



TOM WARD, P.E.
PUBLIC UTILITIES DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

To: Public Utilities Advisory Board
From: Tom Ward, P.E., Director *TW*
Tyler Shelley, P.E., Chief Engineer *TS*
Date: November 10, 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 will become effective on November 19, 2021. The National Flood Insurance Program (NFIP) Coordinator for Utah and the Federal Emergency Management Agency (FEMA) have coordinated with all the floodplain representatives in the county to assure that the new FIS and FIRM will 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. 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.

We have worked with the State and FEMA representatives over the last couple of months to develop the needed updates. The proposed revisions are presented herein and will be reviewed in the PUAB meeting on November 18, 2021. The updates require Planning Commission and City Council approval. We request any input and feedback from you and ask that a recommendation be provided to City Council for approval.

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.

SCHEDULE FOR APPROVALS

Below is a schedule of presentations for approval:

- November 18 – Present ordinance revisions to PUAB.
- December 2 – Present ordinance revisions to Planning Commission.
- December 8 – Present ordinance revisions to City Council.

CONCLUSION

We are proposing minor revisions to Chapter 21-16 – Floodplain Overlay Zone to be compliant with the NFIP requirements and for clarification. We will review these revisions in the PUAB meeting on November 18, 2021. As we will be presenting the updates to Planning Commission and City Council, we would appreciate any input and feedback from you. If you are okay with these recommended revisions, we ask that PUAB provide a recommendation to City Council to approve the proposed revisions.