



STAFF REPORT

Planning Commission Meeting Date:	January 16, 2024
Agenda Title:	ZOTA-23-3 Zoning Ordinance Text Amendment to Update Section 3-5.1 of the Zoning Ordinance and the Associated Floodplain Maps Pertaining to FEMA Floodplain.
Requested Action:	Hold a Public Hearing
Department / Agency Lead:	Community Development
Staff Lead:	Rob Walton, Director of Community Development

EXECUTIVE SUMMARY

The Federal Emergency Management Agency (FEMA) recently issued a Letter of Final Determination to the Town of Warrenton on October 25, 2023 (attached). There are approximately 110 properties in the Town of Warrenton that contain floodplain. In December 2020, Town Staff contacted property owners letting them know of the proposed changes to the floodplain limits. After notice was sent, staff was approached by approximately five (5) individuals who were interested in seeing the proposed mapping changes. Since that time, FEMA has heard appeals by property owners who disagree with the proposed floodplain limit changes and issued a Letter of Final Determination to jurisdictions accordingly. The Town is now tasked with adopting FEMA's updated regulations and revised maps as part of the final determination.

BACKGROUND

In September 2020, FEMA issued proposed changes to the Special Flood Hazard Areas (SFHA). SFHA replaces the previously used term "100-Year Floodplain". There are approximately 110 properties in the Town of Warrenton that contain floodplain. In December 2020, Town Staff contacted property owners letting them know of the proposed changes to the floodplain limits. After notice was sent, staff was approached by approximately five (5) individuals who were interested in seeing the proposed mapping changes. Since that time, FEMA gave property owners the chance to appeal who disagree with the proposed floodplain limit changes and subsequently issued a Letter of Final Determination to jurisdictions once the appeal period was over.

After the appeal period ended, FEMA recently issued a Letter of Final Determination to the Town of Warrenton on October 25, 2023. The revised SFHA become effective on April 25, 2024. Town staff has been working closely with FEMA to ensure the changes to the Zoning Ordinance text meets the agency's model ordinance language that is proposed with this text amendment.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold the public hearing and consider recommending approval to the Town Council. The Planning Commission held a work session on December 19, 2023. A Resolution is attached to this agenda item for your consideration.

Service Level / Collaborative Impact

Adoption of the Zoning Ordinance Text Amendment and associated maps allows Town properties to maintain eligibility in the National Flood Insurance Program.

Fiscal Impact

By maintaining eligibility in the National Flood Insurance Program, property owners are able to purchase flood insurance to help offset the cost of losses occurred during a flood event.

Legal Impact

The proposed changes apply to all parcels within the Town of Warrenton that contain floodplain.

ATTACHMENTS

1. Draft Text Amendment
2. Letter of Final Determination dated October 25, 2023
3. Sample Letter Sent to Property Owners dated, December 2020
4. Spreadsheet Listing All Properties in the Town of Warrenton Containing Floodplain
5. FEMA Adopted FIRM
6. Resolution