



**ORDINANCE NO. 947**

**AN ORDINANCE AMENDING TEXT OF THE CITY OF GEARHART ZONING ORDINANCE SECTION 3.10 FLOOD HAZARD OVERLAY ZONE**

**WHEREAS**, the City of Gearhart is a participant in the National Flood Insurance Program (NFIP), which provides property owners access to federally-backed flood insurance and eligibility for certain federal disaster relief programs; and

**WHEREAS**, FEMA and DLCD's 2023 CAV findings concluded that the City's Flood Hazard Overlay (FHO) provisions in the Gearhart Zoning Ordinance (GZO) are not fully consistent with the minimum floodplain management standards required under 44 CFR Part 60 of the NFIP regulations; and

**WHEREAS**, to address the CAV findings and maintain the City's good standing in the NFIP, FEMA and DLCD recommended adoption of the Oregon Model Floodplain Management Ordinance, with modifications tailored to local conditions (hereafter referred to as the Oregon Model Ordinance with Gearhart Revisions or Option A); and

**WHEREAS**, adoption of the Oregon Model Ordinance with Gearhart Revisions (Option A) is consistent with the City's Comprehensive Plan goals related to public safety, environmental protection, and land use compliance with federal and state law; and

**WHEREAS**, the Planning Commission conducted a duly noticed public hearing on this ordinance on April 10, 2025, and recommended adoption to the City Council and the City Council held a public hearing on June 4, 2025 and July 2, 2025, and fully considered the recommendation of the Planning Commission, public testimony, and staff analysis;

**NOW, THEREFORE**, the City of Gearhart ordains the text of the Zoning Ordinance Section 3.10 Flood Hazard Overlay Zone is replaced in its entirety by the **Oregon Model Floodplain Management Ordinance with Gearhart Revisions** (Option A), attached hereto as **Exhibit A excluding highlighted text**, and amends the Gearhart Zoning Ordinance accordingly

Passed by the City Council of Gearhart this 6<sup>th</sup> day of August, 2025.

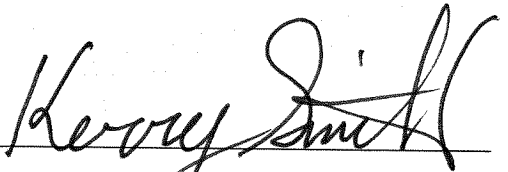
Yeas: 5

Nays: 0

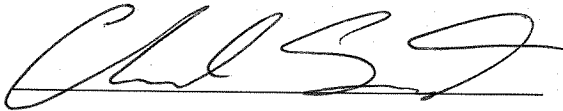
Absent: 0

Abstain: 0

Approved and signed by the Mayor of Gearhart this 6<sup>th</sup> day of August, 2025.

  
\_\_\_\_\_  
Mayor Kerry Smith

ATTEST:

  
\_\_\_\_\_  
City Administrator, Chad Sweet