

CITY of CASCADE LOCKS

AGENDA

CITY COUNCIL SPECIAL MEETING
Wednesday, July 16, 2025, 6:00 PM, CITY HALL

1. **Call to Order/Pledge of Allegiance/Roll Call.**
2. **Action Items:**
 - A. **Adopt Ordinance 471 – Flood Plain**
3. **Adjournment.**

Public access to the meeting is available via Zoom.

By smart device on zoom.us, meeting code [872 129 1324](https://zoom.us/j/8721291324), password is “citymeet”.

By phone dial 1-253-215-8782, meeting # is 872-129-1324, passcode is 17722174. Remember *6 to mute/unmute your phone, *9 to raise your hand if you have a question or comment.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for person with disabilities, should be made at least 48 hours in advance of the meeting by contacting the City of Cascade Locks office at 541-374-8484.

CASCADE LOCKS STAFF REPORT

Date Prepared: July 15, 2025

For City Council Meeting on: July 16, 2025

TO: Honorable Mayor and City Council

PREPARED BY: Jordon Bennett, City Administrator

SUBJECT: Adopt Ordinance 471 – Flood Plain

CITY STRATEGIC GOALS:

Downtown Revitalization

Public Services

Communication Enhancement

Affordable/Workforce Housing

Code Improvements

SYNOPSIS: Amendments to Articles I, II, and IV of the City’s Community Development Code (CDC) are necessary to integrate the 2024 update to the State of Oregon Model Flood Hazard Management Ordinance, a mandatory directive from State and Federal agencies. The Planning Commission held a meeting on June 12, 2025, on the proposed amendments to the Flood Plain code. The Commission reviewed the amendments and agreed to move them forward for the Council’s review and consideration during public hearing(s). Council held a public hearing on June 23rd to also consider public input. The first reading of the ordinance was approved on July 14th. The ordinance is now in front of council for a second reading and adoption.

Background on Amendments to Required Floodplain Regulation:

As a result of judicial actions, FEMA was tasked with modifying National Flood Insurance Program (NFIP) implementation measures to ensure that development actions within floodplains result in “no net loss” to habitats. “No net loss” means mitigation of development impacts is provided on site, within the same reach, or in the same watershed. To remain participating in the NFIP, the State is requiring jurisdictions to either (1) prohibit all new development within floodplains, (2) adopt regulations requiring extensive environmental reviews, termed a Biological Option (BiOp), or (3) adopt the 2024 model ordinance. Staff and the Planning Commission have determined that adopting the 2024 model ordinance is the least restrictive and least costly for both the City and property owners.

2024 State of Oregon Model Flood Hazard Management Ordinance:

The 2024 update to the State of Oregon Model Flood Hazard Management Ordinance has been prepared by the State of Oregon Department of Land Conservation and Development (DLCD) and reviewed and approved by the Federal Emergency Management Agency (FEMA), Region 10. Adoption of the 2024 model ordinance will ensure the City remains compliant with the minimum standards for participation in the National Flood Insurance Program (NFIP). The City must become compliant prior to July 22, 2025. To meet that deadline, an emergency clause for immediate implementation is in the ordinance.

Revised Special Flood Hazard Area Mapping:

FEMA has developed new Flood Insurance Rate Maps (FIRM) that will become effective on July 22, 2025. The new regulations are required to adopt, by reference, these new maps. The City does not have the jurisdiction to amend these new maps. Updated references to these new maps are required to remain compliant with and within the NFIP. The City is split into five maps.

All FIRMs can be found on FEMA's Flood Map Service Center website:

<https://msc.fema.gov/portal/advanceSearch#searchresultsanchor>

The Ordinance was provided to council and the public 7 days prior to the meeting. This meets the requirements to read the ordinance by title only.

Attached for review is the ordinance. The city attorney and planner have reviewed and approved.

CITY COUNCIL OPTIONS:

- 1) Adopt Ordinance 471

RECOMMENDED MOTION: "I move to Adopt Ordinance 471 updating the City of Cascade Locks' Flood Plain Code."

ORDINANCE NO. 471

**AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE
TO IMPLEMENT FLOOD HAZARD REGULATIONS THAT REFLECT THE 2024
OREGON MODEL FLOODPLAIN MANAGEMENT ORDINANCE AND
DECLARING AN EMERGENCY**

WHEREAS, the United States Department of Homeland Security’s Federal Emergency Management Agency (FEMA) has worked with the State of Oregon, Hood River County, and the cities of Cascade Locks and Hood River to use new data and technology to update Flood Insurance Rate Maps (FIRMs);

WHEREAS, FEMA and the Oregon Department of Land Conservation and Development (DLCD) have directed cities to either prevent all development within flood plains identified on updated FIRM mapping, adopt a “Biological Option”, or adopt the regulations within the 2024 update to the State of Oregon Model Flood Hazard Ordinance to regulate development within flood hazard zones before July 22, 2025, when updated FIRM mapping and the Flood Insurance Study (FIS) become effective;

WHEREAS, the City has chosen to adopt the regulations within the 2024 update to the State of Oregon Model Flood Hazard Ordinance, incorporating these regulations into Articles I, II, and IV of the City of Cascade Locks Community Development Code (CDC);

WHEREAS, the City's Planning Commission held a meeting on June 12, 2025, to review the proposed CDC amendments;

WHEREAS, the City Council held a Public Hearing on the issue of amending the CDC to implement the regulations of the 2024 State of Oregon Model Flood Hazard Ordinance on June 23, 2025;

WHEREAS, the City finds that this ordinance is necessary to preserve public health, peace, and safety of the City by enabling the availability of resources in the event of certain natural disasters; and

WHEREAS, the City Council makes the following findings in accordance with the criteria of CDC 8-6.176.050:

An application to amend the text of the Comprehensive Plan and/or the Development Code text shall be found to:

- A. Comply with the Statewide Planning Goals and related administrative rules.*
- B. Comply with the Comprehensive Plan goals, policies, and implementation strategies.*
- C. Be internally consistent with related Comprehensive Plan or Development Code provisions.*
- D. Promote provision of adequate public facilities and services for the community.*

The following findings of fact are offered in support of the proposed amendments:

- A. Comply with the Statewide Planning Goals and related administrative rules.*

FINDING: The 2024 State of Oregon Model Flood Hazard Ordinance is compliant with all applicable

statewide planning goals and administrative rules. This is demonstrated in Section 2 of the November 2024 bulletin released by FEMA Region 10 titled “NFIP Oregon Implementation Program Guidance Model Floodplain Management Ordinance, For Participating Communities in the Implementation Plan Area”

B. Comply with the Comprehensive Plan goals, policies, and implementation strategies.

FINDING: The amendments are consistent or do not conflict with any Plan goals, policies, or implementation strategies. The following goals and policies directly support updating the City’s flood hazard regulations:

I. Natural Resources and Hazards

A. Water (Statewide Planning Goals 5 and 6)

Goals:

I.A. Goal: To protect water quality in the Cascade Locks area, with special attention being given to existing and potential domestic water resources.

B. Land (Statewide Planning Goals 3, 4, 5, 6, 7 and 14)

Goals:

I.B.3. Goal: To support the proper conservation of significant riparian and wetland areas and other environmentally sensitive areas.

Policies:

I.B.1. Policy: Limit development in areas that are subject to flooding or geologic hazards.

I.B.2. Policy: Work with other agencies to improve the quality of available natural hazard information.

I.B.3. Policy: Encourage development on land which is the most suitable.

I.B.4. Policy: Protect significant riparian and wetland areas in a manner consistent with state and federal requirements.

C. Be internally consistent with related Comprehensive Plan or Development Code provisions.

FINDING: Staff have reviewed all articles and sections of the CDC and Plan to ensure the amendments are consistent with currently adopted regulations. No inconsistencies were found. Amendments to Article I are strictly related to mandated flood plain definitions within the 2024 State of Oregon Model Flood Hazard Ordinance. Amendments to Article II are included for clarity on the flood plain administrator’s authority. Amendments to Article IV directly reflect all regulations beyond the definition section of the 2024 State of Oregon Model Flood Hazard Ordinance. No other

amendments are necessary for consistency and compliance.

D. Promote provision of adequate public facilities and services for the community.

FINDING: The amendments themselves do not increase demand for existing public facilities/services, change policies or regulations related to the provision of public facilities/services, or change where public facilities/services should and could be planned within the City Limits or Urban Growth Boundary.

Specific to public facilities, the “no net loss” for floodplain storage may marginally reduce future demand on the City’s stormwater facilities, but overall, there will be no negative or positive impacts to public facilities.

Specific to community services, areas that are currently within the flood plain overlay must receive a flood plain permit. This requirement will remain unchanged. Therefore “community services” like parks/recreation areas – areas that are typically planned within flood plains – will still need to receive a flood plain permit from the City and meet State and Federal permitting requirements if applicable.

NOW THEREFORE THE CITY OF CASCADE LOCKS, HOOD RIVER COUNTY, OREGON, ORDAINS AS FOLLOWS:

SECTION 1. Repeal and replace Article I of the CDC. Article I of the CDC is repealed in its entirety and replaced with the code as shown in Exhibit 1, attached hereto and thereby included by this reference as though set forth in full.

SECTION 2. Repeal and replace Article II. Article II of the CDC is repealed in its entirety and replaced with the code as shown in Exhibit 2, attached hereto and thereby included by this reference as though set forth in full.

SECTION 3. Repeal and replace Article IV. Article IV of the CDC is repealed in its entirety and replaced with the code as shown in Exhibit 3, attached hereto and thereby included by this reference as though set forth in full.

SECTION 4. Separability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared invalid, such declaration shall not affect the validity of any other section, subsection, paragraph, sentence, clause, or phrase; and if this ordinance, or any portion thereof, should be held to be invalid on one ground but valid on another, it shall be construed that the valid ground is the one upon which said ordinance, or such portion thereof, was enacted.

SECTION 5. Emergency Clause. That in as much as this ordinance is necessary for the immediate preservation of the public health, peace, and safety of the City of Cascade Locks, an emergency is hereby declared to exist and this ordinance shall be in full force and effect immediately upon its passage and approval of the Mayor.

ADOPTED by the City Council this 14th day of July, 2025.

APPROVED by the Mayor this 14th day of July, 2025.

Brenda Wood, Mayor

ATTEST:

Kathy Woosley, City Recorder