

CITY OF Moro, OREGON

ORDINANCE NO. 281

AN ORDINANCE ADOPTING THE 2024 OREGON MODEL FLOOD HAZARD MANAGEMENT ORDINANCE TO MEET STATE AND FEDERAL MANDATES AND DECLARING AN EMERGENCY.

LEGISLATIVE FINDINGS:

1. The United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) has worked with the State of Oregon and Sherman County to use new data and technology to update existing Flood Insurance Rate Maps (FIRM) and create new FIRMs.
2. Special flood hazard areas (floodplains) in the City of Moro are now inventoried on FIRM 41055C0326C, effective on 7/22/2025.
3. FEMA and the Oregon Department of Land Conservation and Development (DLCD) have directed Cities to either prohibit development within special flood hazard areas or adopt regulations to guide development. If choosing to regulate development, jurisdictions must choose between adopting either a "biological option" or the 2024 update to the State of Oregon Model Flood Hazard Management Ordinance.
4. The City has chosen to adopt the 2024 Oregon Model Flood Hazard Management Ordinance.
5. The City Council held a legislative public hearing to discuss and adopt the 2024 update to the State of Oregon Model Flood Hazard Management Ordinance on December 2, 2025.
6. Exhibit A contains the City of Moro's new Flood Hazard Management regulations.

NOW, THEREFORE, THE CITY OF GRASS VALLEY DOES ORDAIN THAT THE 2024 FLOOD HAZARD ORDINANCE ATTACHED HERETO AS EXHIBIT "A" IS HEREBY ADOPTED.

EMERGENCY CLAUSE In as much as the health, safety, and economic well-being of the City are impacted by risk of flooding, it is important to have protective regulations in effect as quickly as possible. An emergency is deemed to exist, and this ordinance shall be in full force and in effect upon approval by the City Council and signature by the Mayor.

NOW, THEREFORE THE CITY OF MORO DOES ORDAIN THAT THE 2024 FLOOD HAZARD ORDINANCE ATTACHED HERETO AS EXHIBIT "A" IS HEREBY ADOPTED .

ADOPTED by the Council on this 2nd day of December 2025.

by 3 Councilor's present and 3 voting in the affirmative.


Aye- Cranston, Alley, Anderson

Nay- Ø

Abstain- Ø

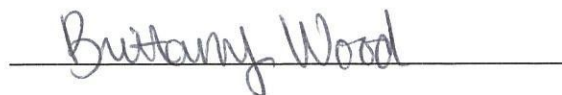
APPROVED by the Mayor this 2nd day of December, 2025.

MAYOR:



Bert Perisho, Mayor of City of Moro

ATTEST:



Brittany Wood, City Administrator



CITY OF MORO

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STAFF REPORT: Mandatory Flood Hazard Management Regulations

MEETING DATE: December 2, 2025
CITY BODY: City Council
PREPARED BY: Jaime Crawford, Staff Contract Planner

Dear Honorable Mayor & Council Members,

This public hearing is to consider adoption of the 2024 State of Oregon Model Flood Hazard Management Regulations¹. City adoption of the 2024 model ordinance is necessary to participate in the National Flood Insurance Program (NFIP). The NFIP provides flood insurance for individual property owners. If the City does not adopt regulations that are compliant with the NFIP's requirements, individual property owners will not be able to purchase flood insurance through the NFIP.

BACKGROUND

Floodplain regulations have been required for many jurisdictions since the 1970s/80s. Moro was originally exempt from these regulations because the City did not have a federally recognized floodplain map. As of June 22, 2025, the City now has a federally recognized Flood Insurance Rate Map (FIRM) ²: 41055C0326C. The City does not have jurisdiction to amend these maps. There is an amendment process through FEMA for individual property owners who disagree with the effective FIRM map. However, this is not part of the Council's review during this public hearing.

FEDERAL & STATE MANDATE

To participate in the NFIP the City must 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. I can assure the Council that adopting the 2024 model ordinance is the least restrictive and least costly for both the City and property owners going through future permitting.

PERMITTING UNDER NEW REGULATIONS

The Flood Hazard Management Regulations will be a stand-alone ordinance, outside of the Zoning Ordinance. The Floodplain Administrator will be the City Administrator. The City Administrator can designate the City Engineer to help review floodplain permits. Floodplain permits are a ministerial action – like a building permit – and not considered a land use permit under Oregon Revised Statute 197.015 (Comprehensive Land Use Planning).

The 2024 updated model regulations contain 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

¹ 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.

² <https://msc.fema.gov/portal/search?AddressQuery=moro%20oregon>

site, within the same reach, or in the same watershed. The floodplain permit is generally a rubber-stamped conversation between engineers (the applicant's and the City's). Development is not prohibited, but if development is proposed applicants must show that they can meet the "no net loss" engineering calculations.

CONCLUSION

Adopting the 2024 model ordinance is the least costly and restrictive course of action for the City to participate in the NFIP. Individual property owners have a choice whether to purchase insurance through the NFIP or other means, but they do not have a choice if the City does not meet NFIP participation requirements.

Sincerely,

JAIME CRAWFORD

City's Contracted Land Use Planner

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