

# Ordinance No. 02023-017

## Floodplain Overlay Amendments

January 9, 2024

Planning Commission Briefing



# Background

- Close to three hundred towns, cities, counties, and tribes in the state participate in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP)
- Continued enforcement of the City's floodplain management regulations (TMC 18.38 *FP Floodplain Overlay*) allows FEMA to make federally backed flood insurance available to property owners within the City



# Background

- As a condition of participation in the NFIP, communities are required to adopt and enforce flood hazard reduction regulations that meet the minimum requirements of the NFIP
- In May 2023, City staff completed a FEMA floodplain community assistance visit (CAV) with State Department of Ecology staff to review the City's participation in the National Flood Insurance Program
- The CAV determined that TMC 18.38 *FP Floodplain Overlay* should be updated to reflect FEMA current standards



# Background

- On November 8, 2023, FEMA notified the City of the final flood determinations for Thurston County, Washington, and Incorporated Areas, which includes the City
- The FEMA flood hazard determinations for the City are considered final
- The Flood Insurance Study (FIS) report and Flood Insurance Rate Maps (FIRM) covering the City will be effective May 8, 2024



# Requirement

- Prior to the May 8, 2024, effective date of the FIS and FIRM, the City must amend its existing floodplain regulations to be more consistent with the Model Ordinance for Floodplain Management under the NFIP, the Endangered Species Act, and to maintain its eligibility in the NFIP



# Staff Report

The staff report includes:

- Summaries of the fifteen proposed amendments
- The code sections amended or added
- Proposed amendment language



# SEPA and Notice of Intent

- Notice of Intent for Ordinance No. 02023-017 was sent to the State Department of Commerce December 14, 2023
- SEPA Checklist for Ordinance No. 02023-017 was completed Dec 13, 2023, and routed to staff for completion of a determination of nonsignificance in 2024



# Suggested Work Session Discussion Topics

1. Review the proposed amendments and new sections within the staff report
2. Are the proposed amendments clear and digestible?
3. Is it easy to determine standards for developing in the floodplain and know what will be required?
4. Provide comments/questions to Staff





# Next Steps

## Planning Commission

- January 23, 2024 – Planning Commission work session
- February 13, 2024 – Planning Commission hearing

## City Council

- March 12, 2024 – City Council work session
- March 19, 2024 – City Council consideration

