

TO: City Council  
FROM: Erika Smith-Erickson, Land Use and Housing Planner, and Brad Medrud, Planning Manager  
DATE: March 19, 2024  
SUBJECT: Ordinance No. O2023-017, TMC 18.38 FP Floodplain Overlay

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1) Recommended Action:

Approve Ordinance No. O2023-017 amending Chapter 18.38, FP Flood Plain Overlay, of the Tumwater Municipal Code.

This item was presented at the City Council Work Session on March 11, 2024 to be reviewed under the Consideration items of the March 19, 2024 Regular City Council Meeting.

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2) Background:

Close to three hundred towns, cities, counties, and tribes within the State of Washington 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 of Tumwater. 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. It was determined that TMC 18.38 *FP Floodplain Overlay* should be updated to reflect current FEMA standards.

On November 8, 2023, FEMA notified the City of the final flood determinations for Thurston County, Washington, and Incorporated Areas, which includes the City of Tumwater. 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.

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.

The Planning Commission received a briefing on the ordinance on January 9, 2024, held a work session on January 23, 2024, and held a public hearing on February 13, 2023. At the conclusion of the hearing, the Planning Commission recommended that the ordinance move forward to the City Council for approval. The City Council conducted a work session on March 11, 2024, and placed the ordinance on consideration at their March 19, 2024 meeting.

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3) Policy Support:

Land Use Goal LU-6: Reduce impacts from flooding; encourage efficient stormwater

management; and ensure the groundwater of Tumwater is protected and preserved.

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4) Alternatives:

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5) Fiscal Notes:

Internally funded.

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6) Attachments:

- A. Staff Report
- B. Ordinance No. O2023-017
- C. Presentation