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**STAFF REPORT FOR THE PLANNING COMMISSION HEARING  
December 3, 2018**

**AMENDMENTS RELATING TO UPDATES TO FLOOD INSURANCE RATE MAPS, FLOOD INSURANCE  
STUDY AND FLOOD HAZARD PROVISIONS**

**(PC-2016-4907)**

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**1.0 SUMMARY**

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The Federal Emergency Management Agency (FEMA) periodically initiates studies and restudies of flood hazards to assist in the revision of community flood hazard maps. These maps identify areas that are expected to be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year, more commonly referred to as the 100-year flood. These maps are used by insurance agents to set flood insurance rates and are officially referred to as Flood Insurance Rate Maps (FIRM).

Given the availability of Light Detection and Ranging (LiDAR) remote sensing topographic data in and around the Sandy River near the confluence with the Columbia River, FEMA initiated two projects in the area to update the 100-year flood potential maps:

FEMA Project #1 - Lower Columbia/Sandy River Project (Revised Map Panels 210, 216, 217, 218, 219, 228, 238, 240, 245, 407, 426, 427, 435)

FEMA Project #2 - Beaver/Johnson, Kelly, Kelley Etc. Creek Project (Revised Map Panels 214, 401, 402, 403, 404, 406, 407, 408, 409, 426, 428)

The combined project area for FEMA Projects # 1 and # 2 includes the Sandy River and other drainages to the west of the Sandy River including but not limited to Beaver, Johnson, Kelly and Kelley Creeks.<sup>1</sup>

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<sup>1</sup> The full list of waterbodies considered by FEMA for this map update process includes: Beaver Creek, Burlingame Creek, Brick Creek, Columbia River below Gresham, Fairview Creek, Hogan Creek, Johnson Creek, Kelley Creek,

To accompany flood hazard maps, FEMA also publishes a report (Flood Insurance Study, or FIS) of technical flood data. Engineers designing projects most commonly use this information to ensure that projects are built to be safe from flooding impacts. The FIS is being updated in conjunction with the FIRM updates.

In addition, as part of these updates, FEMA and the Department of Land Conservation and Development (DLCD) reviewed the County’s existing Flood Hazard Overlay code for consistency with federal and state regulations. The proposed revisions stem primarily from, and have been approved by, FEMA and DLCD, and are intended to align the County’s Flood Hazard Overlay with FEMA and DLCD regulations and practices.

**Multnomah County is required to adopt the amended FIRM maps, adopt the updated FIS report and adopt the proposed Flood Hazard Overlay code amendments prior to February 1, 2019 to remain in compliance with the National Flood Insurance Program (NFIP). The County’s participation in the NFIP allows community members to purchase flood insurance.**

FEMA and the County jointly hosted a community meeting in Gresham June 27<sup>th</sup>, 2016 to discuss the draft maps and report revisions with the public. Technical questions raised by the public about specific areas were addressed by FEMA staff at the community meeting. Notice of that meeting was published in the ‘Oregonian’ newspaper and posted on the County’s land use planning webpage, and all owners of property within the affected portions of the 100-year floodplain were notified of the meeting. The draft flood maps and report, which were recently finalized by FEMA, were also made available for review on the County’s land use webpage.

Flood map panels being revised and new flood map panels added through these proposed amendments (new map panels 404 and 408 are being added) all reflect an effective date of February 1, 2019 in Multnomah County Code (MCC) section 39.5005. Map panels with a December 18, 2009 effective date in MCC 39.5005 are currently in effect and are not being modified by this proposed ordinance.

**2.0 PROPOSED CODE AMENDMENTS**

Proposed code amendments are presented as Exhibit A to this staff report. The following text formatting is used in Exhibit A to differentiate existing, proposed and deleted code text.

Regular Text = Existing code language to remain  
Double Underline = Proposed new language  
~~Strikethrough~~ = Language proposed for deletion

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Kelly Creek, MacDonald Creek, North Fork Johnson Creek, Sandy River, Sunshine Creek and an Unnamed Tributary to Rock Creek