindsay moved to adjourn the meeting. Chuy Jimenez seconded the motion. All in favor.