

TO: Gearhart City Council

FROM: Garrett Phillips, City Planner

DATE: April 15<sup>th</sup>, 2025

RE: 25-01 ZTA- Amend Text of GZO Flood Hazard Overlay Zone

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Staff have prepared draft amendments to the Flood Hazard Overlay Zone in the Gearhart Zoning Ordinance to meet FEMA's updated requirements for the National Flood Insurance Program (NFIP) and Endangered Species Act (ESA) compliance. The updates are based on FEMA's November 2024 model ordinance and reflect a hybrid approach that combines baseline habitat protections with project-specific floodplain assessments. A Planning Commission hearing is scheduled for May 9, with City Council consideration anticipated in June or July to meet FEMA's July 31, 2025 implementation deadline.

The proposed ordinance does not change the boundaries of the Flood Hazard Overlay Zone but introduces new standards to protect floodplain functions, including limits on impervious surfaces, preservation of open space, and retention of mature trees. The amendments are consistent with FEMA's Pre-implementation Compliance Measures (PICM) and maintain Gearhart's eligibility for flood insurance, disaster relief, and federal funding. Staff have communicated the City's compliance path to FEMA and DLCD, and are finalizing permit application updates to support ordinance implementation once adopted.