



## Memorandum

Date: October 29, 2021

To: West Linn Planning Commission

From: Chris Myers, Associate Planner

Subject: CDC Chapter 27 Amendments (FEMA Floodplain Regulations)

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The City of West Linn floodplain regulations, [Community Development Code \(CDC\) Chapter 27](#), contain the code provisions that must be met to allow development to happen within flood hazard zones in the community. Periodically, the Federal Emergency Management Agency (FEMA) will perform an audit of a community's floodplain regulations to ensure they are meeting the minimum required FEMA standards. The City's floodplain regulations were recently audited by the Oregon Department of Land Conservation and Development (DLCD) on behalf of the FEMA.

The DLCD audit found CDC Chapter 27 is deficient in meeting the minimum FEMA standards and recommended adopting the [Oregon Model Flood Hazard Ordinance](#) language into the CDC. The West Linn City Council directed staff to work with the Planning Commission (PC) to review proposed code changes and then start the legislative process. The City must adopt updated floodplain regulations by February 14, 2022.

The proposed amendments to CDC Chapter 27 are attached. Much of the text will remain fairly similar, with some additions and small language changes required by FEMA. For ease of use and to streamline the process, staff has proposed to remove all existing language in Chapter 27 (~~striketrough text~~) and replace with the model code language (**bold underline**). Text not represented with a strikethrough or bold underline is text currently in our code that is not being replaced. This approach eliminates trying to merge the similar texts together and provides the opportunity to easily compare the text being removed and the text to replace it.

The schedule is to have two work sessions with the Planning Commission (PC) and then hold the legislative public hearing for a recommendation to City Council. The first work session will focus on getting feedback/questions from the PC. The second work session would then focus on staff providing information on the feedback/questions and identifying any other data/information needed before the public hearing. The tentative schedule for review:

November 3, 2021 – Initial review of proposed amendments  
November 17, 2021 – Final review of proposed amendments

December 15, 2021 – Public Hearing on proposed amendments (recommendation to City Council)

If you have questions about the work session or materials, please feel free to email or call me at 503-742-6062 or email at [cmyers@westlinnoregon.gov](mailto:cmyers@westlinnoregon.gov). As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thank you and hope to see everyone on the 3<sup>rd</sup>.