

Camas Municipal Code (CMC)

Chapter 16.57 *Frequently Flooded Areas* and
Section 18.03.050 *Environmental Definitions*

City Council Workshop January 19, 2021

- Staff Report
- Proposed Amendments
- WA State Model Ordinance
- New Flood Improvement Permit application form

Schedule



Nov. 17, 2020
Planning Commission
Workshop



Dec. 3, 2020
SEPA DNS issued



Dec. 15, 2020
Commerce Review
granted



Dec. 15, 2020
Planning Commission
Public Hearing



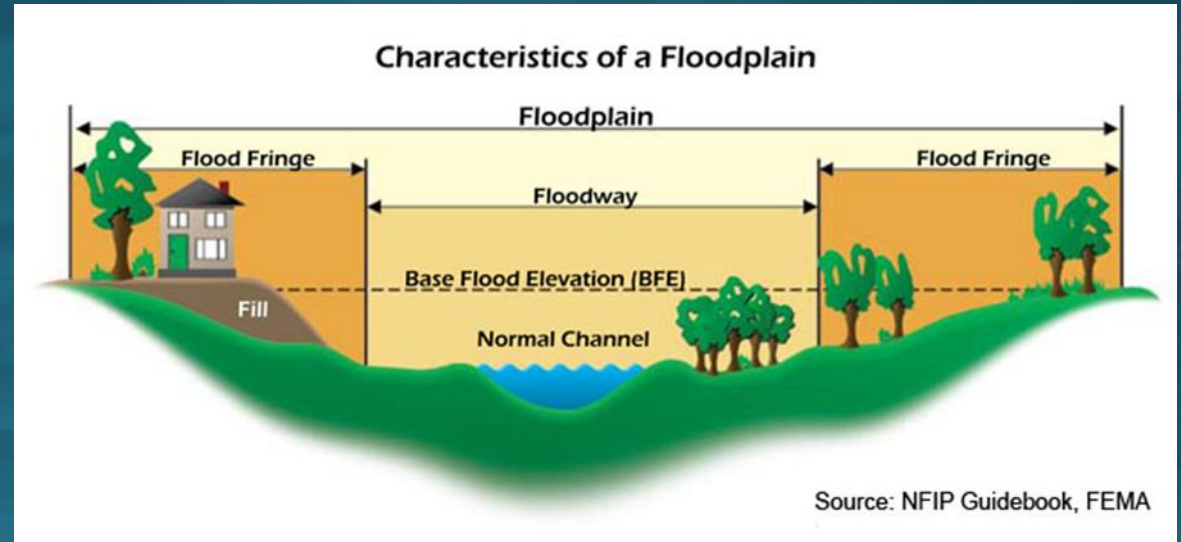
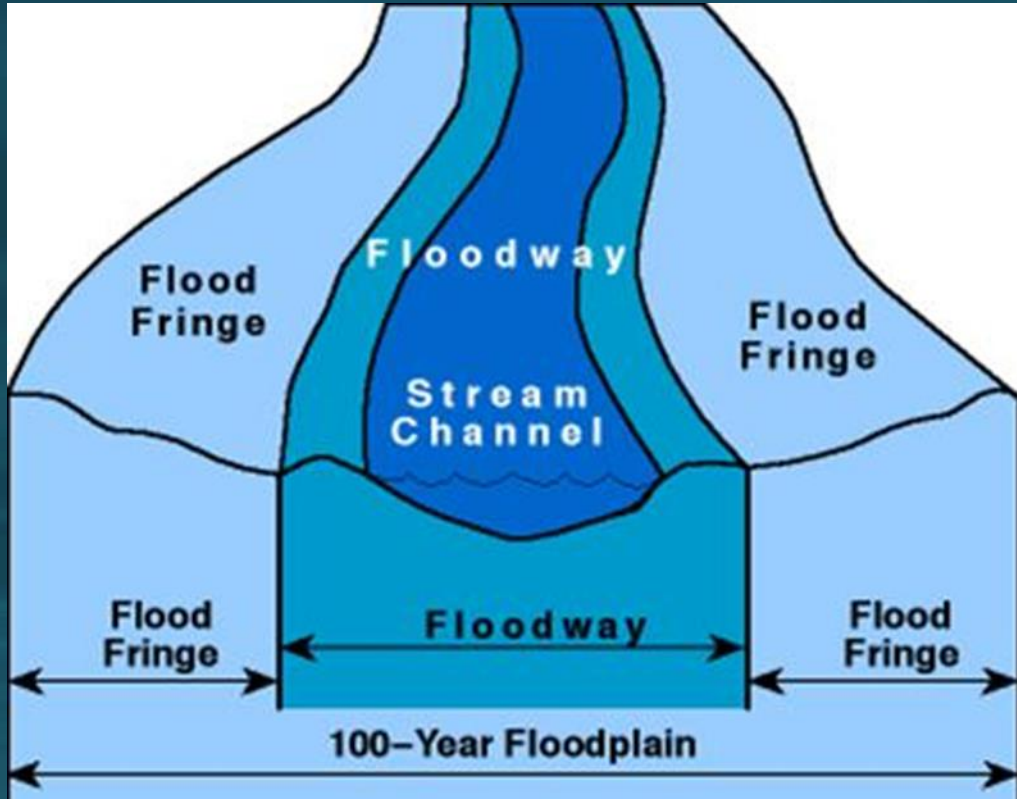
Jan. 18, 2021
City Council Workshop



NATIONAL FLOOD INSURANCE PROGRAM

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National Flood Hazard Layer FIRMette



122°23'48"W 45°35'18"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, X, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/6/2020 at 1:20 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

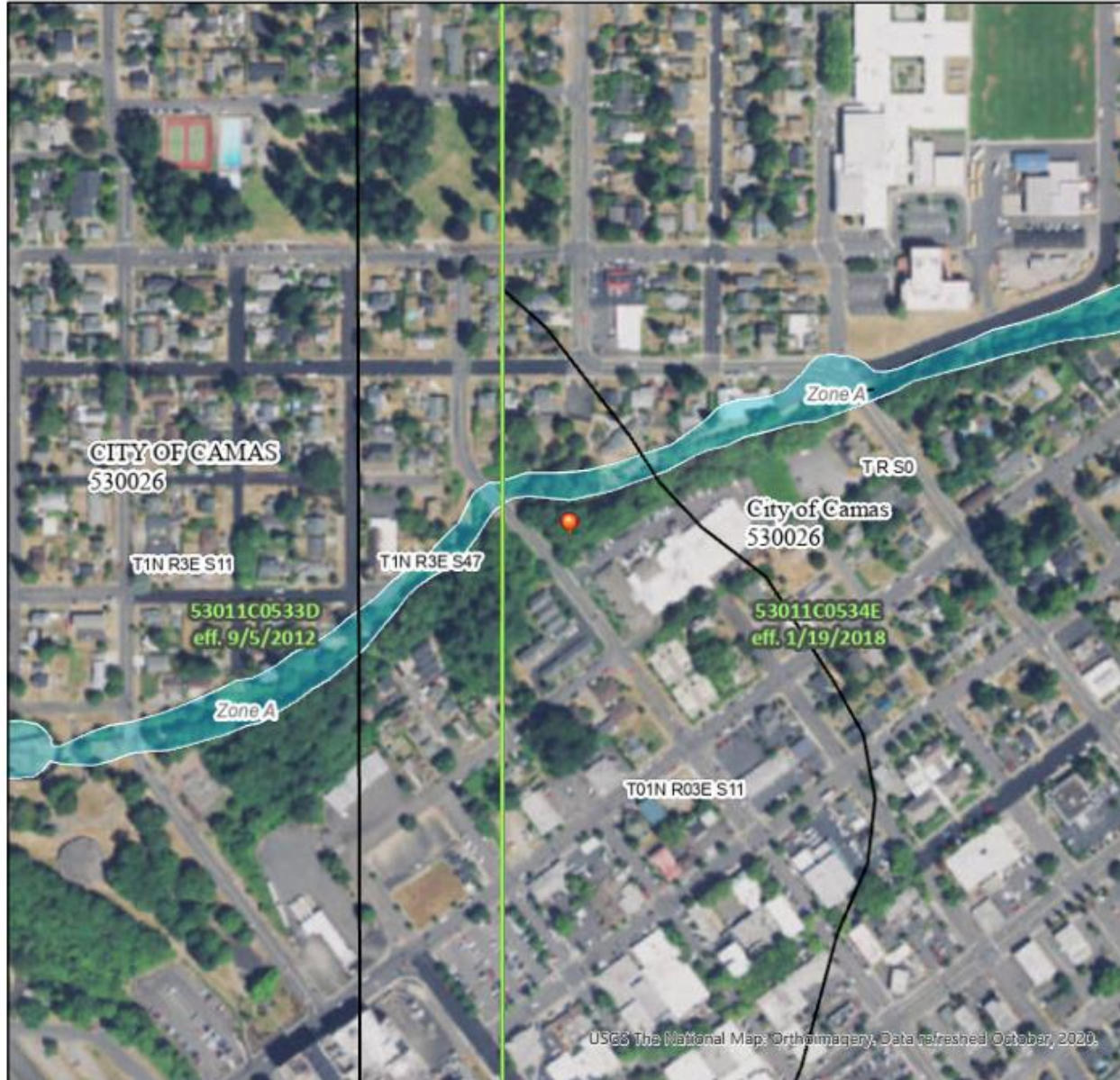
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels,

Flood Insurance Rate Map (FIRM)

National Flood Hazard Layer FIRMeta



122°24'39"W 45°35'32"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

122°24'2"W 45°35'7"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/6/2020 at 1:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Flood Insurance Rate Map (FIRM)

CMC 16.57.010 Applicability	Summary of Proposed Amendment	Model Ordinance (Mandatory/Recommended)
A. Frequently Flooded Areas	Adopted by reference the FIS; add City Hall and website address for location of FIS	Mandatory
E. Compliance	All development subject to the terms of this ordinance and other applicable regulations.	Recommended

CMC 16.57.050 Performance standards – General requirements	Summary of Proposed Amendment	Model Ordinance (Mandatory/Recommended)
B. Application for Development Permit	New Floodplain Development Permit application form	Mandatory
C. Designation of Floodplain Administrator	The Community Development Director or Designee	Mandatory
D and E. Duties of Floodplain Administrator and Permit Review	Review the permit	Mandatory
F. Information to be Obtained and Maintained	Elevation certificates, flood proofing certs, variances, substantial damage calcs	Mandatory
G. Changes to Special Flood Hazard Area	Applicant provide copy of CLOMR to City if BFE or boundaries to SFHA are changed	Recommended
L.3 Notify flood insurance premiums	Floodproofing an additional foot reduces premiums	Mandatory
O. Storage of Materials and Equipment	Must be properly anchored otherwise not permitted in SFHA. Harmful materials to life are prohibited.	Recommended

CMC 16.57.060 Performance standards – Specific Uses	Summary of Proposed Amendment	Model Ordinance (Mandatory/Recommended)
A. Residential		
A.1 Residential- Must be above the BFE	Mechanical equipment and utilities waterproofed or elevated	Mandatory
A.2 Residential- Unnumbered A Zone	Where BFE is not available, lowest floor 2 feet above BFE	Mandatory
A.3.d Residential- Garages	Attached garages designed with automatic entry/exit floodwaters	Mandatory
B. Non-Residential		
B.3 Unnumbered A Zone	Where BFE is not available, lowest floor 2 feet above the BFE	Mandatory
C. Utilities		
C.4 Water wells	Located on high ground not in the floodway	Mandatory

CMC 16.57.010 Applicability	Proposed Amendment	Model Ordinance (MANDATORY)
F. Penalties for Noncompliance	<p>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 be subject to the enforcement provisions of CMC Sections 18.55.400-18.55.460.</p>	<p>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. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction therefore be fined not more than ____ or imprisoned for not more than ____ days, or both, for each violation, and in addition shall pay all costs and expenses involved in the case.</p>

CMC 16.57.060 Performance standards – Specific Uses	Proposed Amendment	Model Ordinance (MANDATORY)
D. Subdivisions/Land Division proposals		
D.1.d	Where other proposed developments contain greater than 5 acres, base flood elevation shall be included as part of application.	Where subdivision proposals and other proposed developments contain greater than 50 lots or 5 acres (whichever is the lesser) base flood elevation shall be included as part of the application.

Current Camas Municipal Code (CMC) 16.57.060.D.2:

2. Lots. No lot or portion of lot after the effective date of the ordinance codified in this title shall be established within the boundaries of a frequently flooded area.

CMC 16.57.080 Variations	Summary of Proposed Amendment	Model Ordinance
16.57.080 Variations	Purpose of Variances. Rare and only granted for parcels with unusual physical land characteristics and when the requirements of this ordinance would create an exceptional hardship.	Recommended

Current Camas Municipal Code (CMC):

16.57.040 - Warning and disclaimer of liability.

The degree of flood protection required by this chapter is considered reasonable for regulatory purpose and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by human or natural causes. This chapter does not imply that land outside frequently flooded areas, or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of City of Camas, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter, or any administrative decision lawfully made hereunder.

Discussion/Questions?