



REQUEST FOR COUNCIL ACTION

Title: Ordinance No. 8 for 2020 – Ordinance No. 1287 Text Amendments to Title 15.12 Flood Hazard Area Regulations

Preferred Agenda: April 28, 2020 (1st Reading)
May 12, 2020 (2nd Reading)
May 26, 2020 (3rd Reading)

Submitted By: Angela Clegg, Associate Planner

Reviewed By: Ray Towry, City Manager

Type of Action: Resolution ____ Motion X Roll Call X Other ____

Relevant Code/Policy: SHMC 16.08.020 Amendment, SHMC 17.12.020 Public Hearings on Amendments

Towards Council Goal: Goal #2 – Be an effective and efficient government. Vision Statement #3 – WE ASPIRE to have an effective and efficient local government.

Attachments: LA 20-01 Staff Report, Attachment A, Attachment B, Attachment C, Ordinance Bill No. 8 for 2020

Purpose of this RCA:

The purpose of this RCA is to present Ordinance Bill No. 8 for 2020 for the first reading. This ordinance would adopt text amendments (LA 20-01) to the Flood Hazard Area Regulations, which are Title 15.12 of the Sweet Home Municipal Code (SHMC).

Background/Context:

This legislative amendment, LA 20-01, replaces Sweet Home Municipal Code (SHMC) Chapter 15.12 with the attached ordinance. The proposed text amendments were identified by a Department of Land Conservation and Development (DLCD) review and the text amendments are required for compliance with minimum National Flood Insurance Program (NFIP) and state standards.

This proposal amends SHMC Chapter 15.12.

The following is a timeline of meetings associated with this project:

- February 3, 2020: Oregon State Model Flood Ordinance introduced to the Planning Commission by staff: Updates to Title 15.12 of the SHMC.
- February 7, 2020: Staff submitted the online Post-Acknowledgement Plan Amendment (PAPA) to the Department of Land Conservation District (DLCD).
- March 2, 2020: Planning Commission Work Session: staff presented an overview of the Federal Emergency Management Agency (FEMA) update process to the Planning Commission.
- March 6, 2020: Notice of the proposed legislative amendments sent to City Staff and the New Era.

- March 10, 2020: City Council Work Session: Staff introduced the need for amendments to the Flood Hazard Area Regulations and the process for making the amendments to the City Council.
- March 11, 2020: Notice of the proposed legislative amendment and scheduled public hearings published in the New Era.
- April 6, 2020: The Planning Commission held a Public Hearing on the proposed text amendments. The Planning Commission voted to recommend that the City Council adopt the proposed amendments.
- April 14, 2020: The City Council held a Public Hearing that was continued until April 28, 2020.

The Challenge/Problem:

The question before City Council is whether the attached ordinance adequately implements the text amendments to the Sweet Home Municipal Code that were approved by the Planning Commission at the April 6, 2020 Public Hearing.

Stakeholders:

- City of Sweet Home Residents – The proposed text amendments benefit residents by ensuring that their properties are eligible for flood insurance
- Property Owners: benefit by being eligible for flood insurance.
- Developers: benefit by being eligible for flood insurance.

Issues and Financial Impacts:

Financial Impacts:

1. Compliance with the National Flood Insurance Program allows property owners to maintain their flood insurance policies. Noncompliance will negatively affect property values.

Elements of a Stable Solution:

Adoption of the attached ordinance is a key element of a stable solution. The text amendments to the SHMC would create local standards that are consistent with the vision for the community as reflected in the review by both the Planning Commission and City Council.

Options:

1. Motion to Approve Ordinance Bill No. 8 for 2020 and conduct a roll call vote.
2. Remand Ordinance Bill No. 8 for 2020 to staff and Planning Commission for revisions (specify).
3. Take no action; leave the code as is.
4. Other

Recommendation:

5. Staff recommends option 1: Motion to Approve Ordinance Bill No. 8 for 2020 and conduct a roll call vote.