



ORDINANCE 2018-006

AMENDING CHAPTER 16.134 (FLOODPLAIN OVERLAY) OF THE SHERWOOD ZONING AND COMMUNITY DEVELOPMENT CODE TO ADOPT THE 2018 WASHINGTON COUNTY FLOOD INSURANCE STUDY AND ASSOCIATED FEMA FLOOD INSURANCE RATE MAPS

WHEREAS, the City of Sherwood includes property that is located in the floodplain, and has development insured by the National Flood Insurance Program (NFIP); and

WHEREAS, the NFIP is a federal program created in 1968 through the passage of the National Flood Insurance Act and administered by the Federal Emergency Management Agency (FEMA); and

WHEREAS, the Flood Insurance Rate Map (FIRM) is the official map prepared by FEMA which delineates the Special Flood Hazard Area (SFHA) and shows a community's Base Flood Elevations (BFEs), flood zones, and floodplain boundaries; and

WHEREAS, the SFHA is the area where floodplain management regulations of the NFIP must be enforced and where mandatory purchase of flood insurance applies; and

WHEREAS, Chapter 16.134 (Floodplain Overlay) of the Sherwood Zoning and Community Development Code (SZCDC) houses local regulations related to development within the floodplain that are intended to maintain the City's standing in the National Flood Insurance Program; and

WHEREAS, FEMA has updated the adopted 2016 FIRMs; and

WHEREAS, prior to October 19, 2018, the City is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the 2018 Washington County Flood Insurance Study and associated FIRMs; and

WHEREAS, at its meeting on August 28, 2018, the Planning Commission conducted a public hearing, considered amendments to Chapter 16.34 of the SZCDC to make said required changes, and recommended that the City Council adopt the proposed amendments; and

WHEREAS, the City Council held public hearings on the proposed amendments on September 18, 2018 and October 2, 2018.

NOW, THEREFORE, THE CITY OF SHERWOOD ORDAINS AS FOLLOWS:

Section 1. Findings After full and due consideration of the application, the Planning Commission recommendation, the record, and evidence presented at the public hearings, the City Council adopts the findings of fact contained in the Planning Commission recommendation, which is included as Attachment 1 to the staff report for this Ordinance, finding that the text of the SZCDC shall be amended to read as documented in Exhibit 1, attached to this Ordinance.

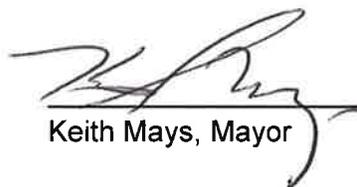
Section 2. Approval The proposed amendments to Chapter 16.134 (Floodplain Overlay) in Exhibit 1, attached to this Ordinance, are hereby **APPROVED**.

Section 3. Planning Department Authorized The Planning Department is hereby directed to take such action as may be necessary to document the amendments, including notice of adoption to the Department of Land Conservation and Development (DLCD) and necessary updates to Chapter 16 of the Municipal Code in accordance with City ordinances and regulations.

Section 4. Applicability The amendments to the City of Sherwood Zoning and Community Development Code adopted by this Ordinance apply to all land use applications submitted beginning on the effective date of this Ordinance.

Section 5. Effective Date This ordinance shall become effective the 30th day after its enactment by the City Council and approval by the Mayor.

Duly passed by the City Council this 2nd day of October 2018.


Keith Mays, Mayor

Attest:


Sylvia Murphy, MMC, City Recorder

	<u>AYE</u>	<u>NAY</u>
Rosener	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Griffin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brouse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Young	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kuiper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garland	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mays	<input checked="" type="checkbox"/>	<input type="checkbox"/>

AMENDMENTS TO CHAPTER 16.134, FLOODPLAIN OVERLY

Section §16.134.010

Generally

Special resource zones are established to provide for preservation, protection, and management of unique natural and environmental resources in the City that are deemed to require additional standards beyond those contained elsewhere in this Code. Special resource zones may be implemented as underlying or overlay zones depending on patterns of property ownership and the nature of the resource. A property or properties may be within more than one resource zone. In addition, the City may identify special resource areas and apply a PUD overlay zone in advance of any development in order to further protect said resources.

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled, "The Flood Insurance Study for Washington County, Oregon and Incorporated Areas," (flood insurance study) dated October 19, 2018, with accompanying Flood Insurance Maps are hereby adopted by reference and declared to be a part of this ordinance. The Flood Insurance Study is on file with the Sherwood City Engineer at Sherwood City Hall.