



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



## NOTICE OF ADOPTED AMENDMENT

08/31/2009

**TO:** Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

**FROM:** Plan Amendment Program Specialist

**SUBJECT:** City of Gresham Plan Amendment  
DLCD File Number 006-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL:** Friday, September 11, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

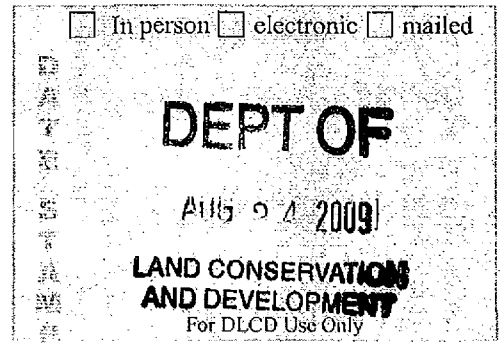
**\*NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

**Cc:** John Pettis, City of Gresham  
Gloria Gardiner, DLCD Urban Planning Specialist  
Jennifer Donnelly, DLCD Regional Representative  
Chris Shirley, FEMA Specialist

<paa> YA

# Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD  
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: **City of Gresham**

Local file number: **CPA 09-097**

Date of Adoption: **8/18/2009**

Date Mailed: **8/21/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 5/7/2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amends the Floodplain Overlay District to comply with FEMA requirements and adopts the FEMA Flood Insurance Rate Maps.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **NA**

to:

Zone Map Changed from: **NA**

to:

Location: **NA**

Acres Involved:

Specify Density: Previous: **NA**

New:

Applicable statewide planning goals:

- |                          |                          |                          |                          |                          |                          |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                            | <b>8</b>                 | <b>9</b>                 | <b>10</b>                | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes  No

If no, do the statewide planning goals apply?

Yes  No

If no, did Emergency Circumstances require immediate adoption?

Yes  No

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro, FEMA

---

Local Contact: <b>John Pettis, Associate Planner</b>	Phone: <b>(503) 618-2778</b>	Extension:
Address: <b>1333 NW Eastman Parkway</b>	Fax Number: - -	
City: <b>Gresham</b>	Zip: <b>97030-</b>	E-mail Address: <b>john.pettis@ci.gresham.or.us</b>

---

## **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:  

**ATTENTION: PLAN AMENDMENT SPECIALIST**  
**DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT**  
**635 CAPITOL STREET NE, SUITE 150**  
**SALEM, OREGON 97301-2540**
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - **ATTENTION: PLAN AMENDMENT SPECIALIST**.

BEFORE THE CITY COUNCIL OF THE  
CITY OF GRESHAM

IN THE MATTER OF AMENDMENT TO VOLUME 2, ) Order No. 618  
COMMUNITY DEVELOPMENT PLAN POLICIES )  
AND VOLUME 3, COMMUNITY DEVELOPMENT ) CPA 09-097  
CODE, OF THE GRESHAM COMMUNITY )  
DEVELOPMENT PLAN, REGARDING THE )  
FLOODPLAIN OVERLAY DISTRICT )

On July 21, 2009, the City Council held a public hearing to take testimony on amendments to Volume 2, Community Development Plan Policies, and Volume 3, Community Code, of the Gresham Community Development Plan, regarding the Floodplain Overlay District.

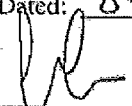
The hearing was conducted under Type IV procedures. Mayor Shane T. Bemis presided at the hearing.

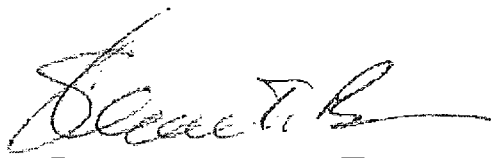
The Council closed the public hearing and approved the proposed amendments at the July 21, 2009 meeting, and a decision was made at the August 18, 2009 meeting.

A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of the Order.

The Council orders that these amendments are approved, and adopts the findings, conclusions, and recommendations as stated in the attached Planning Commission Recommendation Order and staff report.

Dated: 8-18-09

  
\_\_\_\_\_  
City Manager

  
\_\_\_\_\_  
Mayor

**BEFORE THE PLANNING COMMISSION OF THE  
CITY OF GRESHAM**

**TYPE IV RECOMMENDATION ORDER**

**CPA 09-097**

A public hearing was held on June 22, 2009, upon an application to consider proposed amendments to Volumes 2 and 3 of the Gresham Community Development Plan updating the Floodplain Overlay District to be consistent with new **Federal Emergency Management (FEMA) floodplain requirements**; and updating the Floodplain Special Purpose District Map by adopting new FEMA Flood Insurance Rate Maps.


The Commission closed the public hearing at the June 22, 2009 meeting, and a final recommendation to Council was made at the June 22, 2009 meeting.

Richard Anderson, Chairperson, presided at the hearing.

**A permanent record of this proceeding is to be kept on file in the Gresham City Hall, along with the original of this Type IV Recommendation Order.**

The Planning Commission recommends **ADOPTION** of the proposed Gresham Community Development Plan amendments to the City Council, and adopts the findings, conclusions and recommendations contained in the attached June 12, 2009 staff report, with the following changes:

No Changes

  
Chairperson

June 22, 2009  
Date



**MEMORANDUM**

**URBAN DESIGN & PLANNING**  
**Comprehensive Planning**

**STAFF REPORT**  
**TYPE IV HEARING—COMPREHENSIVE PLAN AMENDMENTS**  
**FLOODPLAIN OVERLAY DISTRICT AMENDMENTS**

**To:** Gresham Planning Commission

**From:** Mike Abbaté, Urban Design & Planning Director  
Jonathan Harker, AICP, Comprehensive Planning Manager  
John Pettis, Associate Comprehensive Planner

**Hearing Date:** June 22, 2009

**Report Date:** June 12, 2009

**File:** CPA 09-097

**Proposal:** To adopt comprehensive plan amendments to Volumes 2 and 3 of the Community Development Plan with:

- 1) Text amendments updating the Floodplain Overlay District to be consistent with new Federal Emergency Management (FEMA) floodplain requirements (Volume 3); and
- 2) Map amendments updating the Floodplain Special Purpose District Map by adopting new FEMA Flood Insurance Rate Maps (Volume 2, Appendix D).

**Exhibits:** 'A' – Text amendments, Draft Council Bill No. 11-09, Community Development Plan  
'B' – Map amendments, Draft Council Bill 11-09, Community Development Plan

**Recommendation:** Staff recommends adoption of the proposed comprehensive plan amendments.

## SECTION I BACKGROUND INFORMATION

### Executive Summary

The purpose of this project is to amend the Floodplain Overlay District (FOD) in order to comply with FEMA floodplain requirements. The Floodplain Overlay District regulates development within 100 year floodplains. The overlay includes Federal Emergency Management Agency (FEMA) floodplain standards that allow Gresham to be part of the National Flood Insurance program. This program offers federally subsidized and affordable flood insurance to property owners. Making updates to the overlay in order to meet current FEMA requirements will allow Gresham to continue to participate in the program.

This project was initiated by City Council on April 7, 2009. A Planning Commission work session on this proposal was held on June 8, 2009.

### New FEMA Floodplain Maps

FEMA is conducting a nationwide effort to modernize their Flood Insurance Rate Maps (FIRMs) by converting the existing paper versions into a digital format. FIRM maps show the 100 year floodplain areas near streams and other water bodies in Gresham which are subject to federal floodplain regulations. They are also used by insurance companies as a basis for offering flood insurance to property owners.

The digital formatting offers the following benefits for Gresham:

- A more accurate depiction of flood plains because they were aligned over streams using orthographic (distortion corrected) aerial photos.
- It will allow for floodplains to be superimposed on top of the most current aerial photos, parcel and street layers, etc. This will enable property owners and staff to more easily identify structures and properties that are inside the floodplain.
- When the City submits a new floodplain study for a particular stream to FEMA that more accurately defines the floodplain, the digital formatting will help expedite the FEMA review/approval process and revision of FIRM maps.

On September 30, 2008, FEMA issued a preliminary set of Flood Insurance Rate Maps for Multnomah County and its cities for review and comment during a 30 day period. The new floodplain maps did not change any base flood elevations within Gresham and Gresham staff reviewed the maps for accuracy and had no concerns. FEMA is expected to issue a "Letter of Final Determination" on June 18, 2009. The City has a six month compliance period from the date of the letter to adopt the new maps as well as other needed revisions to the Floodplain Overlay District code.

FEMA has designated the Oregon Department of Land Conservation and Development (DLCD) to be the state floodplain management coordinator for Oregon and to assist jurisdictions in implementing FEMA requirements. DLCD staff has reviewed the City's Floodplain Overlay District code and identified a small number of needed amendments, including:

- Referencing the new floodplain maps by the name and date of the maps.
- Adopting standards for replacing an existing manufactured home that is in the floodway with a new manufactured home.
- Adopting standards for recreational vehicles that are located in floodplains.
- Adopting standards for shallow flooding areas, designated as "Zone AO" on the floodplain maps.

### Public Involvement

The following measures were taken to inform the community about this project:

- On November 18, 2008, from 6:30 to 8:00 p.m., FEMA conducted a public open house regarding the new floodplain maps at the Multnomah County East Building in Downtown Gresham. The meeting was advertised in the Gresham Outlook and Oregonian and approximately 100 people attended.
- A Measure 56 notice was mailed on June 1, 2009 to the owners of all properties within the 100 year floodplain. The notice included information about the new FIRM maps, the proposed amendments to the Floodplain Overlay District Code, the Planning Commission and City Council public hearings and provided staff contact information.
- A Planning Commission work session on the proposed amendments was held on June 8. This included an opportunity for public comment.
- A project Web site was maintained throughout the process. Project information, including staff contact info, was available and the latest draft materials were posted for viewing. The public could comment and ask questions through the City's Ask Gresham web tool.

### **Proposed Comprehensive Plan Amendments Overview**

The specific amendments that are proposed to Volume 3 of the Comprehensive Plan are the following:

#### Volume 3 of Development Code - Floodplain Overlay District

- Revise Section 5.0101, Introductory Provisions by deleting reference to the 1978 FIRM maps and study and inserting reference (name/date) to the 2009 FIRM maps and study.
- Revise Section 5.0120.E, Standards for Development in the Floodplain Overlay District by:
  - Adding to subsection "E. Residential Construction" a reference (#3) to the fact that Gresham allows below grade crawl spaces in residential structures subject to the applicable floodplain construction standards found in the state building code.
  - Adding paragraph "H. Recreational Vehicles" that adds standards for recreational vehicles that are kept on a floodplain site for more than 180 consecutive days.
- Revise Section 5.0121, Floodways by adding subsection "A" which contains standards for replacing a manufactured dwelling that is located in the floodway portion of a floodplain.
- Add "Section 5.0126 Standards for Shallow Flooding Areas (AO Zones)" which has standards for new structures, substantial improvement of existing structures and for recreation vehicles located in areas where the base 100 year flood elevation is from one to three feet above the ground.

### **Staff Report Organization**

- Sections II and III identify those current Community Development Plan procedures and policies that apply to the proposal.
- Section IV identifies the applicable Metro Urban Growth Management Functional Plan (UGMFP) title that applies to the proposal.
- Section IV contains specific findings of fact that detail how the proposal is consistent with Sections II and III.
  - Subsection A is findings of fact for the Community Development Plan procedures.
  - Subsection B is findings of fact for the Community Development Plan policies.
  - Subsection C is findings of fact for the UGMFP
- Sections V and VI summarize staff conclusions and recommendations.
- Exhibit 'A', draft Council Bill No. 11-09, consists of the text amendments to the Floodplain Overlay District of Volume 3 of the Community Development Plan.



- Exhibit 'B' are the new FEMA floodplain (FIRM) maps that are referenced by the above text amendments.

**SECTION II  
APPLICABLE COMMUNITY DEVELOPMENT CODE PROCEDURES**

<b>Section 11.0400</b>	Legislative Actions
<b>Section 11.0205</b>	Type IV Procedure – Legislative
<b>Section 11.0300</b>	Public Deliberations and Hearings

**SECTION III  
APPLICABLE COMMUNITY DEVELOPMENT PLAN GOALS & POLICIES**

<b>Section 10.014</b>	Land Use Planning
<b>Section 10.100</b>	Citizen Involvement
<b>Section 10.210</b>	Areas Prone to Flooding

**SECTION IV  
FINDINGS OF FACT**

The proposed Community Development Plan text amendments attached as Exhibit 'A' and the associated FEMA floodplain maps of Exhibit 'B' are consistent with all applicable procedures, policies and criteria of the Community Development Plan; and applicable titles of the Metro Urban Growth Management Functional Plan as indicated in the following findings. Attachment "A" provides "*commentary*" which supplements the findings.

**A. Community Development Code Procedures**

- 1. Section 11.0400 - Legislative Actions.** This section requires that an amendment to the Community Development Code and the Community Development Plan be a legislative action under the Type IV Procedure pursuant to this section. This section applies to this proposal, as it is an amendment to the Community Development Code.
- 2. Section 11.0205 - Type IV Procedure - Legislative.** This section requires that the Planning Commission shall hold a public hearing and make a recommendation to the Council. The Council shall hold another public hearing and make a final decision. Interested persons may present evidence and testimony relevant to the proposal. The Planning Commission and Council will make findings for each of the applicable criteria. The section also provides for a hearing process consistent with Section 11.0300. Both the Planning Commission and the City Council, at public hearings in conformance with provisions of this section, will consider this proposal. Findings are made for the applicable criteria in this report or as revised in the record.
- 3. Section 11.0300 – Public Deliberations and Hearings.** For a Type IV Comprehensive Plan Amendment this section requires that hearings be scheduled, a notice published in a newspaper of general circulation in the City and a copy of the decision be mailed to those required to receive such notice. As the proposed action affects permissive uses on properties, a State Measure 56 notice to property owners is required between 40 and 20 days of the first scheduled hearing. A Measure 56 notice was mailed to property owners within the floodplain on June 1, 2009, which was 21 days prior to the scheduled June 22 Planning Commission hearing. Required notice of public hearing for these proposed text amendments has been published in the *Gresham Outlook*, as required by this section. The Planning Commission will make a recommendation and the Council will make a decision that will be based on findings of fact contained in this report and in the hearings record and a decision will be sent to those who participated in the hearings. A decision shall be made accompanied by findings and an order.

## **B. Community Development Plan Goals and Policies (Volume II)**

This section identifies the Community Development Plan goals and policies applicable to the proposed comprehensive plan amendments. The text (*italicized*) of the policy is followed by corresponding findings and conclusions. The applicable policies are grouped by general categories.

### **1. General Goals & Policies**

#### Section 10.014 Land Use Policies and Regulations

*Goal: Maintain an up-to-date Comprehensive Plan and implementing regulations as the legislative foundation of Gresham's land use program.*

*Policy 23: Gresham shall coordinate the development, adoption and amendment of its land use related goals, policies and implementing measures with other affected jurisdictions, agencies and special districts.*

*Action Measure 13: Monitor actions, programs and policies of federal, state and regional governments and when appropriate amend the Comprehensive Plan to be consistent with new laws and administrative rules.*

#### Findings

The general land use goal and the cited policies establish the City's intent to maintain an up-to-date Comprehensive Plan as the basis for its planning processes and to, among other aims, coordinate with state and federal agencies so that the Plan is consistent with new state/federal regulations.

This project was initiated by the City Council on April 7, 2009. The purpose of this project is to amend the Floodplain Overlay District in order to meet current FEMA floodplain regulations. This involves having the overlay reference the new (2009) floodplain maps developed by FEMA and making other relatively minor changes that are described in above Section I.

During the course of this project, staff has coordinated with the state DLCD Floodplain Specialist who is authorized by FEMA to coordinate with local jurisdictions for compliance with federal floodplain standards. DLCD staff have reviewed the City's Floodplain Overlay District Code and identified deficiencies in certain areas of the overlay relative to FEMA requirements. A draft of the proposed amendments was then sent to DLCD and they have indicated that the amendments meet all FEMA requirements.

#### Conclusion

The proposed amendments carry out this Council initiated project that is intended to comply with FEMA requirements. The proposal is consistent with the applicable land use goal, policy and action measure listed in this section.

### **2. Citizen Involvement Policies**

#### Section 10.100 - Citizen Involvement

*Goal: The City shall provide opportunities for citizens to participate in all phases of the planning process by coordinating citizen involvement functions; effectively communicating information; and facilitating opportunities for input.*

*Policy 1: The City shall ensure the opportunity for citizen participation and input when preparing and revising policies, plans and implementing regulations.*

*Policy 6: The City shall ensure that technical information necessary to make policy decisions is readily available.*

*Policy 10: The City shall ensure the opportunity for the public to be involved in all phases of planning projects and issues.*

### Findings

The public involvement goals and policies establish the City's intent that its citizens have meaningful opportunities throughout a planning project to be informed and to affect proposals.

The following measures were taken to inform the community about this project:

- On November 18, 2008, from 6:30 to 8:00 p.m., FEMA conducted a public open house regarding the new floodplain maps at the Multnomah County East Building in Downtown Gresham. The meeting was advertised in the Gresham Outlook and Oregonian and approximately 100 people attended.
- A Measure 56 notice was mailed on June 1, 2009 to the owners of all properties within the 100 year floodplain. The notice included information about the new FIRM maps, the proposed amendments to the Floodplain Overlay District Code, the Planning Commission and City Council public hearings and provided staff contact information.
- A Planning Commission work session on the proposed amendments was held on June 8. This included an opportunity for public comment.
- A project Web site was maintained throughout the process. Project information, including staff contact info, was available and the latest draft materials were posted for viewing. The public could comment and ask questions through the City's Ask Gresham web tool.

### Conclusion

The Citizen Involvement Goal (10.100) and related policies are met by the combination of the FEMA open house, the Measure 56 notice mailing, Planning Commission work session and providing information on the City Web site. The proposal is consistent with the applicable citizen involvement goal and policies listed in this section.

## **3. Floodplain Policy**

### Section 10.210 Areas Prone to Flooding

*Goal: Protect life and property from flood hazards.*

*Policy 1: The City shall take measures to protect the floodwater conveyance and storage capacity of its floodplains.*

*Policy 2: The City shall continue to participate in the National Flood Insurance Program, comply with Federal Emergency Management Agency (FEMA) and Metro Title 3 Floodplain Management Standards, and when necessary, amend its Floodplain Overlay District map and standards accordingly.*

*Policy 3: The City shall maintain and make available to the public, a current inventory of Gresham's 100-year floodplain areas as mapped by FEMA and the Army Corps of Engineers.*

### Findings

The Areas Prone to Flooding goal and policies establish the City's intent to protect its floodplains, comply with FEMA regulations and to make available current floodplain information to citizens.

In regard to Policy 1:

The new digitized floodplain maps will allow the City to more accurately determine the extent of the 100 year floodplain and thereby better protect the area needed to convey the 100 year flood. The floodplain will be superimposed on distortion corrected current aerial photographs showing actual stream locations, structures and streets. In addition, the City will be adding a parcel layer that shows property lines. This will provide many more reference points for determining the boundary of the 100 year floodplain relative to properties and structures, compared to the previous paper maps.

In regard to Policy 2:

As described in Section 1, adoption of the new maps and the other described amendments to the Floodplain Overlay District is required by FEMA in order for Gresham to continue to participate in the National Flood Insurance Program. Continued participation will maintain access to affordable flood insurance for Gresham's property owners.

In regard to Policy 3:

Adoption of the new maps will enable the City to keep its floodplain maps current and consistent with the latest FEMA floodplain maps. After adoption of these amendments, the City will be incorporating the maps into its Gresham.View GIS system for use by the general public. The public will be able to enlarge the maps on their computers to better identify the floodplain relative to a particular structure or lot and to download them for printing copies.

#### Conclusion

The Areas Prone to Flooding (10.210) Goal and related policies are met by the adoption of the new FEMA floodplain maps and the other text amendments. The proposal is consistent with the applicable goal and policies listed in this section.

### **C. Metro Urban Growth Management Functional Plan**

#### **Title 8: Compliance Procedures**

#### Findings

Section 3.07.820 of this title requires that at least 45 days prior to the first evidentiary hearing on an amendment to a Comprehensive Plan or land use regulation that the City submits the proposed amendments to Metro. Metro may review the amendments and can request that the City provide an analysis of the compliance of the amendment with the Functional Plan.

The City submitted the proposed amendments to Metro on May 7, 2009 which was at least 45 day prior to the first evidentiary hearing of June 22, 2009. No comments or request for an analysis have been received.

#### Conclusion

The City has submitted the proposed amendments to Metro at least 45 days prior to the first evidentiary hearing as required by Title 8. This proposal is consistent with this Functional Plan title.

### **SECTION V CONCLUSION**

The proposed comprehensive plan amendments attached as Exhibits 'A' and 'B' are consistent with applicable criteria and policies of the Community Development Plan and applicable Metro Functional Plan title as indicated by findings contained or referenced in Section IV of this staff report.

### **SECTION VI RECOMMENDATION**

Staff recommends **adoption** of the proposed comprehensive plan amendments as contained in attached Exhibits 'A' and 'B'.

*End of Staff Report*



Proposed new language is double-underlined;  
Proposed deleted language is ~~stricken~~.

CB 11-09

ORDINANCE NO. 1677

AMENDMENT TO VOLUME 2, COMMUNITY DEVELOPMENT PLAN POLICIES  
AND VOLUME 3, COMMUNITY DEVELOPMENT CODE, OF THE GRESHAM  
COMMUNITY DEVELOPMENT PLAN, REGARDING THE FLOODPLAIN  
OVERLAY DISTRICT

THE CITY OF GRESHAM DOES ORDAIN AS FOLLOWS:

Section 1. Volume 3, Community Development Code, Gresham Community Development Plan, Section 5.0100 is amended as follows:

Section 5.0100 Floodplain Overlay District

\*\*\*\*\*

**5.0101 Introductory Provisions**

Provisions of this section apply to all areas within the Floodplain Overlay District as designated on the Community Development Special Purpose District Map. This designation shall apply to all areas of special flood hazard within the city. The areas of special flood hazard identified by the Federal Insurance Administration in scientific and engineering reports entitled, "~~The Flood Insurance Study for the City of Gresham,~~" dated November 8, 1978, and "~~The Flood Insurance Study for Multnomah County,~~" dated July, 1981, "Flood Insurance Study, Multnomah County, Oregon and Incorporated Areas", December 18, 2009 with the accompanying maps entitled "Flood Insurance Rate Map, Multnomah County, Oregon and Incorporated Areas", December 18, 2009 ~~Flood Insurance Rate Maps and as now or hereafter amended~~, are hereby adopted by reference and declared to be a part of this code. When base flood elevation data has not been provided in these flood insurance studies and maps, the Manager may obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source in order to administer provisions applying to the Floodplain Overlay District.

\*\*\*\*\*

**5.0120 Standards for Development in the Floodplain Overlay District**

In addition to standards applying to the development within the underlying Plan Map district, the following standards shall apply to development proposed within the Floodplain Overlay District:

\*\*\*\*\*

E. Residential Construction

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above base flood elevation plus one foot.
2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
  - b. The bottom of all openings shall be no higher than one foot above grade.
  - c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
3. Below grade crawl spaces are allowed subject to the current Oregon Residential Specialty Code Section R324.

\*\*\*\*\*

**G. Placement of Manufactured Homes**

All manufactured homes to be placed or substantially improved within the Floodplain Overlay District shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation plus 18 inches (46cm) one foot, and be securely anchored to an adequately anchored foundation system in accordance with the provisions of **Section 5.0120(A)(2)**.

**H. Recreational Vehicles**

Recreational vehicles placed on sites are required to either:

- 1. Be on the site for fewer than 180 consecutive days;
- 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- 3. Meet the elevation requirements of Section 5.0120(G) and the anchoring requirements of Section 5.0120(A)(2).

**5.0121 Floodways**

Located within the Floodplain Overlay District (areas of special flood hazard) are areas designated as floodways. The floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential. Due to this fact, encroachments, including fill, new construction, substantial improvements, retaining walls, and other development shall be prohibited. Exceptions to this are fences (except walls or footings for a fence that change the shape of the floodway), public bridges, outfall structures, and fire hydrants which are allowed subject to standards established in the City Public Works Standards. Under no circumstances shall any of these exceptions cause a change in floodway capacity.

A. New installations of manufactured dwellings in the floodway are prohibited (2002 Oregon Manufactured Dwelling and Park Specialty Code). Manufactured dwellings may only be located in floodways according to one of the following conditions:

1. If the manufactured dwelling already exists in the floodway, the placement was permitted at the time of the original installation, and the continued use is not a threat to life, health, property, or the general welfare of the public; or

2. A new manufactured dwelling is replacing an existing manufactured dwelling whose original placement was permitted at the time of installation and the replacement home will not be a threat to life, health, property, or the general welfare of the public and it meets the following criteria:

a. As required by 44 CFR Chapter 1, Subpart 60.3(d)(3), it must be demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the manufactured dwelling and any accessory buildings, accessory structures, or any property improvements (encroachments) will not result in any increase in flood levels during the occurrence of the base flood discharge;

b. The replacement manufactured dwelling and any accessory buildings or accessory structures (encroachments) shall have the finished floor elevated a minimum of 18 inches (46 cm) above the BFE as identified on the Flood Insurance Rate Map;

c. The replacement manufactured dwelling is placed and secured to a foundation support system designed by an Oregon professional engineer or architect and approved by the authority having jurisdiction;

d. The replacement manufactured dwelling, its foundation supports, and any accessory buildings, accessory structures, or property improvements (encroachments) do not displace water to the degree that it causes a rise in the water level or diverts water in a manner that causes erosion or damage to other properties;

e. The location of a replacement manufactured dwelling is allowed by the local planning department's ordinances; and

f. Any other requirements deemed necessary by the authority having jurisdiction.

\*\*\*\*\*

#### **5.0126 Standards for Shallow Flooding Areas (AO Zones)**

Shallow flooding areas appear on the Flood Insurance Rate Maps (FIRM) as AO zones with depth designations. The base flood depths in these zones range from 1 to 3 feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

- A. New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet if no depth number is specified).
- B. New construction and substantial improvements of nonresidential structures within AO zones shall either:
  1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
  2. Together with attendant utility and sanitary facilities, be completely flood proofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as in section 5.2-2(3).
- C. Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
- D. Recreational vehicles placed on sites within AO Zones on the community's FIRM either:
  1. Be on the site for fewer than 180 consecutive days, be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
  2. Meet the requirements of above subsections A, B, and C and the elevation and anchoring requirements for manufactured homes, contained in Sections 5.0120(G) and 5.0120(A)(2).



**Section 2. Volume 2, Policies, Gresham Community Development Plan, Appendix D, is amended as follows and the FEMA "Flood Insurance Rate Maps, Multnomah County, Oregon and Incorporated Areas, December 18, 2009" referred to in amended Appendix D are attached hereto as Exhibit A:**

**APPENDIX D**

The Community Development Special Purpose District Maps are reproduced as separate documents. Special Purpose District Maps identify:

Land which lies within the:

- Floodplain-Plain Physical Constraint Overlay District\*;
- Hillside Physical Constraint District;
- Natural Resource and Open Space Districts;
- Historical and Cultural Landmark sites; and
- Water Quality Resource Area (WQRA).

Specific regulations apply to land or sites that have a Special Purpose District Map designation.

\*The Floodplain Overlay District shall be those areas designated as "special flood hazard areas" on the FEMA "Flood Insurance Rate Maps, Multnomah County, Oregon and Incorporated Areas, December 18, 2009" (FEMA Maps) and said FEMA Maps are adopted by reference and declared to be a part of this Appendix as the Community Development Special Purpose District Maps showing the Floodplain Overlay District.

First reading: July 21, 2009

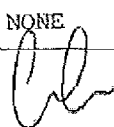
Second reading and passed: August 18, 2009

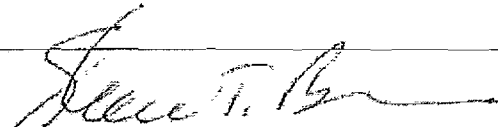
Yes: BEMIS, WIDMARK (via telephone) FUHRER, STRATHERN, CRADDICK, WARR-KING, NIELSEN-HOOI

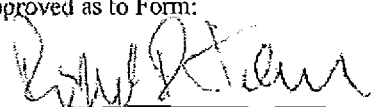
No: NONE

Absent: NONE

Abstain: NONE

  
\_\_\_\_\_  
City Manager

  
\_\_\_\_\_  
Mayor

Approved as to Form:  
  
\_\_\_\_\_  
Senior Assistant City Attorney









# EXHIBIT A OF COUNCIL BILL 11-09

**NOTES TO USERS**

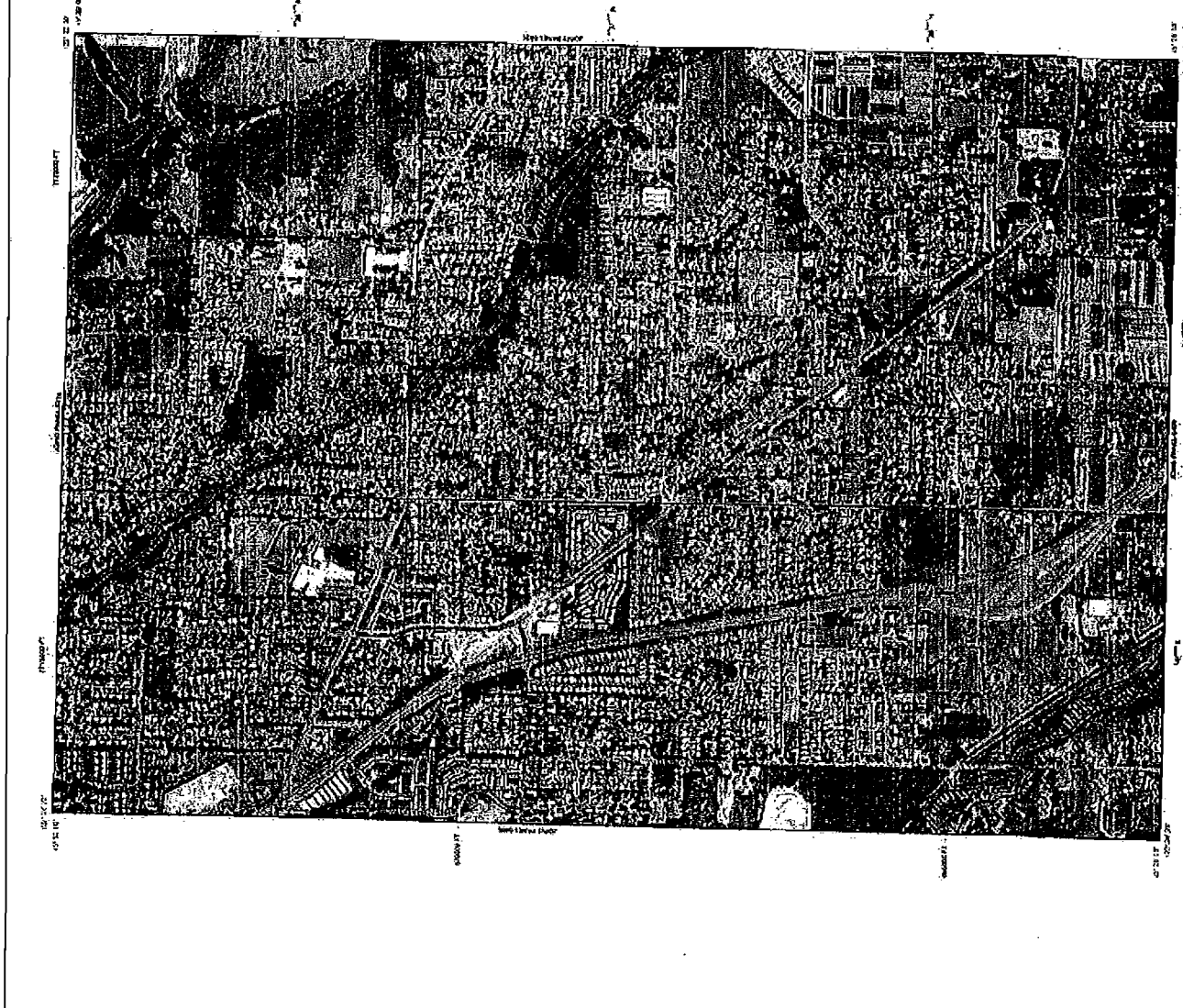
The Flood Insurance Rate Map (FIRM) is a graphic representation of the flood hazard information available from the National Flood Insurance Program (NFIP). The FIRM is used to determine flood insurance rates for properties located in flood-prone areas. The FIRM is also used to determine the flood insurance coverage for properties located in flood-prone areas.

The FIRM is based on the best available data at the time of the map. The FIRM is subject to change as new information becomes available. The FIRM is not a guarantee of flood insurance coverage.

The FIRM is based on the best available data at the time of the map. The FIRM is subject to change as new information becomes available. The FIRM is not a guarantee of flood insurance coverage.

The FIRM is based on the best available data at the time of the map. The FIRM is subject to change as new information becomes available. The FIRM is not a guarantee of flood insurance coverage.

The FIRM is based on the best available data at the time of the map. The FIRM is subject to change as new information becomes available. The FIRM is not a guarantee of flood insurance coverage.



### LEGEND

**SPECIAL FLOOD HAZARD INFORMATION:** This information is provided for informational purposes only. It is not intended to be used as a basis for flood insurance coverage. For more information, contact the NFIP.

- COASTAL HAZARD ZONE (CHZ)
- ACCELERATED COASTAL HAZARD ZONE (ACHZ)
- VEGETATED COASTAL HAZARD ZONE (VCHZ)
- UNDESIGNED BRIDGE
- DESIGNED BRIDGE
- UNDESIGNED ROAD
- DESIGNED ROAD
- UNDESIGNED RAILROAD
- DESIGNED RAILROAD
- UNDESIGNED CANAL
- DESIGNED CANAL
- UNDESIGNED DRAINAGE
- DESIGNED DRAINAGE
- UNDESIGNED TRENCH
- DESIGNED TRENCH
- UNDESIGNED ELEVATION
- DESIGNED ELEVATION
- UNDESIGNED FLOOD WALL
- DESIGNED FLOOD WALL
- UNDESIGNED FLOOD GATE
- DESIGNED FLOOD GATE
- UNDESIGNED FLOOD WALL WITH GATE
- DESIGNED FLOOD WALL WITH GATE
- UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE
- DESIGNED FLOOD WALL WITH GATE AND BRIDGE
- UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION
- DESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION
- UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION AND BRIDGE
- DESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION AND BRIDGE

**FLOOD INSURANCE RATE MAP:**

- SPECIAL FLOOD HAZARD ZONE (SFM)
- COASTAL HAZARD ZONE (CHZ)
- ACCELERATED COASTAL HAZARD ZONE (ACHZ)
- VEGETATED COASTAL HAZARD ZONE (VCHZ)
- UNDESIGNED BRIDGE
- DESIGNED BRIDGE
- UNDESIGNED ROAD
- DESIGNED ROAD
- UNDESIGNED RAILROAD
- DESIGNED RAILROAD
- UNDESIGNED CANAL
- DESIGNED CANAL
- UNDESIGNED DRAINAGE
- DESIGNED DRAINAGE
- UNDESIGNED TRENCH
- DESIGNED TRENCH
- UNDESIGNED ELEVATION
- DESIGNED ELEVATION
- UNDESIGNED FLOOD WALL
- DESIGNED FLOOD WALL
- UNDESIGNED FLOOD GATE
- DESIGNED FLOOD GATE
- UNDESIGNED FLOOD WALL WITH GATE
- DESIGNED FLOOD WALL WITH GATE
- UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE
- DESIGNED FLOOD WALL WITH GATE AND BRIDGE
- UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION
- DESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION
- UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION AND BRIDGE
- DESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION AND BRIDGE

**NFIP FIRM**

**FLOOD INSURANCE RATE MAP**

**MULTNOMAH COUNTY, OREGON**

**AS OF (DATE)**

**DATE OF NEXT FIRM**

**EFFECTIVE DATE**

**NATIONAL FLOOD INSURANCE PROGRAM**

**FLOOD INSURANCE RATES**

**RATE ZONES**

**UNDESIGNED BRIDGE**

**DESIGNED BRIDGE**

**UNDESIGNED ROAD**

**DESIGNED ROAD**

**UNDESIGNED RAILROAD**

**DESIGNED RAILROAD**

**UNDESIGNED CANAL**

**DESIGNED CANAL**

**UNDESIGNED DRAINAGE**

**DESIGNED DRAINAGE**

**UNDESIGNED TRENCH**

**DESIGNED TRENCH**

**UNDESIGNED ELEVATION**

**DESIGNED ELEVATION**

**UNDESIGNED FLOOD WALL**

**DESIGNED FLOOD WALL**

**UNDESIGNED FLOOD GATE**

**DESIGNED FLOOD GATE**

**UNDESIGNED FLOOD WALL WITH GATE**

**DESIGNED FLOOD WALL WITH GATE**

**UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE**

**DESIGNED FLOOD WALL WITH GATE AND BRIDGE**

**UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION**

**DESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION**

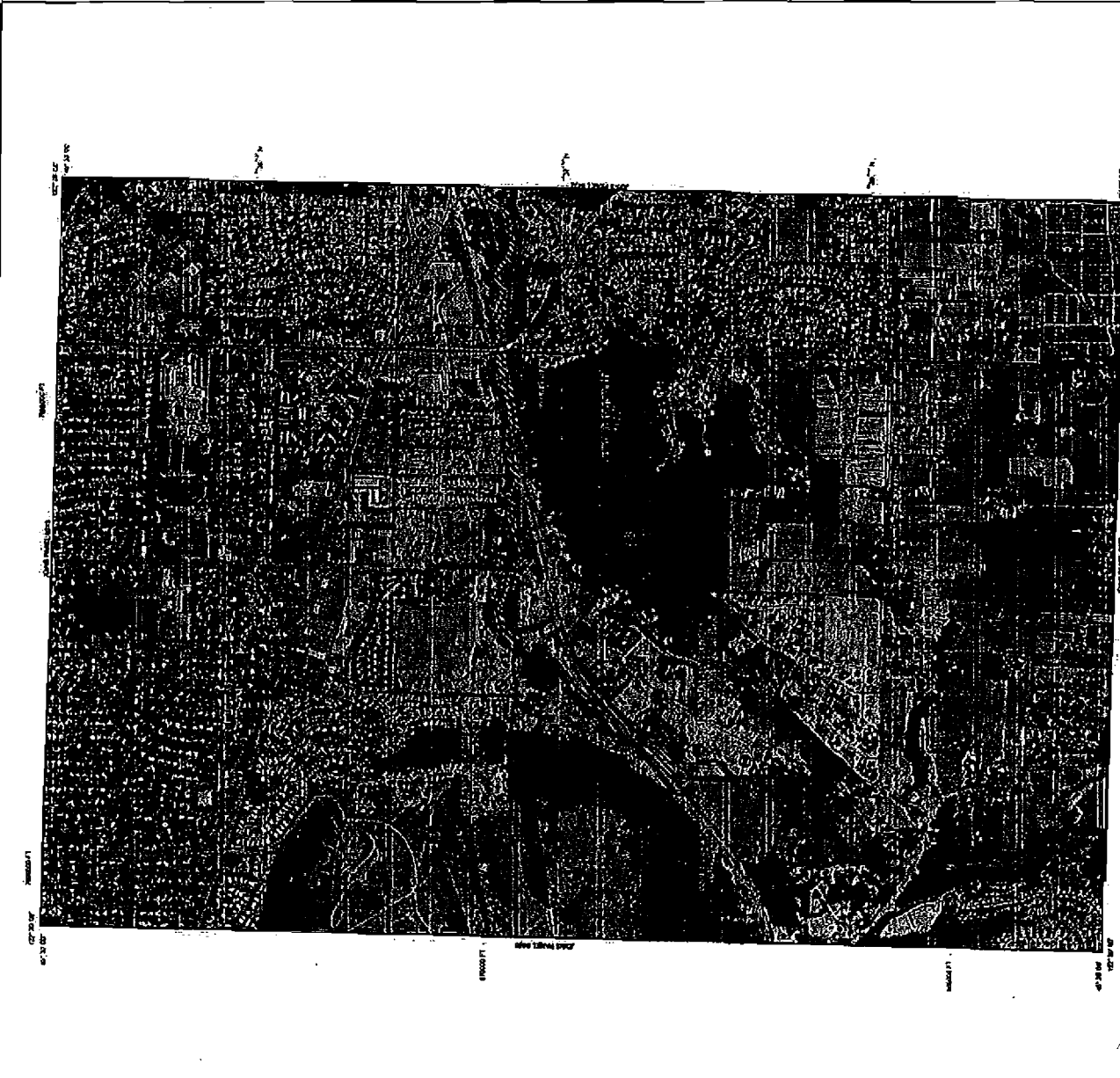
**UNDESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION AND BRIDGE**

**DESIGNED FLOOD WALL WITH GATE AND BRIDGE AND ELEVATION AND BRIDGE**

**NOTES TO USERS**

This map is the result of a study made by the National Flood Insurance Program (NFIP) and is intended to provide information on the flood hazard areas in Multnomah County, Oregon. The map is based on the Flood Hazard Study Report (FHSR) for Multnomah County, Oregon, dated 1978. The FHSR is available for purchase from the National Flood Insurance Program, 445 North Washington Street, Alexandria, Virginia 22304. The FHSR contains a detailed description of the flood hazard areas in Multnomah County, Oregon, and includes a list of the flood hazard areas and their corresponding flood hazard categories. The map is intended to provide information on the flood hazard areas in Multnomah County, Oregon, and is not intended to be used as a basis for any other purpose.

The National Flood Insurance Program (NFIP) is a federal program that provides flood insurance to property owners in participating communities. The NFIP is authorized by the National Flood Insurance Act of 1968, which was amended in 1973 and 1974. The NFIP is administered by the Federal Emergency Management Agency (FEMA). The NFIP provides flood insurance to property owners in participating communities, and the insurance is provided through private insurance companies. The NFIP is a self-insuring entity, and the insurance is provided through the National Flood Insurance Fund (NFIF). The NFIF is a trust fund that is established by the NFIP, and it is used to pay claims for flood damage. The NFIP is a critical part of the federal disaster relief program, and it provides a vital source of funds for the recovery of flood-damaged property.



**LEGEND**

**SPECIAL FLOOD HAZARD AREA (SFHA)**  
 Areas in which the base flood depth is 1 foot or more. These areas are subject to the most severe flooding and are the most likely to be damaged by flood. The base flood is the flood that has a 1% chance of being equaled or exceeded in any year. The base flood is the flood that is used to determine the flood insurance rate.

**FLOOD HAZARD AREA (FHA)**  
 Areas in which the base flood depth is less than 1 foot. These areas are subject to flooding, but the flooding is not as severe as in the SFHAs. The base flood is the flood that has a 1% chance of being equaled or exceeded in any year. The base flood is the flood that is used to determine the flood insurance rate.

**OTHER AREAS**  
 Areas that are not subject to flooding. These areas are not included in the flood insurance rate map.

**CAPITAL IMPROVEMENTS (CIP) / ADJUSTED RATES (AR)**  
 Areas in which the flood insurance rate is adjusted based on the presence of capital improvements. The adjusted rate is based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2014**  
 The adjusted rates in 2014 are based on the 2014 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2015**  
 The adjusted rates in 2015 are based on the 2015 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2016**  
 The adjusted rates in 2016 are based on the 2016 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2017**  
 The adjusted rates in 2017 are based on the 2017 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2018**  
 The adjusted rates in 2018 are based on the 2018 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2019**  
 The adjusted rates in 2019 are based on the 2019 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2020**  
 The adjusted rates in 2020 are based on the 2020 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2021**  
 The adjusted rates in 2021 are based on the 2021 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2022**  
 The adjusted rates in 2022 are based on the 2022 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2023**  
 The adjusted rates in 2023 are based on the 2023 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2024**  
 The adjusted rates in 2024 are based on the 2024 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2025**  
 The adjusted rates in 2025 are based on the 2025 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2026**  
 The adjusted rates in 2026 are based on the 2026 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2027**  
 The adjusted rates in 2027 are based on the 2027 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2028**  
 The adjusted rates in 2028 are based on the 2028 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2029**  
 The adjusted rates in 2029 are based on the 2029 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**ADJUSTED RATES IN 2030**  
 The adjusted rates in 2030 are based on the 2030 flood insurance rates. The adjusted rates are based on the value of the capital improvements and the age of the property.

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM**  
 FLOOD INSURANCE RATE MAP  
 MULTNOMAH COUNTY,  
 OREGON  
 AND INCORPORATED AREAS

**DATE OF MAP**  
 1978

**DATE OF REVISION**  
 2024

**SCALE**  
 1" = 1 MILE

**MAP NUMBER**  
 11-09

**EFFECTIVE DATE**  
 11/01/2024

**PREPARED BY**  
 FEDERAL EMERGENCY MANAGEMENT AGENCY

**EXHIBIT A OF COUNCIL BILL 11-09**





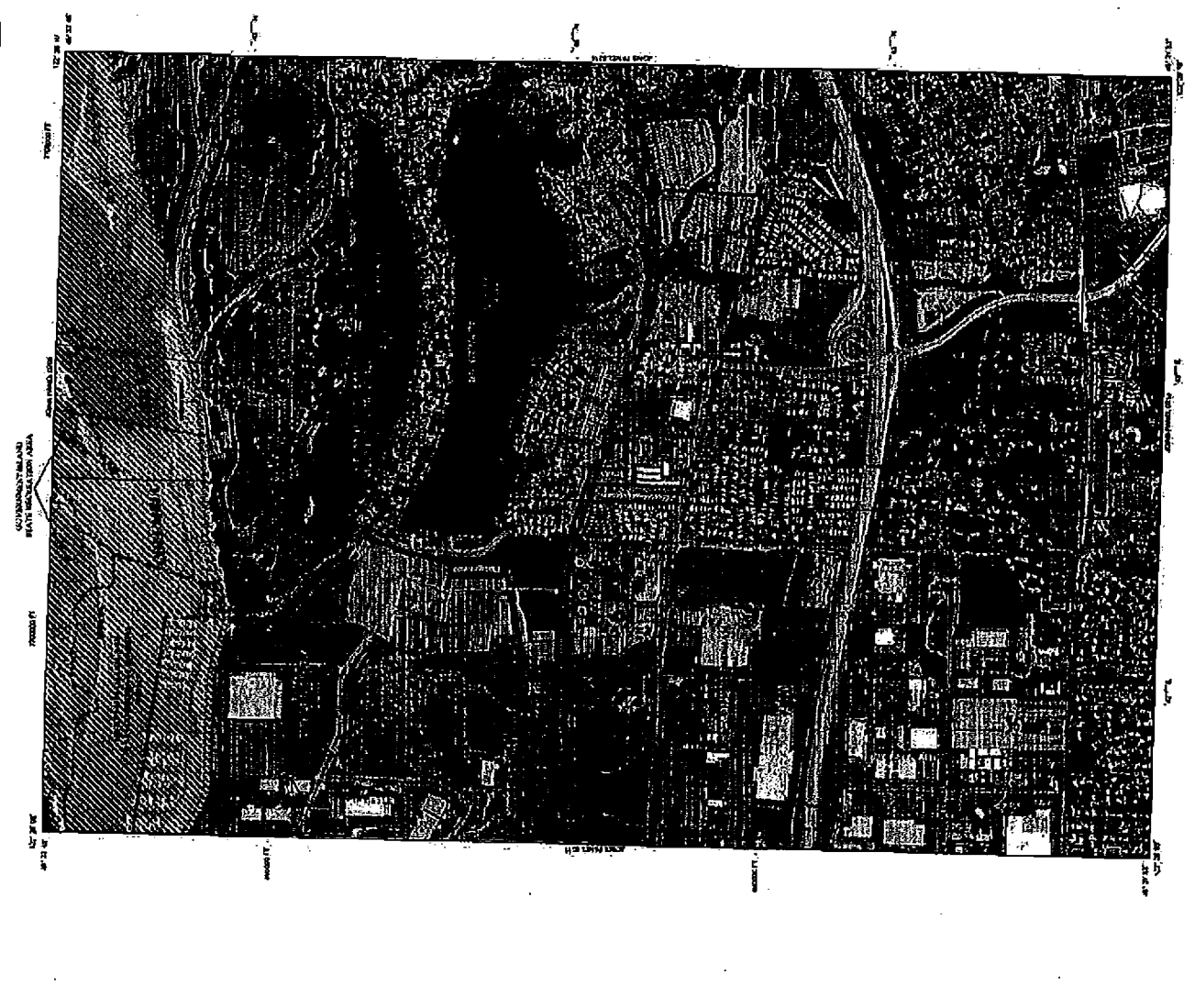
### NOTES TO USERS

This map is a representation of the National Flood Insurance Program's (NFIP) Flood Insurance Rate Map (FIRM) for the area shown. It is not a guarantee of the accuracy of the information shown. The information shown is for informational purposes only and is not intended to be used as a basis for any decision. The user should consult the NFIP's official website for the most current information.

The NFIP is a federal program that provides flood insurance to property owners in participating communities. The program is administered by FEMA. The NFIP's official website is [www.flood.gov](http://www.flood.gov).

The NFIP's official website provides information on how to purchase flood insurance, how to file a claim, and how to appeal a denial of a claim. The NFIP's official website also provides information on the NFIP's various programs, including the NFIP's Special Flood Hazard Insurance Program (SFHIP) and the NFIP's Community Rating System (CRS).

The NFIP's official website also provides information on the NFIP's various maps, including the NFIP's FIRM and the NFIP's Flood Hazard Boundary Map (FHBM). The NFIP's official website provides information on how to obtain a copy of the NFIP's FIRM for a specific community.



### LEGEND

INDICATES FLOOD INSURANCE RATE MAP (FIRM) CATEGORIES. TO OBTAIN A COPY OF THIS MAP, CONTACT THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) AT THE FOLLOWING ADDRESS: NATIONAL FLOOD INSURANCE PROGRAM, 1200 G STREET, N.W., WASHINGTON, D.C. 20004-4200. TELEPHONE: (202) 755-1300. INTERNET: [WWW.FLOOD.GOV](http://www.flood.gov). A FIRM FOR ANY COMMUNITY IS AVAILABLE TO THE PUBLIC AT THE COMMUNITY'S FIRM OFFICE, WHICH IS LISTED IN THE NFIP's OFFICIAL WEBSITE, [WWW.FLOOD.GOV](http://www.flood.gov).

**Special Flood Hazard Areas (SFHAs):**  
 A. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 B. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 C. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 D. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 E. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 F. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 G. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 H. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 I. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 J. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 K. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 L. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 M. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 N. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 O. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 P. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 Q. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 R. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 S. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 T. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 U. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 V. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 W. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 X. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 Y. Areas with a 1% Annual Chance Flood (ACF) (Zone X)  
 Z. Areas with a 1% Annual Chance Flood (ACF) (Zone X)

**Other Flood Hazard Areas:**  
 AA. Areas with a 1% Annual Chance Flood (ACF) (Zone AA)  
 AB. Areas with a 1% Annual Chance Flood (ACF) (Zone AB)  
 AC. Areas with a 1% Annual Chance Flood (ACF) (Zone AC)  
 AD. Areas with a 1% Annual Chance Flood (ACF) (Zone AD)  
 AE. Areas with a 1% Annual Chance Flood (ACF) (Zone AE)  
 AF. Areas with a 1% Annual Chance Flood (ACF) (Zone AF)  
 AG. Areas with a 1% Annual Chance Flood (ACF) (Zone AG)  
 AH. Areas with a 1% Annual Chance Flood (ACF) (Zone AH)  
 AI. Areas with a 1% Annual Chance Flood (ACF) (Zone AI)  
 AJ. Areas with a 1% Annual Chance Flood (ACF) (Zone AJ)  
 AK. Areas with a 1% Annual Chance Flood (ACF) (Zone AK)  
 AL. Areas with a 1% Annual Chance Flood (ACF) (Zone AL)  
 AM. Areas with a 1% Annual Chance Flood (ACF) (Zone AM)  
 AN. Areas with a 1% Annual Chance Flood (ACF) (Zone AN)  
 AO. Areas with a 1% Annual Chance Flood (ACF) (Zone AO)  
 AP. Areas with a 1% Annual Chance Flood (ACF) (Zone AP)  
 AQ. Areas with a 1% Annual Chance Flood (ACF) (Zone AQ)  
 AR. Areas with a 1% Annual Chance Flood (ACF) (Zone AR)  
 AS. Areas with a 1% Annual Chance Flood (ACF) (Zone AS)  
 AT. Areas with a 1% Annual Chance Flood (ACF) (Zone AT)  
 AU. Areas with a 1% Annual Chance Flood (ACF) (Zone AU)  
 AV. Areas with a 1% Annual Chance Flood (ACF) (Zone AV)  
 AW. Areas with a 1% Annual Chance Flood (ACF) (Zone AW)  
 AX. Areas with a 1% Annual Chance Flood (ACF) (Zone AX)  
 AY. Areas with a 1% Annual Chance Flood (ACF) (Zone AY)  
 AZ. Areas with a 1% Annual Chance Flood (ACF) (Zone AZ)

**Other Flood Hazard Areas:**  
 BA. Areas with a 1% Annual Chance Flood (ACF) (Zone BA)  
 BB. Areas with a 1% Annual Chance Flood (ACF) (Zone BB)  
 BC. Areas with a 1% Annual Chance Flood (ACF) (Zone BC)  
 BD. Areas with a 1% Annual Chance Flood (ACF) (Zone BD)  
 BE. Areas with a 1% Annual Chance Flood (ACF) (Zone BE)  
 BF. Areas with a 1% Annual Chance Flood (ACF) (Zone BF)  
 BG. Areas with a 1% Annual Chance Flood (ACF) (Zone BG)  
 BH. Areas with a 1% Annual Chance Flood (ACF) (Zone BH)  
 BI. Areas with a 1% Annual Chance Flood (ACF) (Zone BI)  
 BJ. Areas with a 1% Annual Chance Flood (ACF) (Zone BJ)  
 BK. Areas with a 1% Annual Chance Flood (ACF) (Zone BK)  
 BL. Areas with a 1% Annual Chance Flood (ACF) (Zone BL)  
 BM. Areas with a 1% Annual Chance Flood (ACF) (Zone BM)  
 BN. Areas with a 1% Annual Chance Flood (ACF) (Zone BN)  
 BO. Areas with a 1% Annual Chance Flood (ACF) (Zone BO)  
 BP. Areas with a 1% Annual Chance Flood (ACF) (Zone BP)  
 BQ. Areas with a 1% Annual Chance Flood (ACF) (Zone BQ)  
 BR. Areas with a 1% Annual Chance Flood (ACF) (Zone BR)  
 BS. Areas with a 1% Annual Chance Flood (ACF) (Zone BS)  
 BT. Areas with a 1% Annual Chance Flood (ACF) (Zone BT)  
 BU. Areas with a 1% Annual Chance Flood (ACF) (Zone BU)  
 BV. Areas with a 1% Annual Chance Flood (ACF) (Zone BV)  
 BW. Areas with a 1% Annual Chance Flood (ACF) (Zone BW)  
 BX. Areas with a 1% Annual Chance Flood (ACF) (Zone BX)  
 BY. Areas with a 1% Annual Chance Flood (ACF) (Zone BY)  
 BZ. Areas with a 1% Annual Chance Flood (ACF) (Zone BZ)

**NEIP**  
**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**MARICOPA COUNTY, ARIZONA**  
**JANUARY 2008**

**MAP NUMBER 15280C02-0001-0**  
**EFFECTIVE DATE**

**NATIONAL FLOOD INSURANCE PROGRAM**

**SCALE: 1" = 1/4"**

**DATE: 01/01/08**

**BY: [Name]**

**FOR: [Name]**

EXHIBIT A OF COUNCIL BILL 11-09

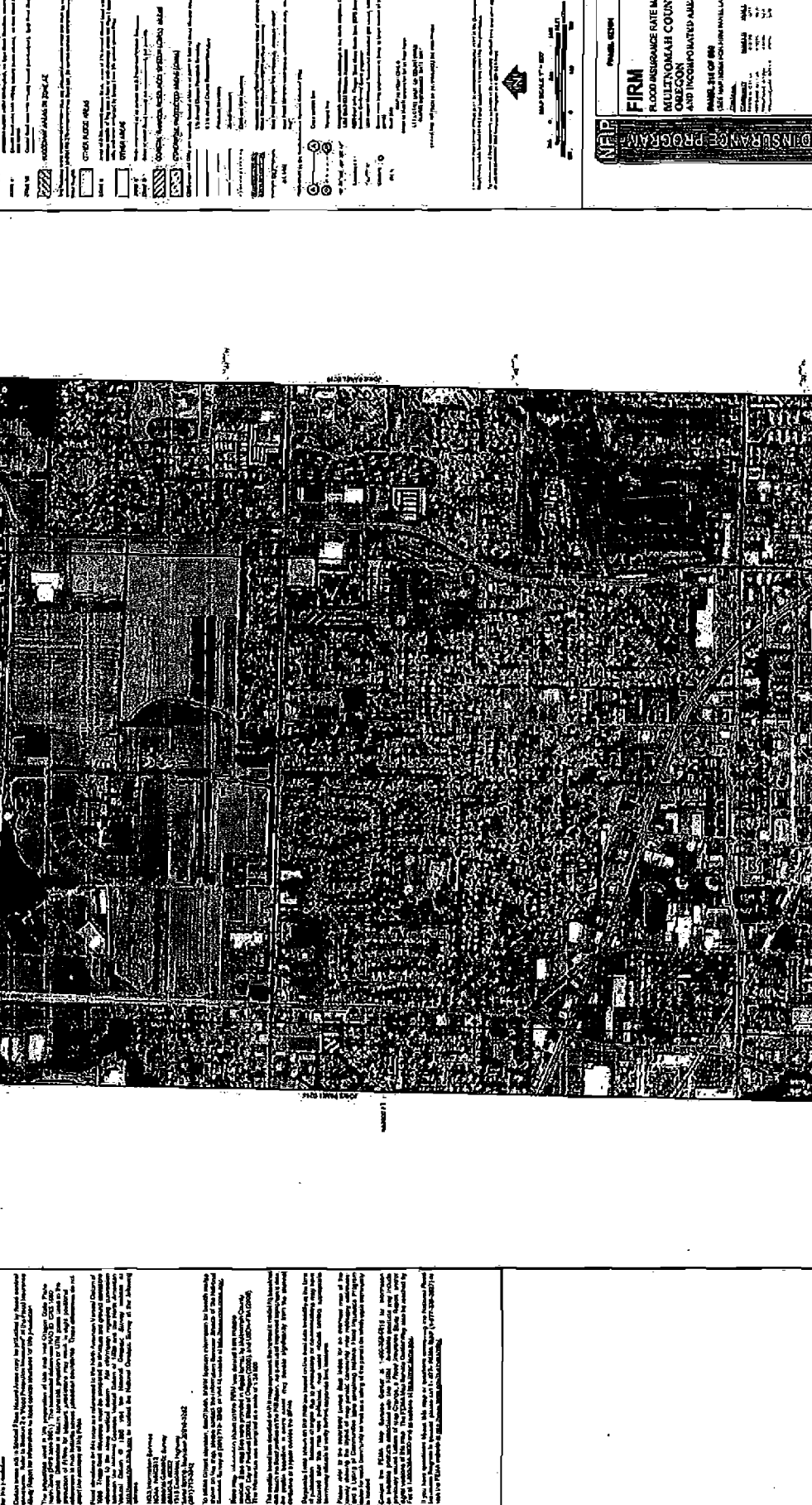


**NOTES TO USERS**

This map was prepared for the National Flood Insurance Program by the Federal Emergency Management Agency (FEMA). The map is based on the Flood Insurance Study (FIS) for Multnomah County, Oregon, which was completed by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979.

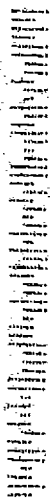
The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979.

The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979. The FIS was conducted by the Federal Emergency Management Agency (FEMA) in 1979.

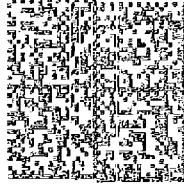


**EXHIBIT A OF COUNCIL BILL 11-09**

This exhibit is a reproduction of the flood insurance rate map for Multnomah County, Oregon, as shown in the figure above. It is intended to provide a clear and accessible copy of the map for public review and use in the context of Council Bill 11-09.



PLANNING SERVICES  
NW EASTMAN PARKWAY  
GRESHAM, OR 97030



Postnet

049J82046171  
\$02.070  
08/21/2009  
Mailed From 97030  
US POSTAGE

DLCD  
Attn: Plan Amendment Specialist  
635 Capitol Street, NE #150  
Salem, OR 97301-2540

