

BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. PC 2016-4907

Recommend to the Board of Commissioners the adoption of one or more ordinances amending MCC Chapter 39 to adopt revised Flood Insurance Rate Maps, a revised Flood Insurance Study and revised Flood Hazard regulations.

The Planning Commission Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapter 39.1645 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to amend the County Comprehensive Plan and land use regulations.
- b. Flood Hazard regulations in Multnomah County Code Chapter 39 implement Policies 7.5 and 7.6 of the County Comprehensive Plan relating to flood management. These Flood Hazard regulations apply in areas of unincorporated Multnomah County identified by the Federal Emergency Management Agency (FEMA) and Metro, including the 100-year flood boundary.
- c. 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).
- d. In August of 2018, Multnomah County was notified by FEMA that certain FIRM map panels had been revised, that the accompanying technical Flood Insurance Study (FIS) for Multnomah County had been revised, and that both the identified FIRM map panels and updated FIS would become effective as of February 1, 2019. The specific FIRM map panels that have been revised are identified within the recommended Ordinance as having an effective date of February 1, 2019. FIRM map panels with an effective date of December 18, 2009 within the recommended Ordinance are not being revised and remain in effect.
- e. Multnomah County must adopt the revised FIRM map panels and the revised FIS prior to February 1, 2019 as a condition of continued eligibility in the National Flood Insurance Program (NFIP). This program provides the ability for community members to purchase flood insurance. In addition, continued eligibility in the NFIP requires that county Flood Hazard regulations meet or exceed the minimum federal and state floodplain management regulations. The recommended Ordinance would amend county Flood Hazard regulations consistent with these requirements.
- f. FEMA and the County jointly hosted a community meeting in Gresham on June 27, 2016 to discuss the draft FIRM and FIS 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 FIRM and FIS were made available for review on the County's land use webpage.

- g. The Planning Commission held a public hearing on the proposed Ordinance on December 3, 2018, during which all interested persons were given the opportunity to appear and be heard. Notice of the Planning Commission's hearing was published in the Oregonian newspaper and on the website of the Multnomah County Land Use Planning Program. In addition, the written individual notice required in ORS 215.503 (commonly referred to as "Ballot Measure 56 notice") was mailed to each owner of each lot or parcel of property that may be "rezoned," as that term is defined by statute, under the proposed Ordinance because the proposed Ordinance may limit or prohibit a land use previously allowed in the affected zone.

The Planning Commission resolves:

The proposed Ordinance(s) amending MCC Chapter 39 is hereby recommended for adoption by the Board of County Commissioners in a form substantially similar to that approved by the Planning Commission.

ADOPTED this 3rd day of December, 2018

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON



John Ingle, Chair