




TOM WARD, P.E.
PUBLIC UTILITIES DIRECTOR


KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

To: Sandy City Council Members

From: Tom Ward, P.E., Director  Richard Benham for Tom Ward

Tyler Shelley, P.E., Chief Engineer 

Date: November 23, 2021

Re: Ordinance Updates for Floodplain Requirements

INTRODUCTION AND RECOMMENDATION

A new Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) were completed for Salt Lake County, which became effective on November 19, 2021. The National Flood Insurance Program (NFIP) Coordinator for Utah and the Federal Emergency Management Agency (FEMA) coordinated with all the floodplain representatives in the county to assure that the new FIS and FIRM would be adopted by the effective date.

As part of this coordination, the State NFIP Coordinator and FEMA reviewed Sandy City's Chapter 21-16 - Floodplain Overlay Zone ordinance, which was updated earlier this year. The State and FEMA determined that the Sandy City ordinance automatically adopts the new FIS and FIRM. However, they identified some minor needed revisions to be compliant with the NFIP requirements and for clarification purposes.

We worked with the State and FEMA representatives over the last couple of months to develop the needed updates. The proposed revisions are attached and will be presented for approval at the City Council Meeting on December 8, 2021. We presented the proposed revisions to Public Utilities Advisory Board. The updates are also being presented to Planning Commission on December 2, 2021, for approval. We recommend that the City Council approve the proposed updates to Chapter 21-16 – Floodplain Overlay Zone ordinance listed below.

FLOODPLAIN UPDATES

Below are the proposed revisions and they are shown in the attached document:

- Sec. 21-16-3 – Although the current language was approved by FEMA and the State, it was recommended that the words “automatically” and “effective” be added for clarification.
- Sec. 21-16-4 – The definition for “Existing Manufactured Home Park or Subdivision” was required to be added.
- Sec. 21-16-13 – A definition for “historic structure” was required. Historic structure is referenced only once in the ordinance in this section. Rather than add a definition in Sec. 21-16-4, the description was added here.
- Sec. 21-16-14(b)(4) – This section regarding adequate drainage paths around structures in AH Zones was required to be added.