

Camas Municipal Code (CMC)

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

City Council Public Hearing February 16, 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. 19, 2021

City Council Workshop



February 16, 2021

City Council Public Hearing



NATIONAL FLOOD INSURANCE PROGRAM

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CMC 16.57.010 Applicability

➤ City Hall physical address and city website for FIS

➤ Penalties for Non-compliance

- **...shall be subject to the enforcement provisions of CMC Sections 18.55.400-18.55.460.**

VS.

- ~~....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.~~

CMC 16.57.050 Performance standards – General requirements

- New Floodplain development application form
- Designation and duties of Floodplain Administrator
- Obtain information
- Flood insurance premiums
- Storage of materials and equipment

The image shows a 'Floodplain Development Permit Application for a Community' form. It is divided into several sections: 'SECTION I: Applicant and Project Information', 'GENERAL INFORMATION', 'OWNER INFORMATION', 'APPLICANT INFORMATION', and 'PROJECT INFORMATION'. The 'GENERAL INFORMATION' section contains six numbered points regarding permit issuance and revocation. The 'OWNER INFORMATION' section includes fields for Property Owner, Telephone Number, Email Address, and Signature of Property Owner. The 'APPLICANT INFORMATION' section includes fields for Applicant, Telephone Number, Email Address, Signature of Applicant, and a Brief project description. The 'PROJECT INFORMATION' section includes fields for Project Address, Subdivision, Lot, and Block. There is also a 'CHECK USE ONLY' box with fields for Date Received and File Number.



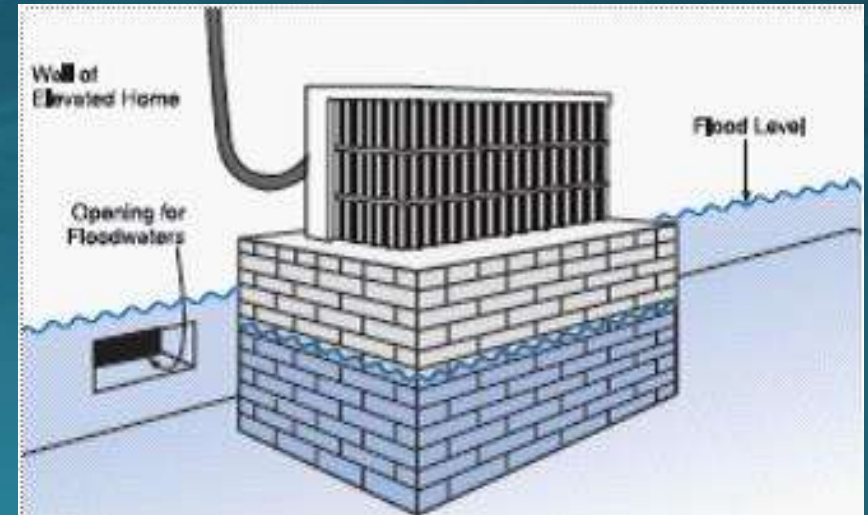
CMC 16.57.060 Performance standards – Specific Uses

- Residential
 - Mechanical equipment and utilities elevated/floodproofed
 - Attached Garages – automatic entry/exit of floodwaters

- Residential and Non-residential
 - A Zones- lowest floor 2 feet above HAG

- Utilities
 - Located on high ground, not in floodway

- Subdivisions
 - Developments greater than 5 acres, identify BFE



CMC 16.57.080 Variations

➤ Variances

- Rare and only granted for parcels with unusual physical land characteristics and when the requirements of this ordinance would create an exceptional hardship.

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?