



City of Prineville

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

File No.: AM-2023-102

Applicant/Owner: City of Prineville

Location: City of Prineville

Notice to DLCD: 10/18/2023

Newspaper Notice: Planning Commission Notice – 11/7/2023

Public Hearing: Planning Commission – 11/21/2023

Staff: Joshua Smith,
Planning Director

Proposal: Legislative Text Amendment to Chapter 151 (Flood Damage Prevention). The code is being updated for consistency with the new Oregon model flood ordinance. General regulations have not changed. The content was revised to more closely match (verbatim) the language in the sections of Code of Federal Regulations (CFR), which contain the minimum requirements for the National Flood Insurance Program (NFIP). All optional and higher standards within the existing City code will remain.

Background:

The first Flood Hazard Boundary Map (FHBM) was created in 1973. The first Flood Insurance Rate Maps (FIRM) were adopted in 1989. A new flood code based on the model code was adopted in 1999 after the 1998 flood. Our flood code was updated again in 2011 with new FIRM maps adopted in 2012 in conjunction with the nationwide map modernization program. There have been three (3) more versions since; in 2014, 2019 and 2020. A summary of the changes from 2011 version to the 2019 and 2020 versions is attached as exhibit B. The code has been significantly rearranged, making a side-by-side comparison impractical.

Consistent with Statewide Planning Goal 7 – Natural Disasters and Hazards:

Oregon Statewide Planning Goal 7 requires jurisdictions to apply “appropriate safeguards” when planning for development within areas subject to natural disasters or hazards.

The State of Oregon through Goal 7, requires local governments to comply with the National Flood Insurance Program (NFIP) requirements. Local governments participate in the NFIP and regulate the activities that take place in designated Special Flood Hazard Areas. In exchange, FEMA offers flood insurance to property owners and renters. The Department of Land Conservation and Development (DLCD) coordinates implementation of the NFIP in Oregon through an agreement with the Federal Emergency Management Agency (FEMA). Almost all cities and counties in Oregon that are subject to flooding participate in the NFIP.

Staff Conclusions and Recommendation:

As stated in the proposal, the code is being updated for consistency with the new Oregon model flood ordinance. General regulations have not changed and all optional and higher standards within the existing City code will remain. These amendments meet the requirements of Goal 7, and provides consistent code language between the City, DLCD & FEMA. Staff recommends adoption as written.

EXHIBITS:

Exhibit A - Staff and FEMA Recommended update to Chapter 151.
Exhibit B – Summary of changes.