

An Ordinance amending Title 24, Building Regulations, and Title 34, Subdivisions and Partitioning Regulations, of the Code of Portland, Oregon, by adding a new chapter 24.56, Flood Prone Areas, and amending Section 34.20.040.

The City of Portland ordains:

Section 1. The Council finds that:

- (1) Areas of the City of Portland are subject to periodic flooding which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief, all of which adversely affect the public health, safety and welfare;
- (2) These flood losses are caused by the cumulative effect of obstructions and development in flood prone areas and by the occupancy of flood hazard areas by uses vulnerable to floods;
- (3) The City of Portland can eliminate or reduce flood losses by regulating building construction and land use within flood hazard areas;
- (4) The National Flood Insurance Program provides flood insurance to property owners within flood hazard areas subject to fulfillment of specified conditions by the property owner and local community;
- (5) Resolution No. 31064 expressed the City's desire to participate in the National Flood Insurance Program and Ordinance No. 134496 authorized certain building and land use procedures which enabled it to do so;
- (6) In order to provide additional protection from flood losses and to maintain eligibility in the National Flood Insurance Program, it is appropriate and in the public interest to protect the health, safety and welfare of the City that the following amendments to Titles 24 and 34 be enacted.

NOW, THEREFORE, the Council directs:

- a. That Title 24, Building Regulations, of the Code of the City of Portland, Oregon, is amended by the addition of a new chapter 24.56, Flood Prone Areas, to be numbered, titled and to read as follows:

Chapter 24.56	Flood Prone Areas
24.56.010	Purpose
24.56.020	General
24.56.030	Definitions
24.56.040	Regulations for all Water Courses
24.56.050	Flood Hazard (FH) Regulations
24.56.060	Floodway Fringe (FF) Regulations
24.56.070	Floodway (FW) Regulation
24.56.080	Appeals and Variances

24.56.010 Purpose. The purpose of this chapter is to protect the public health, safety, and welfare from the dangers of flooding by restricting or prohibiting uses which are dangerous to health, safety or property in times of flood or which cause increased flood heights or velocities, and by requiring that uses and structures vulnerable to floods be protected from flood danger at the time of initial construction.

24.56.020 General

- (1) Areas subject to flooding and identified in a Flood Insurance Study shall be classified as Floodway (FW), Floodway Fringe (FF), or Flood Hazard (FH). The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report prepared by the Federal Insurance Administration under agency agreement with the Portland District Corps of Engineers, the last draft of which is dated July 1979, with accompanying Flood Insurance Maps are hereby adopted by reference and declared to be part of this chapter. The Flood Insurance Study is on file at the Portland Bureau of Buildings. The location of such areas, when more accurate, updated information becomes available, may be changed.
- (2) Areas subject to flooding by a watercourse draining 30 acres or more which:
 - (a) have not been classified as Floodway or Floodway Fringe areas in a Flood Insurance Study and are not covered by federal flood insurance programs, and
 - (b) have been identified and the watercourse mapped by the City Engineer,
 shall be classified as being in either a Drainageway or Drainageway Fringe area. An area designated in a Flood Insurance Study as being in a Flood Hazard area shall also be classified either as a Drainageway or Drainageway Fringe area. Drainageway and Drainageway Fringe boundaries shall be determined by the City Engineer based upon watercourse geometry, slope, channel roughness, the effect of obstructions, and any other factors which affect the flood flow. Maps of watercourses identified by the City Engineer, and as amended to reflect new information, are on file at the Portland Bureau of Buildings and are hereby adopted by reference and declared to be a part of this chapter.
- (3) The provisions of this chapter shall apply to all lands shown on the Flood Insurance Rate Map (FIRM) as being located within a Floodway, Flood Fringe, or Flood Hazard Area and to all watercourses draining 30 acres or more as mapped by the City Engineer. Land classified as being in a Floodway, Flood Fringe, Flood Hazard, Drainageway, or Drainageway Fringe area shall also be classified in one or more of the regular, underlying zones listed in Chapter 33.16. All uses and development permitted in the regular zone are permitted in areas designated Floodway, Flood Fringe, Flood Hazard, Drainageway, or Drainageway Fringe, subject to the provisions of this chapter. The

structure will have to comply with all other applicable regulations of the Code of the City of Portland. If an inconsistency exists between this chapter and the uses permitted in or requirements of the regular zone, or of other titles of the Code, the more restrictive uses or requirements shall prevail.

- (4) A structure or the use of a structure or property which was lawful before the effective date of this chapter but which is not in conformity with the provisions of this chapter may be continued subject to provisions of the Uniform Building Code, regulations for existing structures.
- (5) The degree of flood protection afforded by the provisions of this chapter is considered reasonable for regulatory purposes and is based upon engineering and scientific methods of study. Larger floods than those anticipated by these provisions may occur on occasion or the flood height may be increased by human or natural causes, such as log jams, or bridge openings restricted by debris. In addition, areas not covered by adequate topographic maps may contain unmapped watercourses subject to flooding. The identification of areas subject to flooding pursuant to the provisions of this chapter does not imply that lands outside such areas will be free from flooding or flood damage. This chapter shall not create liability on the part of the City of Portland or any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on the provisions or designations of this chapter or any administrative decision lawfully made thereunder.

24.56.030 Definitions. The following definitions shall apply to this chapter.

- (1) "Base flood" also known as the 100 year flood, means the flood having one percent chance of being equalled or exceeded in any given year.
- (2) "City datum" is the datum to which City of Portland bench marks, topographic maps, street and sewer elevation data, and most other elevation data is referenced. It is 1.375 ft. below mean sea level datum. To convert mean sea level to City datum, add 1.375 ft. to the elevation referenced to mean sea level.
- (3) "Development" means any human change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving excavation, or drilling operations.
- (4) "Drainage" means the channel of a watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- In establishing the drainage, the cumulative effect of all potential development along the stream shall be considered. A drainage is established on streams for which flood water surface

elevations, floodway boundaries, and floodway fringe boundaries have not been established by a Flood Insurance Study.

- (5) "Drainageway Fringe" is the part of the floodplain of the water course which lies outside the drainageway. It is established on a stream which does not have flood water surface elevations and floodway and floodway fringe boundaries established through a Flood Insurance Study.
- (6) "Existing mobile home park or mobile home subdivision", means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed before the effective date of this chapter.
- (7) "Expansion to an existing mobile home park or mobile home subdivision" means the preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring of concrete pads, or the construction of streets).
- (8) "Flood" or "flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.
- (9) "Flood protection elevation" means the water surface elevation of the base flood plus one foot for free board plus one foot to accommodate increased flood levels caused by filling in the drainageway or floodway fringe area. Within the floodplain of the Columbia River (but excluding areas in an A0 zone designated on the City's Flood Insurance Rate Map) the "flood protection elevation" means the water surface elevation of the base flood plus one foot for free board to accommodate increased flood levels caused by filling. The flood protection elevation shall be relative to Mean Sea Level in areas which are mapped by a Flood Insurance Study and City of Portland datum in all other cases.
- (10) "Flood hazard area" means any area which has been identified as subject to flooding by a base flood on a Flood Insurance Rate Map but which does not have water surface elevations established by a Flood Insurance Study. The Flood Hazard Areas have also been identified and classified by the City Engineer as drainageway and drainageway fringe areas.
- (11) "Flood Insurance Rate Map" (FIRM) means the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

- (12) "Flood Insurance Study" means the official report provided by the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.
- (13) "Floodplain" means the channel of watercourse and adjacent land areas which are subject to inundation by the base flood.
- (14) "Floodproofing" means any combination of structural and non-structural additions, changes or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, sanitary and water facilities, structures and their contents.
- (15) "Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.
- In establishing the floodway the cumulative effect of all potential development along the stream shall be considered. A floodway is established on streams for which flood water surface elevations, floodway boundaries, and floodway fringe boundaries have been established by a Flood Insurance Study and are shown on a Flood Insurance Rate Map.
- (16) "Floodway fringe area" or "flood fringe" means any area lying outside the floodway which is subject to flooding by a base flood and for which water surface elevations and floodway and floodway fringe boundaries have been determined by a Flood Insurance Study and are shown on a Flood Insurance Rate Map and a Flood Boundary Floodway Map.
- (17) "Freeboard" means a factor of safety of one foot above the base flood level. "Freeboard" compensates for factors that may contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, effect of urbanization of the watershed, map inaccuracies, irregular stream cross sections, irregular constructions at bridges, and the uncertainties of flood discharge computations.
- (18) "Habitable floor" means any floor of a space usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof. A floor usable only for storage purposes is not a "habitable floor."
- (19) "Mean sea level datum" means United States Coast and Geodetic Survey, 1947 adjustment to mean sea level. The Flood Insurance Rate Map is referenced to mean sea level datum.
- (20) "Mobile home" means a structure transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. It does not include recreational vehicles or travel trailers.

- (21) "New construction" means structures for which the start of construction commenced on or after the effective date of this chapter.
- (22) "New mobile home park or mobile home subdivision" means a parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lots on which the mobile home is to be affixed (including at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads, and the construction of streets) is completed on or after the effective date of this chapter.
- (23) "Structure" means, for the purposes of this chapter, a walled and roofed building or mobile home that is principally above ground.
- (24) "Substantial improvement" means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure, either (a) before the improvement or repair is started or (b) if the structure has been damaged, and is being restored, before the damage occurred. For the purposes of this definition "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. For the purposes of Chapter 24.56, the term does not include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or (2) any alteration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places.
- (25) "Watercourse" means a channel in which a flow of water occurs, either continuously or intermittently, and if the latter, with some degree of regularity. Watercourses may be either natural or artificial.
- (26) "Water surface elevation" means the height of the water surface of the base flood for any point along the longitudinal course of a stream.
- 24.56.040 Regulations For All Water Courses
- (1) A building permit shall be obtained before development, substantial improvement, or mobile home placement begins on any area covered by this chapter as specified in section 24.56.020. The permit shall be for all structures including mobile homes and for all other development including fill and other activities, as defined in this section.
- (2) Applications for all such building permits shall contain the following:

- (a) the elevation of the lowest habitable floor, the elevation to which the structure was or will be floodproofed, if applicable, and a statement as to whether or not the structure contains a basement. Elevations shall be relative to Mean Sea Level in Flood Insurance Study areas, to City Datum in all other areas.
- (b) existing topography on the site, the proposed grading plan and building locations for the site. Contour interval for the existing topography and grading plan will normally be one foot. The plan will normally be drawn at 1":10'. Other scale and/or intervals may be approved. Datum shall be as in (a) above.

(3) The Director of the Bureau of Buildings shall:

- (a) review all such development permits to determine whether the proposed development, substantial improvement, or mobile home placement will be reasonably safe from flooding;
- (b) review all such development permits to determine that all necessary permits have been obtained from those federal, state or local government agencies from which prior approval is required;
- (c) notify affected cities and counties and the Oregon Water Resources Department prior to a major alteration or relocation of a watercourse covered by this chapter, and submit evidence of such notification to the Federal Insurance Administration;
- (d) require that maintenance is provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished;
- (e) obtain and record the actual elevation of the lowest habitable floor (including basement) and the lowest adjacent ground elevation of all new or substantially improved structures, and whether or not the structure contains a basement. Mean Sea Level Datum shall be used to record elevations in Flood Insurance Study Areas, City of Portland Datum in all other areas;
- (f) for all new or substantially improved floodproofed structures, verify and record the actual elevation of the lowest habitable floor (including basement), the lowest adjacent ground elevation, and the elevation of floodproofing to Mean Sea Level or City datum as specified in 24.56.040 (3) (e); and
- (g) maintain for public inspection all records pertaining to the provisions of this ordinance, as long as the regulations of this chapter are in effect.

- (4) The City Engineer shall review all such building permits to ensure that the proposed grading and structures:

- (a) will not reduce the channel flow capacity or storage volume necessary to keep flood hazards at an acceptable level of risk; and
 - (b) will not cause adverse changes in the location and extent of the floodplain or increase flood elevations.
- (5) When base flood elevation and boundary data has not been provided by the Federal Insurance Administration in accordance with Section 24.56.020 of this chapter, the Director of the Bureau of Buildings or his designate shall obtain, review, and reasonably utilize the most accurate base flood elevation and boundary data available from a federal, state or other source to administer the provisions of this chapter. Where no existing data is available, or where the Director of the Bureau of Buildings determines existing data is inaccurate or outdated, the City Engineer shall supply the flood elevation and boundary data. The City Engineer may require the building permit applicant to secure a registered engineer to supply this data where substantial alterations or relocations of a watercourse are proposed. This data may be calculated by the detailed engineering methods employed in a Flood Insurance Study or by more approximate methods where appropriate as determined by the City Engineer.
- (6) Within the drainageway fringe of any watercourse covered by this chapter, all development shall satisfy the following requirements:
- (a) all new or substantially improved structures, prefabricated buildings, and mobile homes together with attendant utility and sanitary facilities shall be elevated to or above the flood protection elevation or floodproofed below the flood protection elevation;
 - (b) floodproofed structures shall be watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. Materials used shall be of sufficient strength and quality that they will not substantially deteriorate and can withstand an environment of flowing water. Sanitary facilities and utility equipment shall be resistant to flood damage;
 - (c) the lowest habitable floor (including a basement) of all new or substantially improved residential structures, prefabricated buildings and mobile homes shall be elevated to or above the flood protection elevation; and
 - (d) existing ground cover and natural growth shall be maintained or enhanced.
- (7) Within the drainageway of any watercourse covered by this chapter, all development shall satisfy the following requirements:

- (a) developments shall comply with the requirements of Subsection 24.56.040 (6);
 - (b) construction or placement of any permanent or temporary home, apartment, mobile home, commercial building, or industrial building is prohibited;
 - (c) developments other than culverts, bridges, and roads crossing watercourses which would result in any increase in flood levels during the occurrence of the base flood discharge are prohibited;
 - (d) no culverts, bridges, roads, cutting, filling, or any other development will be permitted without the approval of the City Engineer. Approval shall only be granted with clear justification showing the need for such development and an evaluation of the effect it will have on flood flow and level.
- (8) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.
- (9) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
- (10) If floodproofing or flood protection measures are required by this chapter, application for a permit shall include a certificate by a registered professional engineer that the floodproofing or flood protection methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the base flood.
- (11) No person, firm or corporation shall place a mobile home within a flood hazard area without first obtaining a mobile home placement permit from the Bureau of Buildings. The application for a mobile home placement permit shall contain a determination of whether the proposed mobile home site lies within a drainageway or drainageway fringe, and a statement by the applicant that the requirements of paragraphs (12) - (15) of this section have been met and incorporated into the design of the mobile home and into the design of the mobile home site. In addition, a showing of proof, to determine whether the requirements of paragraph (13) have been met, is required. The Director of the Bureau of Buildings or his designate may issue the placement permit when he finds that the requirements of paragraphs (12) - (15) of this section have been met.
- (12) Each applicant for a mobile home placement permit shall pay a permit fee of \$25.00 for a single wide mobile home, \$40.00 for a

double wide mobile home, \$55.00 for a triple wide mobile home, and \$15.00 for each additional unit to the Bureau of Buildings when the permit application is submitted to the Bureau of Buildings.

- (13) All mobile homes to be placed within a drainageway or drainageway fringe shall be anchored to resist flotation, collapse or lateral movement by providing over-the-top and frame ties to ground anchors in the following manner:
 - (a) Over-the-top ties shall be provided at each of the four corners of the mobile home, with two additional ties per side at intermediate locations. Mobile homes less than 50 feet long shall provide one additional tie per side;
 - (b) Frame ties shall be provided at each corner of the home with five additional ties per side at intermediate points. Mobile homes less than 50 feet long shall provide four additional ties per side;
 - (c) All components of the anchoring system shall be capable of carrying a force of 4,800 pounds; and
 - (d) Any additions to the mobile home shall be similarly anchored.
- (14) Mobile homes are a permitted use within a drainageway fringe area only if permitted in the underlying zone and subject to the conditions of the underlying zone and to the following: For mobile homes not located in a mobile home park or mobile home subdivision, for new mobile home parks and mobile home subdivisions, for expansions to existing mobile home parks and mobile home subdivisions where the repair, reconstruction or improvement of the streets, utilities and pads equals or exceeds 50% of the value of the streets, utilities and pads before the repair, reconstruction or improvement has commenced:
 - (a) stands or lots shall be elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above the flood protection elevation;
 - (b) adequate surface drainage and access for a hauler shall be provided; and
 - (c) in the instance of elevation on pilings, lots shall be large enough to permit steps piling foundations shall be placed in stable soil no more than ten feet apart and reinforcement shall be provided for pilings more than six feet above the ground level.
- (15) Mobile homes are a permitted use within a drainageway only within mobile home parks or mobile home subdivisions which are existent on the effective date of this chapter.

24.56.050 Flood Hazard (FH) Regulations

- (1) Development in Flood Hazard areas shall satisfy the requirements contained in 24.56.040.

24.56.060 Floodway Fringe (FF) Regulations

- (1) In addition to satisfying the requirements contained in 24.56.040, development within Floodway Fringe areas shall conform to the standards prescribed in subsections (2)-(4) of this section.
- (2) Drainage and drainage fringe boundaries shall be the floodway and floodway fringe boundaries respectively shown on the City's Flood Insurance Rate Map. The water surface elevation shall be the water surface elevation shown on the same map.

- (3) If the development lies within an area designated on the City's Flood Insurance Rate Map as an A0 zone (flood areas having shallow water depths or unpredictable flow paths), all new or substantially improved structures, prefabricated buildings, and mobile homes together with attendant utility and sanitary facilities shall be elevated above the adjacent grade or the crown of the nearest street, whichever is higher, to or above the depth number specified on the Flood Insurance Rate Map or floodproofed if below that higher elevation.

- (4) The lowest habitable floor (including a basement) of all new or substantially improved residential structures within an area designated on the City's Flood Insurance Rate Map as an A0 zone shall be elevated above the adjacent grade or the elevation of the crown of the nearest street, whichever is higher, to or above the depth number specified on the FIRM.

24.56.070 Floodway (FW) Regulations

- (1) In addition to satisfying the requirements contained in 24.56.060, all developments which would result in any increase in flood levels during the occurrence of the base flood discharge are prohibited.

24.56.080 Appeals and Variances

- (1) Any person aggrieved by a requirement, decision or determination made pursuant to the administration of this chapter may appeal such action to the Building Board of Appeal in the manner prescribed in Chapter 24.02 of the Code of the City of Portland.
- (2) In addition to hearing appeals made pursuant to paragraph (1), the Board of Appeals is authorized to grant variances from requirements of this chapter. In passing upon applications for variances, all relevant factors, standards specified in other sections of this chapter should be considered, as well as the following:

- (a) the danger that materials may be swept into other lands to the injury of others;
- (b) the danger to life and property due to flooding or erosion damage;
- (c) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (d) the importance of the services provided by the proposed facility to the community;
- (e) the necessity to the facility of a waterfront location, where applicable;
- (f) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- (g) the compatibility of the proposed use with existing anticipated development;
- (h) the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- (i) the safety of access to the property in times of flood for ordinary and emergency vehicles;
- (j) the expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- (k) the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (1) generally the only conditions where variances may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items (a-k) have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.
- (3) Upon consideration of the factors listed above and the purposes of this chapter, the Board of Appeals may attach such conditions to the granting of variances as it deems necessary to further the purposes of this ordinance.
- (4) Variances shall not be issued within any designated floodway if any

increase in flood levels during the base flood discharge would result.

(5) Conditions for Variances

- (a) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (b) Variances shall only be issued upon (i) a showing of good and sufficient cause, (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- (c) Any applicant to whom a variance is granted shall be given written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the granting of the variance.

- b. That Title 34, Subdivision and Partitioning Regulations, of the Code of the City of Portland, Oregon is amended by amending section 34.20.040, Information required on tentative plan, to be numbered, titled and to read as follows:

34.20.040 Information required on the tentative plan.

First paragraph xxxx no change.

(A) xxxx no change

(1) xxxx no change

(a) xxxx no change

(b) xxxx no change

(c) xxxx no change

(d) xxxx no change

(e) xxxx no change

(2) xxxx no change

(a) xxxx no change

- (b) xxxx no change
- (c) xxxx no change
- (d) xxxx no change
- (e) xxxx no change
- (f) xxxx no change
- (g) xxxx no change
- (h) xxxx no change

(3) xxxx no change

- (a) xxxx no change
- (b) xxxx no change
- (c) xxxx no change
- (d) xxxx no change
- (e) xxxx no change
- (f) xxxx no change
- (g) xxxx no change

(h) Other utilities: The approximate location and identity of other utilities including the locations of street lighting fixtures.

(i) Railroads and changes to navigable streams.

(j) Flood hazards. All proposals shall:

1. Identify the relationship of development to existing watercourses;
2. Inventory means of flood control and easements or deeds for drainage of land, including projects for proposed watercourses and changes to existing streams;
3. Comply with chapter 24.56 of Portland City Code, as applicable;

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4. Plan to locate and construct utilities and facilities such as sewer, gas, electrical and water to minimize or eliminate flood damage;

5. Identify base flood elevation data if the subdivision is greater than 10 lots or 1.5 acres, whichever is lesser.

(B) xxxx no change

(1) xxxx no change

(2) xxxx no change

(a) xxxx no change

(b) xxxx no change

(c) xxxx no change

ORDINANCE No. 148689

Mayor of the CITY OF PORTLAND
GEORGE AERKOLAN

OCT 1 5 1979

Passed by the Council,

OCT 25 1979

Mayor Connie McCreedy

Maggie Sperling:sa

10/10/79

Attest:

Mayor of the City of Portland

Auditor of the City of Portland

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie	1	
Jordan	1	
Lindberg	1	
Schwab	1	
McCreedy	1	

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
McCreedy	
Schwab	
Goldschmidt	

3704
Sub. Calendar No. **3595**

ORDINANCE No. 148689

Title

An Ordinance amending Title 24, Building Regulations, and Title 34, Subdivisions and Partitioning Regulations, of the Code of Portland, Oregon by adding a new chapter 24.56, Flood Prone Areas, and amending Section 34.20.040.

OCT 18 1979

PASSED TO THIRD READING OCT 25 1979

Filed OCT 17 1979

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By Gordon C. Wall
Deputy

INTRODUCED BY
Maggie Sperling

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>CMAL-13</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: Bureau of Planning
Prepared By: Maggie Sperling Date: 10/10/79
Budget Impact Review: ☒ Completed ☐ Not required
Bureau Head: Frank Frost, Acting Director <i>Frank Frost</i>

NOTED BY
City Attorney
City Auditor <i>GR</i>
City Engineer