File # 25-030 DCA

FEMA PICM
Code Modifications

City Council
July 21, 2025

FEMA's National Flood Insurance Program (NFIP)

The City of Sandy has floodplain regulations that apply to development within the Flood and Slope Hazard (FSH) Overlay District. The Flood and Slope Hazard (FSH) Overlay District regulations are in Chapter 17.60 of the City of Sandy Municipal Code.
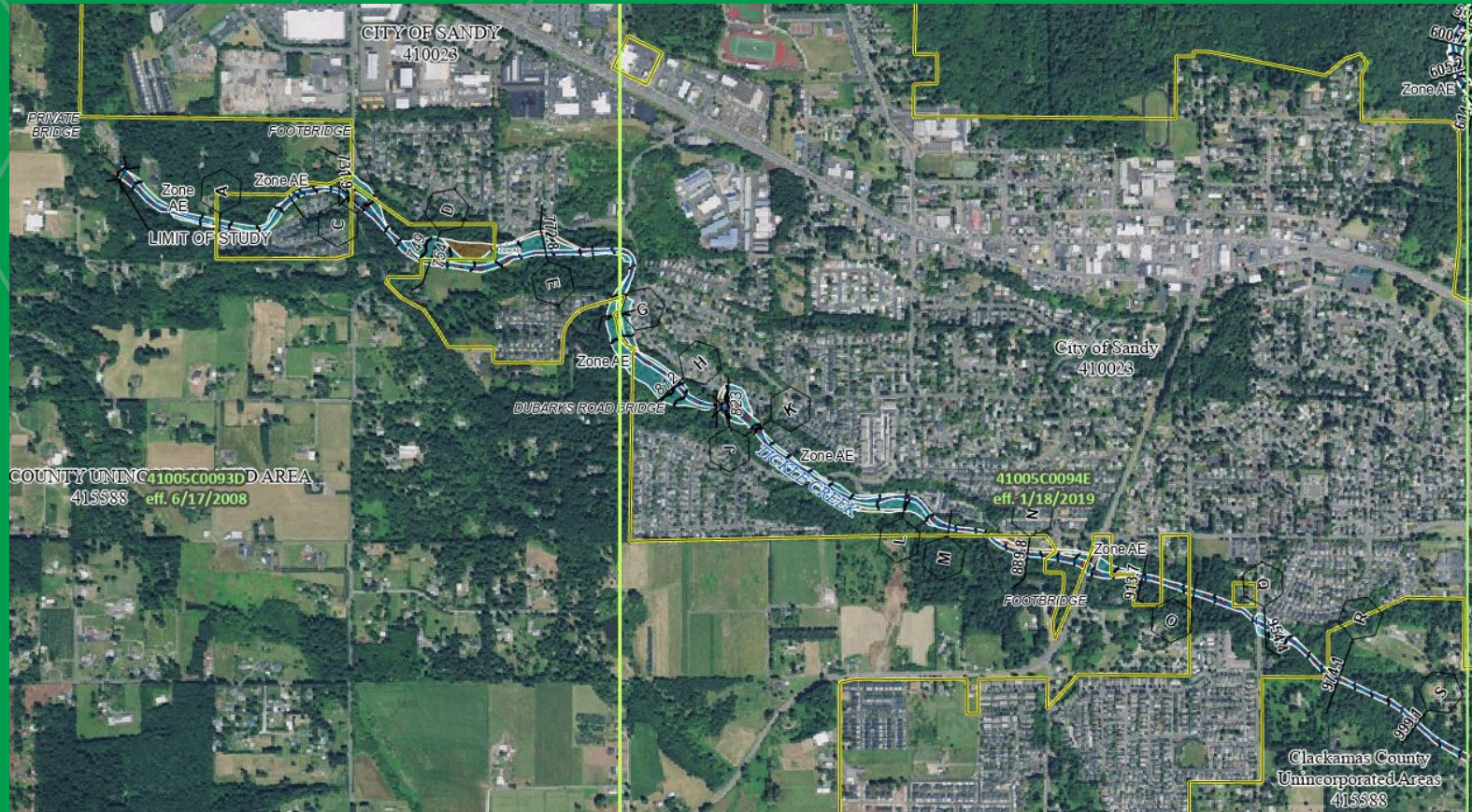
The City of Sandy's ongoing participation in the NFIP is critical, as it provides access to flood insurance for property owners, renters, and businesses. In the City of Sandy there are currently twelve (12) NFIP policies in force representing $2,887,000 in coverage.

FEMA's National Flood Insurance Program (NFIP)

- Makes available federally backed flood insurance and disaster relief funds.

- Communities must adopt minimum floodplain development provisions.

- Community Rating System (CRS) participation reduces insurance rates when additional floodplain protections are implemented.

SANDY
WHERE INNOVATION MEETS ELEVATION

Flood Plain

FEMA's Pre-Implementation Compliance Measures (PICMs)

- In July 2024, FEMA notified Oregon communities that adoption of PICMs would be required prior to the release of full compliance measures.

- Communities had to select one of three options by 12/1/2024:
    - Adopt the FEMA model ordinance;
    - Require a habitat assessment and mitigation plan for development on a permit-by-permit basis; or
    - Prohibit development in the Special Flood Hazard Area.

SANDY
WHERE INNOVATION MEETS ELEVATION

FEMA's Pre-Implementation Compliance Measures (PICMs)

Based on input and recommendations from the City Attorney, City staff sent FEMA the selection to assess floodplain development requests on a permit-by-permit basis on November 18, 2024.

Included in that correspondence was that the City would adopt new municipal code language by FEMA's final compliance deadline of July 31, 2025.

Recommendation

Adopt Ordinance No. 2025-16 to amend Title 17, Chapter 17.60 – Flood and Slope Hazard (FSH) Overlay District of the Sandy Municipal Code as recommended by the Planning Commission at their meeting on June 30, 2025.