



MEETING AGENDA & PUBLIC HEARING NOTICE

City Council

Wednesday, June 25, 2025

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom:

<https://us02web.zoom.us/j/84802522147?pwd=SlZHSndod2RhY09NRE8xN0JOdjRWZz09> or dial 1-253-215-8782 (Meeting ID: 848 0252 2147 Passcode: 978965)

PUBLIC COMMENT: Individuals wishing to address City Council on items not already listed on the Agenda may do so during the Public Comment item on the Agenda. The maximum amount of time for all public comments under the Agenda item will be 15 minutes. Council will not engage in dialogue but can consider scheduling any matter as an Agenda item at a future Council Meeting. At other times throughout the meeting, please wait for the current speaker to conclude and raise your hand to be recognized by the Mayor for direction. Speakers are required to give their name and address. Please limit comments to three minutes, unless extended by the Mayor.

PLEASE NOTE: With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the City Recorder in advance at 541-395-2698. *Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la registrador de la ciudad 541-395-2698.*

6:30 p.m.	Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance
	Consent Agenda
	Public Comment
6:45 p.m.	Reports
6:50 p.m.	Public Hearing: Floodplain Ordinance #334
7:15 p.m.	Public Hearing: Consider an Increase to Water, Sewer, and Recycle Rates Resolution 06252025-01
7:30 p.m.	Public Hearing: Proposed Uses of State Shared Revenue Resolution 06252025-02
7:35 p.m.	Public Hearing: FY25-26 Budget Hearing Resolution 06252025-03
	Communications
	Executive Session ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions. ORS 192.660(2)(h): To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.
	Adjourn



CONSENT AGENDA

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Council to spend its time on significant items and issues. Any Council member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the Agenda.

DOCUMENTS

[Minutes of June 11, 2025, Budget Committee Meeting](#)

[Minutes of May 28, 2025, Council Meeting](#)

[Mayor/City Manager May 2025 Finance Report](#)

[Paid Invoices for May 2025](#)

MOTION

I move to approve the Consent Agenda as presented.

I move to withdraw _____ from the Consent Agenda and place it in the business section of the Agenda.



MINUTES

City Council Meeting

Wednesday, May 28, 2025

Maupin Civic Center (507 Grant Avenue) and virtually on Zoom

Call to Order / Roll call of City Council and Staff / Pledge of Allegiance

Mayor Beatty called the regular session meeting to order at 5:30 p.m. Roll call of City Council and Staff was conducted by Recorder Wolfe. Mayor Beatty led Council in the Pledge of Allegiance.

Presiding: Mayor Beatty

Council Present: Mike Foreaker, Shelby Dumire, Tom Troutman, Matthias Kesler, Madeline Rhoades

Council Absent: Mark Roper

Staff Absent:

Staff Present: Manager Nick Smith, Recorder Christine Wolfe, Admin Asst. Doni Van Dolah, Attorney Ruben Cleaveland, Library Director Valerie Stephenson

Visitors Present: Jon Helquist, Dixie Bergin, Sara Morelli, Ken Hemphill, Carol & Nace Mitchell, John Bildsoe, Becky Kelly, Suze Riley, Emily Black, Paula Latasa, Ashley Biesenthal, Karen Miller, Mark & Heather John, Medy Gantz, Rich Sutliff, Donna Henderson, Allison & Randy Bechtol, Rod Woodside

Consent Agenda

Councilor Dumire moved to approve the consent agenda as presented. Councilor Kesler seconded. Vote 6-0 (Ayes; Dumire, Kesler, Troutman, Beatty, Foreaker, Rhoades; Nays:)

Public Comment

Richard Mindt, Maupin, expressed strong concern that the Fire Chief is burning cardboard when the city has a cardboard drop-off at the Recycle Center. Mr. Mindt also spoke about his recent six-month suspension from the library and his concern regarding children's books.

Reports

Councilor Troutman commended Manager Smith regarding the clarification on the System Development Charges (SDC's). Discussion on the water system infrastructure challenges and the ongoing grant requests for the water tower and water and sewer master plans. Concerns regarding water rates increasing to meet funding requirements and the need to revise the water master plan based on new discoveries about the system. Councilor Rhoades spoke about her committee's report and the progress they have made.

Decision – Library Memorandum of Understanding

Mayor Beatty asked the Library Director, Valerie Stephenson to present the Library Memorandum of Understanding (MOU). This MOU is a understanding between the Southern Wasco County Library, Wasco County Library Service district and the City of Maupin. The Wasco County Library district board felt it was important for us to know who is responsible for what. This document covers maintenance, budget, banking, hiring process, security assets. We held several meetings to work out the details. Once we finished the document, we sent it over to the City Attorney to look it over and offer any changes. Attorney Cleaveland stated he did review the document and offered a few minor changes.

	Councilor Rhoades moved to accept the Library Memorandum of Understanding. Councilor Dumire seconded. Vote 6-0 (Ayes; Dumire, Kesler, Troutman, Beatty, Foreaker, Rhoades; Nays:)
Decision– Legion Hall Proposal	Mayor Beatty asked Sara Morelli to speak on behalf of the Legion Hall Proposal, which Sara presented as a nonprofit initiative with a board of directors and a bank account already established along with their 501c3 and insurance ready to go. They created a packet with all the information the City requested of them. They have 140+ signatures from the community and felt this is incredibly significant. The council expressed appreciation for the thoroughness of the proposal and its potential benefits to the community. The council deliberated several items, i.e., appraisal, brokerage price, in kind donation, 99-year lease, or straight conveyance, if they dissolve what happens. Attorney Cleaveland stated when you form a nonprofit, you designate where or what type of entity would receive any assets of the nonprofit should it dissolved through the filing with the Secretary of State and or Bylaws. Attorney Cleaveland also stated he would present a deed to the Council for approval that transferred the property to the community center, but had what's called a reverter clause, saying that it goes to them for so long as it is used by this organization for these purposes, and if it ceases to be used in that manner or by that organization, then it reverts back to the city. The consensus of the Council is to have Attorney Cleaveland and Manager Smith start the paperwork for review and approval, pending completion of the bylaws and to be sent to Attorney Cleaveland.
Decision – Resolution to Change Council Meeting Time	Mayor Beatty opened the discussion regarding changing the monthly meeting time to 5:30 p.m. Councilor Troutman stated that the meeting time is not set for the Councilors and changing it to benefit them doesn't feel appropriate. If the public was asking for the time to change, I would feel different. We all signed up for this. The council was at a consensus about not changing the time. Councilor Troutman moved to not change the time of the monthly Council meeting. Councilor Kesler seconded. Vote 5-1 (Ayes; Dumire, Kesler, Roper, Beatty, Foreaker; Nays; Rhoades)
Decision– Citizen of the Year Award	Mayor Beatty opened the discussion with the final draft of the application and award criteria. The Award will be presented at the Christmas Festival, and the winner will be the Grand Marshall of Maupin Daze Parade. The consensus of the Council to make a change under "How to Nominate" will be on the Chamber's website and not on the City's website.
Communications	There were no communications

Adjourn

Budget hearing on June 11th at 5:30 p.m. Our next regular meeting will have several public hearings. Confirmation on regular meeting time is 6:30 p.m. and work sessions will continue at 4:30 p.m. The next regular meeting will take place on Wednesday, June 25, 2025, at 6:30 p.m.
Mayor Beatty adjourned the meeting at 6:22 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: _____
Carol Beatty, Mayor

Attest: _____
Christine Wolfe, City Recorder

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MINUTES

Budget Committee Meeting

Wednesday, June 11, 2025

Maupin Civic Center (507 Grant Avenue) and virtually on Zoom

Call to Order / Roll Call / Pledge of Allegiance

Mayor Carol Beatty called the meeting to order at 5:30 p.m. Roll call was conducted by City Recorder Christine Wolfe.
Presiding: Mayor Beatty
Council Present: Mike Foreaker, Shelby Dumire, Matthias Kesler, Madeline Rhoades
Council Absent: Mark Roper (EA), Tom Troutman (EA)
Budget Committee Present: Don Jacklin, Kris Belozer, Kathy Richey, Randy Bechtol
Budget Committee Member (BCM)
Budget Committee Absent: Ken Reinking, Lindsay Roper (EA), Michael Whitaker (EA)
Staff Present: City Manager Nick Smith, Recorder Christine Wolfe, Admin. Asst. Doni Van Dolah
Visitors Present: Paula Latasa, Rod Woodside

Election of Chair and Secretary

Councilor Dumire nominated Mayor Beatty for the position of Chair. Councilor Foreaker seconded. Nominations were closed and a vote was taken. All in favor. Councilor Beatty was elected Chair unanimously.

Councilor Rhoades nominated Recorder Wolfe for Secretary. Councilor Dumire seconded. Nominations were closed and a vote was taken. All in favor. Recorder Wolfe was elected Secretary unanimously.

Receive and Hear Budget Message

Manager Smith read the FY 25-26 Budget Message, of which a copy is attached and made a part of these minutes. There were no objections by the Committee.

Receive Budget Document for FY 2024-2025

Chair Beatty presented the FY 25-26 Budget Document.

Recorder Wolfe highlighted a statement in the Budget Message, regarding the City's Audits for the last three years are in the process of being completed. The City should expect adjustments in beginning cash balances to reflect the fund balance ending adjustments.

Discussions were held on the following:

General Fund: Recycle fees, Oregon State Fire Grants, Fiber Optic Franchise, code enforcement/nuisance abatement; The City proposes a \$1.00 increase to recycle recovery cost fees to cover recycle hauling fees.

Water Fund: Water revenue and system improvement money; general and master plan improvements. The City proposes a \$2.00 increase to water user fees to fund system improvements.

	<i>Sewer Fund:</i> Sewer system reserve funds; contingency money; capital outlay The City proposes a \$2.00 increase to sewer user fees to fund system improvements. Equipment is aging and hard to replace parts or actual equipment. <i>State Street Tax Fund:</i> Tax allocations by population; funding and process for street repair projects; insufficient funds for street repairs <i>Parks Fund:</i> Boat ramp improvement project; revenue has increased this FY. Revenue can be spent on any of the City's parks or to increase trails or additional parks. The Park also collects SDC charges for future parks <i>Fire Department Fund:</i> New radios and pagers are needed, continuing to replace aging equipment, engine facility improvements <i>Street Improvement Fund:</i> Small city allotment grant and funding for street improvement projects <i>Southern Wasco County Library Fund:</i> Wasco County Library Service District has given Southern Wasco County Library an increase to \$158,878.
Public Hearing to Consider Participation and Use of State Shared Revenue	The City proposes to participate in the State Shared Revenue Program and use the \$6,200 funds to contribute to local nonprofits. Other State Revenue Shared funds include cigarette, OLCC, and State Highway taxes. There were no objections or public comment submitted. The City disburses this money out to Non-Profit grants that the City awards. BCM Bechtol moved to recommend to the governing body to participate in the State Shared Revenue Program for FY 25-26. BCM Richey seconded. No further discussion. Motion passed unanimously on a 9-0 vote. (Ayes: Carol Beatty, Mike Foreaker, Shelby Dumire, Matthias Kesler, Madeline Rhoades, Don Jacklin, Kris Belozzer, Kathy Richey, Randy Bechtol; Nays: none).
Public Input on Budget	Public input was received on funds during the receipt of the budget document.
Committee Deliberation on Budget	Recorder Wolfe discussed the cost of operating the recycle center. Costs do not include employees or equipment use, only hauling. Concerns about the city's subsidy of recycling services for surrounding areas. Considered potential changes to recycling fees and explored the possibility of reimbursement through new state legislation. The group agreed to further investigate funding options and service fees. There was a correction on page 3, line 11, Charitable Organizations, Should be \$4,000.00

	Suggestions and discussion to reorganize the budget presentation to better track city-specific spending. Recorder Wolfe stated continued aspirations to hire a Fire Chief or Assist. Fire Chief part time this FY. The group agreed to increase the Fire Department fund \$10,000.00 for radios and pagers. This increase comes from the General Fund Unappropriated Funds. The City is anticipating three houses to be built this FY. Water fund had an entry error on page 5, line 12 Should be \$3000.00, decreased line 26 Water Meters to reallocate \$2,700.00. The sewer Fund increase in training is higher due to a new employee requiring certifications. The Park fund page 10 line 8 should only be \$1,000.00. corrected expenditure page 11, line 25 decrease to \$6,513.00 Discussion regarding Library funds increase and general topics. It is anticipated the Library foundation would be donating \$15,000 this year.
Approval of Property Taxes to be Imposed	Councilor Foreaker moved to approve imposing property taxes for FY 25-26 at the rate of \$5.3573 per \$1,000 of assessed value for operational purposes. BCM Bechtol seconded. No further discussion. Motion passed on a 9-0 vote. (Ayes: Carol Beatty, Mike Foreaker, Shelby Dumire, Matthias Kesler, Madeline Rhoades, Don Jacklin, Kris Belozar, Kathy Richey, Randy Bechtol; Nays: none)
Approval of Proposed Budget or Continuance to Date/Time Specific	Councilor Dumire moved to approve the proposed budget as amended and recommends the Council adopt the proposed budget for FY 25-26. Councilor Rhoades seconded. No further discussion. Motion passed on an 9-0 vote. (Ayes: Carol Beatty, Mike Foreaker, Shelby Dumire, Matthias Kesler, Madeline Rhoades, Don Jacklin, Kris Belozar, Kathy Richey, Randy Bechtol; Nays: none)
Adjourn	The Budget Hearing to adopt the proposed budget for FY 25-26 will take place on Wednesday, June 25, at 6:30 p.m. Mayor Beatty adjourned the meeting at 7:26 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: _____
Carol Beatty, Mayor

Attest: _____
Christine Wolfe, City Recorder



City of Maupin
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cwolfe@cityofmaupin.org
cityofmaupin.org

MONTHLY FINANCE REPORT

We, the undersigned, have completed a review of the City of Maupin's fiscal records for the month of May 2025 consisting of the following:

Bank Statements & Reconciliations

(Umpqua (Columbia) Bank, Rivermark Community Credit Union, Local Government Investment Pool)

Accounts Payable

(Invoices & Checks)

Payroll

Finance Summary

We find the records to be accurate and present our signatures for approval.

Dated 11 day of June, 2025



Mayor Beatty



City Manager, Nick Smith

CITY OF MAUPIN
INVOICES PAID FOR THE MONTH
May 2024

[illegible]



PUBLIC COMMENT

City Council places great value on testimony from the public. This time is set-aside for the public to speak on any subject which does not later appear on the agenda. Three minutes per person will be allowed. The maximum amount of time for all public comments under this agenda item will be 15 minutes. Council will not engage in dialogue but can consider scheduling any matter as an agenda item at a future Council Meeting.

People who wish to testify are encouraged to provide written summaries; recognize that substance, not length, determines the value of testimony; endorse, rather than repeat, testimony of other witnesses with whom you agree. Thank you for taking the time to present your views.



REPORTS

6:35 p.m.

DOCUMENTS

[Chamber Report](#)

[Southern Wasco County Library Report](#)



Report to City of Maupin June 2025

Maupin Daze: What a great morning! Thanks to everyone who volunteered, participated, or attended this year's event. It's delightful to see our community come together to celebrate Maupin. Though the rain ended the day rather abruptly, we were very happy with the turnout and it was wonderful to see so many smiling faces.

Maupin Madness: Maupin Madness celebrated another stellar weekend of motorcycle shenanigans! As in the previous two years, we had off-road training hosted at the Oasis Riverview Campground and provided by Cascade Moto. It was easy to see the progression of beginner riders go from wobbly and uncertain to fully in command of their bikes, riding comfortably off-camber on slick surfaces and over rail-road ties that demanded confidence, balance and control. Our on-road riders went far and wide on our beautiful roads - we provided 8 maps this year for people to follow either on paper or using gpx files downloaded into their favorite app to navigate with. We started the weekend with a Salmon bake provided by Delson Suppah and his family, which has become a bit of a tradition for us. The Poker Run on Saturday was quieter than previous years, but still had around 50 riders do the Klickitat route. Smashburgers, cocktails, and beer kept us going all weekend long, finishing up Saturday night with a band that also rides - Safety Third!

Visitor's Guide: Visitor's Guides are printed and currently being distributed to local businesses and other popular tourist locations. If you notice anything that needs to be changed, please let us know so we can edit it for next year.

Visitor Survey: We're gathering data from visitors via the visitor survey that you may have seen in local businesses. By taking the survey, they will have a chance to win some local swag!

Person of the Year: Nomination applications are available at the Civic Center and on the chamber's website: maupinoregon.com. Applications open until November 14th.

Next Board Meeting: Thursday July 17th, 4pm at Maupin Works

City Council Report for June 2025

We always have a lot going on to wrap up our programs as the school year ends and the summer reading program gets ready to launch. Katie reached out to the school and several classes came down for a visit to the library to learn more about our plans for summer reading and get a sneak peek at the prizes they could win for participating. Katie has done a fantastic job this year as our youth services librarian and has several fun things planned, starting with our Family Game Night on June 24th that kicks off our program. Summer reading has several activities & programs through mid-August.

Katie and I have been busy re-organizing and re-cataloging the picture books in the children's corner. The SWCL Foundation gave us a grant to purchase acrylic bins so that we could face all the children's books forward. Children are very visual learners, and this shows when they are searching for books. To accommodate that, our books are now front-facing and organized by topics to make it easier to find the kinds of things they are interested in. There are lots of categories to choose from... things that go, sparkle, dinosaurs, animals, family, ABC/123, social/emotional, learning stages, the world around us, farm and so much more. Stop by and take a look, we are very proud of this project.

We have received our teen internship grant and Tegan Sheppard has been hired for the summer. She will work from June through the end of August. The teen intern is also responsible for a designated project of their choice. Tegan has two, first to teach an art class to kids, and second to help Katie and I learn more about creating reels to increase our social media reach online.

The Maupin Dig and Hoe Garden club used their grant money to help beautify the library patio area with planters and shade sails. This will make the space much nicer and more user friendly in the warmer weather. Thanks to Gary & George for putting the sails up!

We had 4 journalism students from U of O spend a couple days in Maupin doing what they call is a "Rural Plunge" to discover the kinds of news and events that impact small rural communities. Their professor had contacted me, and we directed them to several sources for interviews in the community and talked with them at length about those things that were issues here. They were very appreciative and learned a lot from their visit here.

- Total Patron Count – 745
- Reference – 102
- Reading Room – 6
- Computer use – 10
- Wi-Fi use – 20
- New Patrons – 7



PUBLIC HEARING: FLOODPLAIN ORDINANCE #334

7:00 p.m.

DOCUMENTS

[Maupin FEMA CC Staff Report](#)

[DRAFT 20250617 Maupin FFEMA Floodplain Ord 334](#)

[Maupin FEMA Adoption ORD 334 Draft](#)

MOTION

I make a motion to repeal the City of Maupin Municipal Code Title 14 Floodplains and replace it with the 2024 Oregon Model Floodplain Management Ordinance # 334 to meet State and Federally Mandated adoption deadlines.

**MAUPIN – FEMA Floodplain Management Regulations
STAFF REPORT**

MEETING DATE: June 25, 2025

PREPARED BY: Jaime Crawford, Contract Land Use Planner

SUBJECT: Mandatory FEMA Floodplain Management Regulations Amendments

Dear Honorable Mayor and City Councilors,

We are here to discuss amendments to Title 14 – Floodplains of the City’s Municipal Code. The amendments are necessary to implement the 2024 update to the State of Oregon Model Flood Hazard Management Ordinance, a mandatory directive from State and Federal agencies.

The 2024 update to the State of Oregon Model Flood Hazard Management Ordinance has been 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. Adoption of the 2024 model ordinance will ensure the City remains compliant with the minimum standards for participation in the National Flood Insurance Program (NFIP). **The City must become compliant prior to July 22, 2025.**

The new regulations reference updated Flood Insurance Rate Maps (FIRMs) that have been prepared by FEMA in consultation with Wasco County. The City does not have jurisdiction to amend these maps.

PROPOSAL BACKGROUND & CONTEXT:

As a result of judicial actions, FEMA was tasked with modifying NFIP 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 site, within the same reach, or in the same watershed. To remain participating in the NFIP, the State is requiring jurisdictions to 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. Staff have determined that adopting the 2024 model ordinance is the least restrictive and least costly for both the City and property owners.



City of Maupin, Wasco County, Oregon

Ordinance No. XX
Floodplain Management Regulations

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1. STATUTORY AUTHORITY, FINDINGS OF FACT, PURPOSE, & METHODS

1.01 STATUTORY AUTHORIZATION

The State of Oregon has in ORS 197.175 delegated the responsibility to local governmental units to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Maupin does ordain as follows:

1.02 FINDINGS OF FACT

- A) The flood hazard areas of the City of Maupin are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- B) These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities, and when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss.

1.03 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote public health, safety, and general welfare, and to minimize public and private losses due to flooding in flood hazard areas by provisions designed to:

- A) Protect human life and health;
- B) Minimize expenditure of public money for costly flood control projects;
- C) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- D) Minimize prolonged business interruptions;
- E) Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;
- F) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;
- G) Notify potential buyers that the property is in a special flood hazard area;
- H) Notify those who occupy special flood hazard areas that they assume responsibility for their actions;
- I) Participate in and maintain eligibility for flood insurance and disaster relief.

1.04 METHODS OF REDUCING FLOOD LOSSES

To accomplish its purposes, this ordinance includes methods and provisions for:

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City of Maupin

Flood Hazard Ordinance No. XX

- A) Restricting or prohibiting development which is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B) Requiring that development vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C) Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D) Controlling filling, grading, dredging, and other development which may increase flood damage;
- E) Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.

2. GENERAL PROVISIONS

2.01 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all special flood hazard areas within the jurisdiction of the City of Maupin.

2.02 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "Flood Insurance Study (FIS) , Federal Emergency Management Agency, Volume 1 of 1, for Wasco County, Oregon, and Incorporated Areas" dated October 14, 2022, and all accompanying Flood Insurance Rate Map (FIRM) panels for the City of Maupin (Community Number 410233), are hereby adopted by reference and declared to be a part of this ordinance. The FIS and FIRM panels are on file at City Recorder's Office, City Hall, Maupin, Oregon.

2.03 COORDINATION WITH STATE OF OREGON SPECIALTY CODES

Pursuant to the requirement established in ORS 455 that the City of Maupin administers and enforces the State of Oregon Specialty Codes, the City of Maupin does hereby acknowledge that the Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in special flood hazard areas. Therefore, this ordinance is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

2.04 COMPLIANCE AND PENALTIES FOR NONCOMPLIANCE

- A) **COMPLIANCE.** All development within special flood hazard areas is subject to the terms of this ordinance and required to comply with its provisions and all other applicable regulations.
- B) **PENALTIES FOR NONCOMPLIANCE.** No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor with a potential fine of \$100 a day to a maximum of \$10,000 for any person found guilty of violating this Ordinance. Nothing contained herein shall prevent the City of Maupin from taking such other lawful action as is necessary to prevent or remedy any violation.

Commented [JC1]: FYI:

with accompanying Flood Insurance Rate Maps (FIRMs)
LIST ALL EFFECTIVE 306 FIRM PANELS HERE (UNLESS ALL PANELS ARE BEING REPLACED THROUGH A NEW 307 COUNTY-WIDE MAP THAT INCORPORATES ALL PREVIOUS PANELS/VERSIONS, IN THAT 308 SITUATION PANELS DO NOT NEED TO BE INDIVIDUALLY LISTED)

2.05 ABROGATION AND SEVERABILITY

- A) **ABROGATION.** This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.
- B) **SEVERABILITY.** This ordinance and the various parts thereof are hereby declared to be severable. If any section clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

2.06 INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- A) Considered as minimum requirements;
- B) Liberally construed in favor of the governing body; and
- C) Deemed neither to limit nor repeal any other powers granted under state statutes.

2.07 WARNING AND DISCLAIMER OF LIABILITY

- A) **WARNING.** The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.
- B) **DISCLAIMER OF LIABILITY.** This ordinance shall not create liability on the part of the City of Maupin, any officer or employee or consultant thereof, or the Federal Insurance Administrator for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

3. ADMINISTRATION

3.01 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The City of Maupin's City Recorder and their designee are hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

3.02 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties of the floodplain administrator, or their designee, shall include, but not be limited to:

- A) **PERMIT REVIEW**
 - 1) Review all development permits to determine that:
 - 2) The permit requirements of this ordinance have been satisfied;
 - 3) All other required local, state, and federal permits have been obtained and approved.

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- 4) Review all development permits to determine if the proposed development is located in a floodway. If located in the floodway assure that the floodway provisions of this ordinance in section 4.02 FLOODWAYS are met; and
 - 5) Review all development permits to determine if the proposed development is located in an area where Base Flood Elevation (BFE) data is available either through the Flood Insurance Study (FIS) or from another authoritative source. If BFE data is not available then ensure compliance with the provisions of sections 4.01 USE OF OTHER BASE FLOOD DATA; and
 - 6) Provide to building officials the Base Flood Elevation (BFE) plus one foot above the Base Flood Elevation (BFE) applicable to any building requiring a development permit.
 - 7) Review all development permit applications to determine if the proposed development qualifies as a substantial improvement as defined in section 5.
 - 8) Review all development permits to determine if the proposed development activity is a watercourse alteration. If a watercourse alteration is proposed, ensure compliance with the provisions in section 4.01 ALTERATION OF WATERCOURSES.
 - 9) Review all development permits to determine if the proposed development activity includes the placement of fill or excavation.
- B) INFORMATION TO BE OBTAINED AND MAINTAINED. The following information shall be obtained and maintained and shall be made available for public inspection as needed:
- 1) Obtain, record, and maintain the actual elevation (in relation to mean sea level) of the lowest floor (including basements) and all attendant utilities of all new or substantially improved structures where Base Flood Elevation (BFE) data is provided through the Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM), or obtained in accordance with section 4.01 USE OF OTHER BASE FLOOD DATA.
 - 2) Obtain and record the elevation (in relation to mean sea level) of the natural grade of the building site for a structure prior to the start of construction and the placement of any fill and ensure that the requirements of sections 4.02 FLOODWAYS, 3.02(A)(2) are adhered to.
 - 3) Upon placement of the lowest floor of a structure (including basement) but prior to further vertical construction, obtain documentation, prepared and sealed by a professional licensed surveyor or engineer, certifying the elevation (in relation to mean sea level) of the lowest floor (including basement).
 - 4) Where base flood elevation data are utilized, obtain As-built certification of the elevation (in relation to mean sea level) of the lowest floor (including basement) prepared and sealed by a professional licensed surveyor or engineer, prior to the final inspection.
 - 5) Maintain all Elevation Certificates (EC) submitted to the City of Maupin;
 - 6) Obtain, record, and maintain the elevation (in relation to mean sea level) to which the structure and all attendant utilities were floodproofed for all new or substantially improved floodproofed structures where allowed under this ordinance and where Base Flood

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Elevation (BFE) data is provided through the FIS, FIRM, or obtained in accordance with section 4.01 USE OF OTHER BASE FLOOD DATA.

- 7) Maintain all floodproofing certificates required under this ordinance;
- 8) Record and maintain all variance actions, including justification for their issuance;
- 9) Obtain and maintain all hydrologic and hydraulic analyses performed as required under section 4.02 FLOODWAYS.
- 10) Record and maintain all Substantial Improvement and Substantial Damage calculations and determinations as required under section 3.02(D).
- 11) Maintain for public inspection all records pertaining to the provisions of this ordinance.

C) REQUIREMENT TO NOTIFY OTHER ENTITIES AND SUBMIT NEW TECHNICAL DATA

- 1) **COMMUNITY BOUNDARY ALTERATIONS.** The Floodplain Administrator shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps (FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.
- 2) **WATERCOURSE ALTERATIONS.** Notify adjacent communities, the Department of Land Conservation and Development, and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. This notification shall be provided by the applicant to the Federal Insurance Administration as a Letter of Map Revision (LOMR) along with either:
 - a. A proposed maintenance plan to assure the flood carrying capacity within the altered or relocated portion of the watercourse is maintained; or
 - b. Certification by a registered professional engineer that the project has been designed to retain its flood carrying capacity without periodic maintenance.
 - c. The applicant shall be required to submit a Conditional Letter of Map Revision (CLOMR) when required under section 3.02(C)(3). Ensure compliance with all applicable requirements in sections 3.02(C)(3) and 4.01 ALTERATION OF WATERCOURSES.
- 3) **REQUIREMENT TO SUBMIT NEW TECHNICAL DATA.** A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Section 44 of the Code of Federal Regulations (CFR), Sub-Section 65.3. The community

may require the applicant to submit such data and review fees required for compliance with this section through the applicable FEMA Letter of Map Change (LOMC) process.

The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:

- a. Proposed floodway encroachments that increase the base flood elevation; and
- b. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.

An applicant shall Notify FEMA within six (6) months of project completion when an applicant has obtained a Conditional Letter of Map Revision (CLOMR) from FEMA. This notification to FEMA shall be provided as a Letter of Map Revision (LOMR).

The applicant shall be responsible for preparing all technical data to support CLOMR/LOMR applications and paying any processing or application fees associated with the CLOMR/LOMR.

The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgement Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this code and all applicable state and federal laws.

- D) **SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE ASSESSMENTS AND DETERMINATIONS.** Conduct Substantial Improvement (SI) (as defined in section 5) reviews for all structural development proposal applications and maintain a record of SI calculations within permit files in accordance with section 3.02 INFORMATION TO BE OBTAINED AND MAINTAINED. Conduct Substantial Damage (SD) (as defined in section 5) assessments when structures are damaged due to a natural hazard event or other causes. Make SD determinations whenever structures within the special flood hazard area (as established in section 2.02) are damaged to the extent that the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- E) **INTERPRETATION OF FIRM BOUNDARIES.** Make interpretations where needed, as to exact location of the boundaries of the special flood hazard areas (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 59-76).

3.03 ESTABLISHMENT OF DEVELOPMENT PERMIT

- A) **FLOODPLAIN DEVELOPMENT PERMIT REQUIRED.** A development permit shall be obtained before construction or development begins within any area horizontally within the special flood hazard area established in section 2.02. The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in section 5.0, including fill and other development activities.
- B) **APPLICATION FOR DEVELOPMENT PERMIT.** Application for a development permit may be made on forms furnished by the Floodplain Administrator and may include, but not be

limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- 1) In riverine flood zones, the proposed elevation (in relation to mean sea level), of the lowest floor (including basement) and all attendant utilities of all new and substantially improved structures; in accordance with the requirements of section 4.02 INFORMATION TO BE OBTAINED AND MAINTAINED.
- 2) Proposed elevation in relation to mean sea level to which any non-residential structure will be floodproofed.
- 3) Certification by a registered professional engineer or architect licensed in the State of Oregon that the floodproofing methods proposed for any non-residential structure meet the floodproofing criteria for non-residential structures in section 4.02(C)(3) NONRESIDENTIAL CONSTRUCTION.
- 4) Description of the extent to which any watercourse will be altered or relocated.
- 5) Base Flood Elevation data for subdivision proposals or other development when required per sections 3.02 PERMIT REVIEW and 4.01(E).
- 6) Substantial improvement calculation for any improvement, addition, reconstruction, renovation, or rehabilitation of an existing structure.
- 7) The amount and location of any fill or excavation activities proposed.

3.04 VARIANCE PROCEDURE

The issuance of a variance is for floodplain management purposes only. Flood insurance premium rates are determined by federal statute according to actuarial risk and will not be modified by the granting of a variance.

A) CONDITIONS FOR VARIANCES

- 1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of sections 3.04(A)(3) and (5), and 3.04(B). As the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases.
- 2) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- 3) Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
- 4) Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;

- b. A determination that failure to grant the variance would result in exceptional hardship to the applicant;
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- 5) Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation of historic structures will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- 6) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of section 3.04(A) (2) – (6) are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- B) VARIANCE NOTIFICATION. Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance and that such construction below the base flood elevation increases risks to life and property. Such notification and a record of all variance actions, including justification for their issuance shall be maintained in accordance with section 3.02 INFORMATION TO BE OBTAINED AND MAINTAINED.

4. PROVISIONS FOR FLOOD HAZARD REDUCTION

4.01 GENERAL STANDARDS

In all special flood hazard areas, the following standards shall be adhered to:

- A) ALTERATION OF WATERCOURSES. Require that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse to ensure that the flood carrying capacity is not diminished. Require compliance with sections 3.02 WATERCOURSE ALTERATIONS and 3.02 REQUIREMENT TO SUBMIT NEW TECHNICAL DATA.
- B) ANCHORING.
- 1) All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - 2) All manufactured dwellings shall be anchored per section 4.02 MANUFACTURED DWELLINGS.
- C) CONSTRUCTION MATERIALS AND METHODS
- 1) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

- 2) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

D) UTILITIES AND EQUIPMENT

1) WATER SUPPLY, SANITARY SEWER, AND ON-SITE WASTE DISPOSAL SYSTEMS

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
- b. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.
- c. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

2) ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER EQUIPMENT. Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be elevated at or above one (1) foot above the base flood level or shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. In addition, electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall:

- a. If replaced as part of a substantial improvement shall meet all the requirements of this section.

3) TANKS

- a. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.
- b. Above-ground tanks shall be installed at or above one (1) foot above the base flood level or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.

E) SUBDIVISION PROPOSALS & OTHER PROPOSED DEVELOPMENTS

- 1) All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals, Base Flood Elevation data.
- 2) All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) shall:
 - a. Be consistent with the need to minimize flood damage.

- b. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
 - c. Have adequate drainage provided to reduce exposure to flood hazards.
- 3) **USE OF OTHER BASE FLOOD DATA.** When Base Flood Elevation data has not been provided in accordance with section 2.02 the local floodplain administrator shall obtain, review, and reasonably utilize any Base Flood Elevation data available from a federal, state, or other source, in order to administer section 4.0. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) must meet the requirements of section 4.01 SUBDIVISION PROPOSALS & OTHER PROPOSED DEVELOPMENTS.

Base Flood Elevations shall be determined for development proposals that are 5 acres or more in size or are 50 lots or more, whichever is lesser in any A zone that does not have an established base flood elevation. Development proposals located within a riverine unnumbered A Zone shall be reasonably safe from flooding; the test of reasonableness includes use of historical data, high water marks, FEMA provided Base Level Engineering data, and photographs of past flooding, etc... where available including project- and site-specific engineering studies. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

- 4) **STRUCTURES LOCATED IN MULTIPLE OR PARTIAL FLOOD ZONES.** In coordination with the State of Oregon Specialty Codes:
- a. When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.
 - b. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.
- 5) **CRITICAL FACILITIES.** Construction of new critical facilities shall be, to the extent possible, located outside the limits of the special flood hazard area. Construction of new critical facilities shall be permissible within the SFHA only if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three (3) feet above the Base Flood Elevation (BFE) or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility shall also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters.

4.02 SPECIFIC STANDARDS FOR RIVERINE (INCLUDING ALL NON-COASTAL) FLOOD ZONES

These specific standards shall apply to all new construction and substantial improvements in addition to the General Standards contained in section 4.01 of this ordinance.

- A) **FLOOD OPENINGS.** All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) are subject to the following requirements. Enclosed areas below the Base Flood Elevation, including crawl spaces shall:

- 1) Be designed to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters;
- 2) Be used solely for parking, storage, or building access;
- 3) Be certified by a registered professional engineer or architect or meet or exceed all of the following minimum criteria:
 - a. A minimum of two openings,
 - b. The total net area of non-engineered openings shall be not less than one (1) square inch for each square foot of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls,
 - c. The bottom of all openings shall be no higher than one foot above grade.
 - d. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area.
 - e. All additional higher standards for flood openings in the State of Oregon Residential Specialty Codes Section R322.2.2 shall be complied with when applicable.

B) GARAGES

- 1) Attached garages may be constructed with the garage floor slab below the Base Flood Elevation (BFE) in riverine flood zones, if the following requirements are met:
 - a. If located within a floodway the proposed garage must comply with the requirements of this section.
 - b. The floors are at or above grade on not less than one side;
 - c. The garage is used solely for parking, building access, and/or storage;
 - d. The garage is constructed with flood openings in compliance with section 4.02 FLOOD OPENINGS to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater.
 - e. The portions of the garage constructed below the BFE are constructed with materials resistant to flood damage;
 - f. The garage is constructed in compliance with the standards in section 4.01 GENERAL STANDARDS; and
 - g. The garage is constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

- 2) Detached garages must be constructed in compliance with the standards for appurtenant structures in section 4.02 APPURTENANT (ACCESSORY) STRUCTURES or non-residential structures in section 4.02 depending on the square footage of the garage.
- C) FOR RIVERINE (NON-COASTAL) SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS. In addition to the general standards listed in section 4.01 the following specific standards shall apply in Riverine (non-coastal) special flood hazard areas with Base Flood Elevations (BFE): Zones A1-A30, AH, and AE.
 - 1) BEFORE REGULATORY FLOODWAY. In areas where a regulatory floodway has not been designated, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's Flood Insurance Rate Map (FIRM), unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
 - 2) RESIDENTIAL CONSTRUCTION.
 - a. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at or above one (1) foot above the Base Flood Elevation (BFE).
 - b. Enclosed areas below the lowest floor shall comply with the flood opening requirements in section 4.02.
 - 3) NON-RESIDENTIAL CONSTRUCTION
 - a. New construction and substantial improvement of any commercial, industrial, or other non-residential structure shall:
 1. Have the lowest floor, including basement elevated at or above one (1) foot or above the Base Flood Elevation (BFE); Or, together with attendant utility and sanitary facilities,
 2. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
 3. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 4. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this section based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the Floodplain Administrator as set forth section 3.02 INFORMATION TO BE OBTAINED AND MAINTAINED.
 - b. Non-residential structures that are elevated, not floodproofed, shall comply with the standards for enclosed areas below the lowest floor in section 4.02 FLOOD OPENINGS.

- c. Applicants floodproofing non-residential buildings shall be notified that flood insurance premiums will be based on rates that are one (1) foot below the floodproofed level (e.g. a building floodproofed to the base flood level will be rated as one (1) foot below.
- 4) MANUFACTURED DWELLINGS
- a. New or substantially improved manufactured dwellings supported on solid foundation walls shall be constructed with flood openings that comply with section 4.02 FLOOD OPENINGS;
 - b. The bottom of the longitudinal chassis frame beam shall be at or above Base Flood Elevation;
 - c. New or substantially improved manufactured dwellings shall be anchored to prevent flotation, collapse, and lateral movement during the base flood. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques), and;
 - d. Electrical crossover connections shall be a minimum of twelve (12) inches above Base Flood Elevation (BFE).
- 5) RECREATIONAL VEHICLES. Recreational vehicles placed on sites are required to:
- a. Be on the site for fewer than 180 consecutive days, and
 - b. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - c. Meet the requirements of section 4.02 MANUFACTURED DWELLINGS, including the anchoring and elevation requirements for manufactured dwellings.
- 6) APPURTENANT (ACCESSORY) STRUCTURES. Relief from elevation or floodproofing requirements for residential and non-residential structures in Riverine (Non-Coastal) flood zones may be granted for appurtenant structures that meet the following requirements:
- a. Appurtenant structures located partially or entirely within the floodway must comply with requirements for development within a floodway found in section 4.02 FLOODWAYS.
 - b. Appurtenant structures must only be used for parking, access, and/or storage and shall not be used for human habitation;
 - c. In compliance with State of Oregon Specialty Codes, appurtenant structures on properties that are zoned residential are limited to one-story structures less than 200 square feet, or 400 square feet if the property is greater than two (2) acres in area and the proposed appurtenant structure will be located a minimum of 20 feet from all property lines. Appurtenant structures on properties that are zoned as non-residential are limited in size to 120 square feet.

- d. The portions of the appurtenant structure located below the Base Flood Elevation must be built using flood resistant materials;
- e. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood.
- f. The appurtenant structure must be designed and constructed to equalize hydrostatic flood forces on exterior walls and comply with the requirements for flood openings in section 4.02 FLOOD OPENINGS;
- g. Appurtenant structures shall be located and constructed to have low damage potential;
- h. Appurtenant structures shall not be used to store toxic material, oil, or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality unless confined in a tank installed in compliance with section 4.01 TANKS.
- i. Appurtenant structures shall be constructed with electrical, mechanical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

7) BELOW-GRADE CRAWL SPACES

- a. The building must be designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Hydrostatic loads and the effects of buoyancy can usually be addressed through the required flood openings stated in 4.02(A). Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than five (5) feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer. Other types of foundations are recommended for these areas.
- b. The crawlspace is an enclosed area below the Base Flood Elevation (BFE) and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than one (1) foot above the lowest adjacent exterior grade.
- c. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, or other materials that extend below the BFE. The recommended construction practice is to elevate the bottom of joists and all insulation above BFE.
- d. Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
- e. The interior grade of a crawlspace below the BFE must not be more than two (2) feet below the lowest adjacent exterior grade.

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- f. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four (4) feet at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas.
 - g. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary because of the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles or gravel or crushed stone drainage by gravity or mechanical means.
 - h. The velocity of floodwaters at the site shall not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundation types should be used.
- D) FLOODWAYS. Located within the special flood hazard areas established in section 2.02 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of the floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:
- 1) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless:
 - a. Certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge;
Or,
 - b. If an encroachment proposal resulting in an increase in Base Flood Elevation meets the following criteria:
 - 1. Is for the purpose of fish enhancement,
 - 2. Does not involve the placement of any structures (as defined in section 5.0) within the floodway,
 - 3. Has a feasibility analysis completed documenting that fish enhancement will be achieved through the proposed project,
 - 4. Has a maintenance plan in place to ensure that the stream carrying capacity is not impacted by the fish enhancement project,
 - 5. Has approval by the National Marine Fisheries Service, the State of Oregon Department of Fish and Wildlife, or the equivalent federal or state agency, and
 - 6. Has evidence to support that no existing structures will be negatively impacted by the proposed activity;

- 2) A Conditional Letter of Map Revision (CLOMR) may be required prior to approval of a floodplain permit for development that encroaches within the floodway and results in an increase in BFE. The CLOMR must be applied for and approved by the Federal Insurance Administrator, and the requirements established under Volume 44 of the Code of Federal Regulations, section 65.12 are fulfilled.
 - 3) All new construction, substantial improvements, and other development shall comply with all other applicable flood hazard reduction provisions of this section.
- E) **STANDARDS FOR SHALLOW FLOODING AREAS.** Shallow flooding areas appear on FIRMs as AO zones with depth designations or as AH zones with Base Flood Elevations. For AO zones the base flood depths range from one (1) to three (3) feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow.

For both AO and AH zones, adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

- 1) **STANDARDS FOR AH ZONES.** Development within AH Zones must comply with the standards in sections 4.01, 4.02 and 4.02(E)(1).
- 2) **STANDARDS FOR AO ZONES.** In AO zones, the following provisions apply in addition to the requirements in sections 4.01 and 4.02(E)(1):
 - a. New construction and substantial improvement of residential structures and manufactured dwellings within AO zones shall have the lowest floor, including basement, elevated above the highest grade adjacent to the building, at minimum to or above one (1) foot above the depth number specified on the Flood Insurance Rate Maps (FIRM) – (at least two (2) feet if no depth number is specified). For manufactured dwellings the lowest floor is considered to be the bottom of the longitudinal chassis frame beam.
 - b. New construction and substantial improvements of non-residential structures within AO zones shall either:
 1. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, to or above one foot (1) above the depth number specified on the Flood Insurance Rate Maps (FIRMS) – (at least two (2) feet if no depth number is specified); or
 2. Together with attendant utility and sanitary facilities, be completely floodproofed to or above one foot (1) above the depth number specified on the FIRM or a minimum of two (2) feet above the highest adjacent grade if no depth number is specified, so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as stated in section 4.02 NONRESIDENTIAL CONSTRUCTION.

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- c. Recreational vehicles placed on sites within AO Zones on the community's Flood Insurance Rate Maps (FIRM) shall either:
 - 1. Be on the site for fewer than 180 consecutive days, and
 - 2. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
 - 3. Meet the elevation requirements of section 4.02 STANDARDS FOR AH ZONES, and the anchoring and other requirements for manufactured dwellings of section 4.02 MANUFACTURED DWELLINGS.
- d. In AO zones, new and substantially improved appurtenant structures must comply with the standards in section 4.02 APPURTENANT (ACCESSORY) STRUCTURES.
- e. In AO zones, enclosed areas beneath elevated structures shall comply with the requirements in section 4.02 FLOOD OPENINGS.

5. DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage.

- A) **Appeal:** A request for a review of the interpretation of any provision of this ordinance or a request for a variance.
- B) **Area of shallow flooding:** A designated Zone AO, AH, AR/AO or AR/AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.
- C) **Area of special flood hazard:** The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR. "Special flood hazard area" is synonymous in meaning and definition with the phrase "area of special flood hazard".
- D) **Base flood:** The flood having a one percent chance of being equaled or exceeded in any given year.
- E) **Base flood elevation (BFE):** The elevation to which floodwater is anticipated to rise during the base flood.
- F) **Basement:** Any area of the building having its floor subgrade (below ground level) on all sides.
- G) **Below-grade crawl space:** Means an enclosed area below the base flood elevation in which the interior grade is not more than two feet below the lowest adjacent exterior grade and the height, measured from the interior grade of the crawlspace to the top of the crawlspace foundation, does not exceed four (4) feet at any point.

- H) **Building:** See "Structure".
- I) **Critical facility:** Means a facility for which even a slight change of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use, or store hazardous materials or hazardous waste.
- J) **Development:** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
- K) **Elevated building:** Means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.
- L) **Flood or Flooding:**
- 1) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.
 - b. The unusual and rapid accumulation or runoff of surface waters from any source.
 - c. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
 - 2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.
- M) **Flood elevation study:** An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.
- N) **Flood Insurance Rate Map (FIRM):** The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).
- O) **Flood Insurance Study (FIS):** See "Flood elevation study".
- P) **Flood proofing:** Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents.
- Q) **Floodplain or flood prone area:** Any land area susceptible to being inundated by water from any source. See "Flood or flooding".

- R) **Floodplain administrator:** The community official designated by title to administer and enforce the flood plain management regulations.
- S) **Floodplain management:** The operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.
- T) **Floodplain management regulations:** Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.
- U) **Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."
- V) **Functionally dependent use:** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long term storage or related manufacturing facilities.
- W) **Hazardous material:** The Oregon Department of Environmental Quality defines hazardous materials to include any of the following:
- 1) Hazardous waste as defined in ORS 466.005;
 - 2) Radioactive waste as defined in ORS 469.300, radioactive material identified by the Energy Facility Siting Council under ORS 469.605 and radioactive substances defined in ORS 453.005;
 - 3) Communicable disease agents as regulated by the Health Division under ORS Chapter 431 and 433.010 to 433.045 and 433.106 to 433.990;
 - 4) Hazardous substances designated by the United States Environmental Protection Agency (EPA) under section 311 of the Federal Water Pollution Control Act, P.L. 92-500, as amended;
 - 5) Substances listed by the United States EPA in section 40 of the Code of Federal Regulations, Part 302 – Table 302.4 (list of Hazardous Substances and Reportable Quantities) and amendments;
 - 6) Material regulated as a Chemical Agent under ORS 465.550;
 - 7) Material used as a weapon of mass destruction, or biological weapon;
 - 8) Pesticide residue;
 - 9) Dry cleaning solvent as defined by ORS 465.200(9).
- X) **Highest adjacent grade:** The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.
- Y) **Historic structure:** Any structure that is:
- 1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

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- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - 3) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
 - 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior or
 - b. Directly by the Secretary of the Interior in states without approved programs.
- Z) **Letter of Map Change (LOMC):** Means an official FEMA determination, by letter, to amend or revise effective Flood Insurance Rate Maps and Flood Insurance Studies. The following are categories of LOMCs:
- 1) **Conditional Letter of Map Amendment (CLOMA):** A CLOMA is FEMA's comment on a proposed structure or group of structures that would, upon construction, be located on existing natural ground above the base (1-percent-annual-chance) flood elevation on a portion of a legally defined parcel of land that is partially inundated by the base flood.
 - 2) **Conditional Letter of Map Revision (CLOMR):** A CLOMR is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the special flood hazard area.
 - 3) **Conditional Letter of Map Revision based on Fill (CLOMR-F):** A CLOMR-F is FEMA's comment on a proposed project that would, upon construction, result in a modification of the special flood hazard area through the placement of fill outside the existing regulatory floodway.
 - 4) **Letter of Map Amendment (LOMA):** An official amendment, by letter, to the Flood Insurance Rate Maps (FIRMs) based on technical data showing that an existing structure, parcel of land or portion of a parcel of land that is naturally high ground, (i.e., has not been elevated by fill) above the base flood, that was inadvertently included in the special flood hazard area.
 - 5) **Letter of Map Revision (LOMR):** A LOMR is FEMA's modification to an effective Flood Insurance Rate Map (FIRM), or Flood Boundary and Floodway Map (FBFM), or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the SFHA. The LOMR officially revises the FIRM or FBFM, and sometimes the Flood Insurance Study (FIS) report, and, when appropriate, includes a description of the modifications. The LOMR is generally accompanied by an annotated copy of the affected portions of the FIRM, FBFM, or FIS report.
 - 6) **Letter of Map Revision based on Fill (LOMR-F):** A LOMR-F is FEMA's modification of the special flood hazard area shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.
 - 7) **PMR:** A PMR is FEMA's physical revision and republication of an effective Flood Insurance Rate Map (FIRM) or Flood Insurance Study (FIS) report. PMRs are generally

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based on physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective base flood elevations, or the special flood hazard area.

- AA) **Lowest floor:** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.
- BB) **Manufactured dwelling:** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured dwelling" does not include a "recreational vehicle" and is synonymous with "manufactured home".
- CC) **Manufactured dwelling park or subdivision:** A parcel (or contiguous parcels) of land divided into two or more manufactured dwelling lots for rent or sale.
- DD) **Mean sea level:** For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.
- EE) **New construction:** For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by the City of Maupin and includes any subsequent improvements to such structures.
- FF) **Recreational vehicle:** A vehicle which is:
- 1) Built on a single chassis;
 - 2) 400 square feet or less when measured at the largest horizontal projection;
 - 3) Designed to be self-propelled or permanently towable by a light duty truck; and
 - 4) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- GG) **Regulatory floodway:** See "Floodway".
- HH) **Sheet flow area:** See "Area of shallow flooding".
- II) **Special flood hazard area:** See "Area of special flood hazard".
- JJ) **Start of construction:** Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of

the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- KK) **Structure:** For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured dwelling.
- LL) **Substantial damage:** Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- MM) **Substantial improvement:** Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:
- 1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
 - 2) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."
- NN) **Variance:** A grant of relief by the City of Maupin from the terms of a floodplain management regulation.
- OO) **Violation:** The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.
- PP) **Water dependent:** Means a structure for commerce or industry which cannot exist in any other location and is dependent on the water by reason of intrinsic nature of its operations.
- QQ) **Water surface elevation:** The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, or other datum, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

CITY OF MAUPIN ORDINANCE NO. 334

**AN ORDINANCE REPEALING THE CITY OF MAUPIN MUNICIPAL CODE TITLE
14 FLOODPLAINS AND REPLACING WITH THE 2024 OREGON MODEL
FLOODPLAIN MANAGEMENT ORDINANCE TO MEET STATE AND FEDERALLY
MANDATED ADOPTION DEADLINES.**

The City of Maupin hereby ordains:

LEGISLATIVE FINDINGS

1. The United States Department of Homeland Security's Federal Emergency Management Agency (FEMA) has worked with the State of Oregon and Wasco County to use new data and technology to update Flood Insurance Rate Maps (FIRM).
2. FEMA and the Oregon Department of Land Conservation and Development (DLCD) have directed Cities to adopt either a Biological Option or the 2024 update to the State of Oregon Model Flood Hazard Ordinance to regulate development within flood hazard zones before July 22, 2025, when updated FIRM mapping and the Flood Insurance Study (FIS) become effective.
3. The City has chosen to adopt the 2024 update to the State of Oregon Model Flood Hazard 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 Ordinance on June 25, 2025.
6. Exhibit 1 contains the City of Maupin's 2024 update to the State of Oregon Model Flood Hazard Ordinance.

REPEAL

City Of Maupin Flood Hazard Ordinance No. 172 dated 1987 is hereby repealed.

ADOPTION

Exhibit 1, attached, is hereby adopted.

ADOPTED this _____ 2025.

CITY OF MAUPIN:

MAYOR

ATTEST:

CITY RECORDER



PUBLIC HEARING: CONSIDER AN INCREASE TO MONTHLY WATER AND SEWER FEES TO TAKE EFFECT JULY 1, 2025; CONSIDER FOR APPROVAL A RESOLUTION RATIFYING A REVISION TO THE WATER ANDS SEWER FEES RESOLUTION NO. 0625205-01

7:15 p.m.

DOCUMENTS

[Resolution No. 06252025-01](#)

[Water and Sewer Rates Report](#)

[Recycle Fee Report](#)

MOTION

I move to adopt Resolution No. 06252025-01 as written.

WATER AND SEWER SERVICE FEE CHARGES
2025-2026 Proposal

Add \$2.00 to Water, \$2.00 to Sewer

	Current Rates	
	WATER	SEWER
Hook-up, not incl equip, labor, materials	1,500.00	1,500.00
Residential	33.50	54.00
Multiple Dwellings - per unit	33.50	54.00
Assisted Living Facility - per unit - residential rate	33.50	54.00
Commercial Business, excluding motels, hotels auto & trailer courts	43.00	54.00
Non-Profit Organizations & Churches	33.50	54.00
Laundromat	43.00	54.00
Schools: Elementary	345.88	727.89
High	468.95	1,020.82
Auto & Trailer Courts:		
per unit - permanent & partial month occupied	33.50	54.00
per unit - overnight spaces	11.17	18.00
Seasonal Work Force Housing:		
Bathhouse	43.00	54.00
RV Hookup	33.50	54.00
Irrigation: per each 5,000 s.f. area	11.70	
Motels & Hotels - per unit	11.17	18.00
Public Showers, per unit not to exceed two stalls	11.17	18.00
Public Park/Campground - RV site, per hookup		
Tent Camp Area, per spigot	11.17	18.00
Irrigation: per each 5,000 s.f. area, billed in addition to water service @ \$70.20/year (prorated to \$5.85/mo)	5.85	
Pond Rates - double irrigation rates for each 5,000 sq.ft.	11.70	
Service Fees OUTSIDE city limits (double rate)		
Residences	67.00	108.00
Business	86.00	108.00
RV Sites	22.34	36.00

Revenues Current Rates			
# of users	WATER	# of users	SEWER
309	10,351.50	307	16,578.00
27	904.50	27	1,458.00
55	2,365.00	53	2,862.00
2	67.00	2	108.00
1	43.00	1	54.00
1	345.88	1	727.89
1	468.95	1	1,020.82
13	435.50	13	702.00
2	22.34	2	36.00
1	43.00	1	54.00
2	67.00	2	108.00
4	46.80		
47	524.99	47	846.00
8	89.36	8	144.00
66	737.22	66	1,188.00
841.2	4,921.02		
9	105.30		
3	201.00	2	216.00
1	86.00	1	108.00
6	134.04	6	216.00

Monthly	21,959.40	26,426.71
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Annual	263,512.80	317,120.52
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Proposed Rates	
WATER	SEWER
1,500.00	1,500.00
35.50	56.00
35.50	56.00
35.50	56.00
45.00	56.00
35.50	56.00
45.00	56.00
366.53	754.82
496.95	1,058.59
35.50	56.00
11.84	18.67
45.57	56.00
35.50	56.00
11.84	
11.84	18.67
11.84	18.67
11.80	18.67
6.20	
11.84	
71.00	112.00
90.00	112.00
23.68	37.34

Revenues Generated with Proposed Rates			
# of users	WATER	# of users	SEWER
318	11,289.00	316	17,696.00
27	958.50	27	1,512.00
56	2,520.00	54	3,024.00
2	71.00	2	112.00
1	45.00	1	56.00
1	366.53	1	754.82
1	496.95	1	1,058.59
13	461.50	13	728.00
2	23.68	2	37.34
1	45.57	1	56.00
2	71.00	2	112.00
4	47.36		
47	556.48	47	877.49
8	94.72	8	149.36
99	1,168.20	99	1,848.33
841.2	5,215.44		
9	106.56		
3	213.00	2	224.00
1	90.00	1	112.00
6	142.08	6	224.04

Monthly	23,982.57	28,581.97
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increase	2,023.17	2,155.26
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Annual	287,790.84	342,983.64
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increase	24,278.04	25,863.12
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RECYCLE COST RECOVERY FEE
2025-2026 Proposal - Add \$1.00

	Current Rates	# users	Revenues Current Rates	
			Monthly	Annual
Commercial	\$2.00	98	\$196.00	\$2,352.00
Residential	\$1.50	303	\$454.50	\$5,454.00
Annual Totals		401	\$650.50	\$7,806.00
Increase				

Proposed Rates	# users	Proposed Revenues Rates	
		Monthly	Annual
\$3.00	98	\$294.00	\$3,528.00
\$2.50	303	\$757.50	\$9,090.00
401	\$1,051.50	\$12,618.00	
	\$401.00	\$4,812.00	

A RESOLUTION RATIFYING A REVISION TO WATER AND SEWER SERVICE FEE CHARGES

THE CITY OF MAUPIN RESOLVES AS FOLLOWS:

Effective July 1, 2025, the rates for water and sewer hookup fees and monthly service charges shall be:

	WATER	SEWER
Hook-up Fee (not including equipment, labor, materials)	1500.00	1500.00
Residential	35.50	56.00
Multiple Dwellings – per unit	35.50	56.00
Assisted Living Facility – per unit – Residential rate upon first occupancy of unit	35.50	56.00
Commercial Business (excluding motels, hotels, auto & trailer courts)	45.00	56.00
Non-Profit Organizations & Churches	35.50	56.00
Laundromat	45.00	56.00
Schools: Elementary	366.53	754.82
High	496.95	1,058.59
Auto & Trailer Courts:		
Per unit – permanent & partial month occupied	35.50	56.00
Per unit – overnight spaces (same as motels)	11.84	18.67
Seasonal Work Force Housing:		
Bathhouse	45.57	56.00
RV Hookup	35.50	56.00
Irrigation: per each 5,000 s.f. area	11.84	
Motels & Hotels - per unit	11.84	18.67
Public Showers – per unit not to exceed two stalls (same as motels)	11.84	18.67
Public Park/Campground: RV site, per hookup		
Tent Camp Area, per spigot (same as motels)	11.84	18.67
Irrigation: per each 5,000 sq. ft. area, billed in addition to water service @ \$70.20/year (prorated to \$5.85/mo)	6.20	
Pond Rates – double irrigation rates for each 5,000 sq.ft.	11.84	
Service Fees OUTSIDE city limits	Double	Rate
Penalty Charges on past due accounts	1.50%	1.50%
Shut off for Delinquency	75.00	
Turn on for Delinquency	75.00	
Disconnection for Temporary Discontinuance of not less than 30 days	500.00	
Reconnection on Temporary Discontinuance	500.00	

DATED AND PASSED this 25 day of June, 2025.

Ayes:

Nays:

Approved: _____

Mayor

Attest: _____

Recorder



PUBLIC HEARING: TO RECEIVE TESTIMONY REGARDING PROPOSED USES
OF STATE SHARED REVENUE; CONSIDER FOR APPROVAL A RESOLUTION
DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES
RESOLUTION NO. 06252025-02

7:25 p.m.

DOCUMENTS

[Resolution No. 06252025-02](#)

MOTION

I move to adopt Resolution No. 06252025-02 as written.

MAUPIN RESOLUTION NO. 06252025-02

A RESOLUTION DECLARING THE CITY'S ELECTION
TO RECEIVE STATE REVENUES

The City of MAUPIN resolves as follows:

Section 1. Pursuant to ORS 221.770, the city hereby elects to receive state revenues for fiscal year 2025-2026.

Passed by the Common Council the 25 day of June, 2025.

Ayes:

Nays:

Approved by the Mayor this 25 day of June, 2025.

Mayor _____

Attest _____

I certify that a public hearing before the Budget Committee was held on June 25, 2025 and a public hearing before the City Council was held on June 25, 2025, giving citizens an opportunity to comment on use of State Revenue Sharing.

City Recorder



PUBLIC HEARING TO DISCUSS THE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AS APPROVED BY THE CITY OF MAUPIN BUDGET COMMITTEE; CONSIDER FOR APPROVAL A RESOLUTION ADOPTING BUDGET, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING THE TAX FOR THE CITY OF MAUPIN, WASCO COUNTY, OREGON RESOLUTION NO. 0625205-03

7:20 p.m.

DOCUMENTS

[Resolution No. 06252025-03](#)

MOTION

I move to adopt Resolution No. 06252025-03 as written.

CITY OF MAUPIN

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RESOLUTION NO. 06252025-03

**A RESOLUTION ADOPTING THE BUDGET, MAKING APPROPRIATIONS, AND IMPOSING
AND CATEGORIZING THE TAX FOR CITY OF MAUPIN, WASCO COUNTY, OREGON****RESOLUTION ADOPTING THE BUDGET**

THE CITY OF MAUPIN RESOLVES that the Council of the City of Maupin hereby adopts the budget for fiscal year 2025-2026 in the total of \$3,928,774. This budget is now on file at Maupin City Hall.

RESOLUTION MAKING APPROPRIATIONS

THE CITY OF MAUPIN RESOLVES that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2025, for the following purposes:

GENERAL FUND

Personal Services	\$	271,352	
Materials & Services		622,778	
Transfers Out		124,805	
Special Payments (Payments to Other Agencies)		7,500	
Debt Service		93,511	
Contingency Fund		65,000	
Unappropriated Funds		14,845	
Total			1,199,791

WATER FUND

Personal Services	\$	221,620	
Materials & Services		84,000	
Capital Outlay		286,611	
Debt Service		9,396	
Total			601,627

SEWERAGE SYSTEM FUND

Personal Services	\$	345,189	
Materials & Services		65,000	
Capital Outlay		270,173	
Debt Service		9,396	
Total			689,758

STATE STREET TAX FUND

Personal Services	\$	47,315	
Materials & Services		35,496	
Capital Outlay		27,569	
Total			\$110,380

CITY PARK FUND

Personal Services	\$	254,364	
Materials & Services		123,000	
Capital Outlay		355,013	
Debt Service		9,396	
Total			741,773

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FIRE DEPARTMENT FUND

Personal Services	\$	10,988	
Materials & Services		50,953	
Total			61,941

STREET IMPROVEMENTS FUND

Capital Outlay	\$	335,996	
Total			\$335,996

SOUTHERN WASCO CO LIBRARY

Personal Services	\$	133,702	
Materials & Services		53,806	
Total			\$187,508

Total Appropriations, All Funds	3,848,929
Total Unappropriated and Reserve Amounts, All Funds	79,845
TOTAL ADOPTED BUDGET	3,928,774

RESOLUTION IMPOSING THE TAX

THE CITY OF MAUPIN COUNCIL RESOLVES that the following ad valorem property taxes are hereby imposed upon the assessed value of all taxable property within the City for tax year 2025-2026:

At the rate of \$5.3573 per \$1,000 of assessed value for pemanent rate tax

RESOLUTION CATEGORIZING THE TAX

THE CITY OF MAUPIN COUNCIL RESOLVES that the taxes imposed are hereby categorized for purposes of Article XI section 11b as:

Subject to General Government Limitation
Permanent Rate Tax..... \$5.3573 / \$1,000

The above resolution statements were approved and declared adopted by the City of Maupin Council on June 25, 2025.

AYES:

NAYS:

Approved by the Mayor on June 25, 2025.

Mayor

Attest: _____
Recorder



COMMUNICATION

[Wasco County Fair & Rodeo Contribution](#)

[Gorge Country Media Packages](#)

Sponsor Packages

Fair Theme: Blue Jeans and Country Dreams

Diamond Package Price \$5,000 and Up	*Logo on the Fair Poster * 4 x 6 Banner at ALL Entrances *Mentioned in ALL marketing *10 Fair Passes *10 Beverage Tickets
Platinum Package Price \$2,500 and Up	*Logo on the Fair Poster *Banner on Grandstand *Mentioned in marketing *5 Fair Passes *5 Beverage Tickets
Gold Package Price \$1,000 and Up	*Grandstand Banner *Mentioned in marketing *2 Fair Passes *2 Beverage Tickets
Silver Package Price \$500.00	*Banner at Fair *Mentioned in marketing *1 Fair Pass *1 Beverage Ticket
Rodeo Chute Gate Price \$500.00	*Rodeo Announcer Shout-Out *Banner on Rodeo Chute Gate * 1 Fair Pass
Rodeo Arena Banner Price \$250.00	*2 x 4 Banner in Rodeo Arena *Mentioned in marketing
Stage Concert Sponsor Price \$1,500.00	*4 x 10 Banner on stage *Mentioned in marketing *2 Fair Passes *2 Beverage Tickets

Sponsor Package Picked _____

Sponsor/Business Name _____

Mailing Address _____

Phone Number _____

Wasco County

Fair &

Rodeo

SUPPORTORS OF THE WASCO COUNTY FAIR

Donation to the Wasco County Fair.

_____ \$25.00 _____ \$50.00 _____ \$100.00 _____ other

All donations will be acknowledged at the fair on a Donor Board.

Name _____

Address _____

Phone _____

Mailing Address: Wasco County Fair and Rodeo

401 E. 3rd #200

The Dalles, OR. 97058



GET TO KNOW US SPECIAL

Get to know Gorge Country Media

Gorge Country Y-102 - 102.3 FM

Star-FM - 95.9 FM

THE ROCK - 103.1 FM

KLCK AM - Talk radio - 1400 AM, 98.1 FM



One Station Package (Value \$520): 40 :30 second commercials per month 4-month commitment \$300
Two Station Package: (Value \$1,040) 40 :30 second commercials per month 4-month commitment \$400
Three Station Package: (Value \$1,560) 40 :30 second commercials per month 4-month commitment \$500
Four Station Package: (Value \$2,080) 40 :30 second commercials per month 4-month commitment \$600

Circle chosen package then Sign and Date below.

Prices per month. This is a contract. No early termination.

Approval Signature

Company

Date



GET TO KNOW US SPECIAL

Get to know Gorge Country Media's Stations

Gorge Country Y-102 - 102.3 FM

Star-FM - 95.9 FM

THE ROCK - 103.1 FM

KLCK AM - Talk radio - 1400 AM

One Station Package (Value \$520): 40 :30 second commercials a month 6 month commitment \$250 12 month commitment \$200
Two Station Package: 40 :30 second commercials a month 6 month commitment \$350 12 month commitment \$300
Three Station Package: 40 :30 second commercials a month 6 month commitment \$450 12 month commitment \$400
Four Station Package: 40 :30 second commercials a month 6 month commitment \$550 12 month commitment \$500

Circle chosen package then sign and date below.

*Prices per month. This is a contract. No early termination.

Approval Signature

Company

Date



ADJOURN

NEXT PLANNING COMMISSION MEETING

July 8, 2025, at 4:30 p.m. in person and virtual

SUGGESTED TOPICS FOR NEXT CITY COUNCIL MEETING

NEXT CITY COUNCIL MEETING

July 23, 2025, at 6:30 p.m. in person and virtual

MAYOR ADJOURNS THE MEETING