

TO: Planning Commission
FROM: Erika Smith-Erickson, Land Use and Housing Planner, and Brad Medrud, Planning Manager
DATE: January 23, 2024
SUBJECT: Ordinance No. O2023-017, TMC 18.38 FP Floodplain Overlay

1) Recommended Action:

Read attachments, discuss as part of a work session on the ordinance, and schedule public hearing for February 13, 2024 Planning Commission meeting.

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 at their January 9, 2024 meeting.

3) Alternatives:

☐ None

4) Attachments:

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