



STAFF REPORT

Amendments to Camas Municipal Code

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

File# MC20-04

<u>TO</u>	Tim Hein, Chair Planning Commission
<u>FROM</u>	Lauren Hollenbeck, Senior Planner
<u>DATE</u>	11/10/2020

Summary

This workshop is a discussion of proposed mandatory code updates for compliance with current state and National Flood Insurance Program (NFIP) standards. The City of Camas is a participant in the NFIP which allows citizens in the community to obtain flood insurance and certain types of federal disaster aid. To maintain participation in the National Flood Insurance Program (NFIP), the City must adopt a compliant floodplain ordinance that meets the new State of Washington Model Flood Damage Prevention Ordinance and NFIP standards per Code of Federal Regulation 44 CFR 60.3.

The following two attachments are provided for your review: 1) The proposed CMC amendments are shown in red text. A comment box is provided at each section indicating whether the proposed amendment is MANDATORY or RECOMMENDED by FEMA and identifies the applicable CFR and Section of the WA Model Ordinance 2) The WA Model Ordinance, and 3) Floodplain Development Permit

Chapter 18.03 Definitions

Chapter 18.03.050 – Environmental Definitions

Suggest adopting the NFIP definitions in 44 CFR 59.1 for “alteration of watercourse”, “area of shallow flooding”, “area of special flood hazard”, “base flood”, “base flood elevation”, and “flood or flooding”, “flood elevation study”, “flood insurance rate map”, “floodplain or flood prone area”, “floodplain administrator”, “flood proofing”, “floodway”, “functionally dependent use”, “highest adjacent grade”, “historic structure”, “main sea level”, “new construction”, “structure” and “variance”.

Chapter 16.57 Frequently Flooded Areas

Chapter 16.57.010 – Applicability

Mandatory amendments to this section include language 1) adopting by reference the Flood Insurance Study (FIS), 2) providing the City Hall address for the physical location to obtain copies of the FIS and Flood Insurance Rate Maps (FIRM) and 3) penalties for non-compliance.

Recommended amendment to this section is that all development in the special flood hazard areas shall comply with this ordinance.

Chapter 16.57.050 – Performance Standards-General requirements

Mandatory amendments to this section include 1) the establishment of a flood development permit within a special flood hazard area, 2) the designation and duties of a floodplain administrator that would enforce the ordinance including reviewing all floodplain development permits, 3) requiring staff to obtain and maintain information such as a record of elevation of the lowest floor of structures, and 4) informing applicants that are floodproofing that insurance premiums are based on the flood proofed level.

Recommended amendments to this section include requiring engineering documentation and analysis if a project alters the BFE or boundaries of a SFHA and requires the applicant to submit the full CLOMR documentation with the flood development permit if a CLOMR is required. Another recommended amendment in this section is prohibiting the storage or processing of injurious materials in flood areas unless if not susceptible to flood damage and properly stored.

Chapter 16.57.060 – Performance Standards-Specific Uses

Mandatory amendments to this section include 1) waterproofing or elevation of mechanical equipment and utilities at least one foot above the BFE, 2) residential and nonresidential construction in an Unnumbered A zone shall have the lowest floor at least two feet above the Highest Adjacent Grade if the BFE is not available or cannot be obtained, 3) garages floor slabs below the BFE shall allow for entry and exit of floodwaters (i.e. flood vents), 4) water wells are to be located on high ground outside of the floodway and 5) BFE data shall be included as part of a development proposal greater than 5 acres.

A recommended amendment includes language that further explains variances from flood elevations or other requirements in the flood ordinance are quite rare and are only granted for parcels with unusual physical land characteristics and only when the requirements of this ordinance would create an exceptional hardship.

Recommendation

Staff recommends the Planning Commission discuss proposed amendments and provide direction to staff. A public hearing on the proposed mandated amendments will be scheduled for next month's Planning Commission meeting.