

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

CAB AGENDA REQUEST

TO: Board of Commissioners

FROM: Patty Charnas, DCD Director
Donna Frostholt, Associate Planner

DATE: March 25, 2019

RE: Revised Federal Rate Insurance Maps/Flood Insurance Study
Report and Proposed Revisions to Flood Damage Prevention
Ordinance

STATEMENT OF ISSUE:

The Federal Emergency Management Agency (FEMA) prepares Flood Insurance Rate Maps (FIRMs) for use in the National flood Insurance Program (NFIP). The FIRMs currently being used by Jefferson County for implementing the Flood Damage Prevention Ordinance (as codified in Chapter 15.15 Jefferson County Code) are hard copies that have an effective date of July 19, 1982.

Since January 2013, FEMA has appraised Jefferson County of progress in updating the FIRMs and the Flood Insurance Study for Jefferson County, Washington and Unincorporated Areas (FIS). On December 7, 2018, FEMA sent a Letter of Final Determination to Jefferson County stating that the flood hazard determinations, as shown on the revised FIRMS and in the revised FIS, are considered final by FEMA and that these revisions will go into effect on June 7, 2019.

As part of the process of implementing the new FEMA FIRMs and FIS, Jefferson County must revise the Flood Damage Prevention Ordinance to comply with NFIP standards and the Board of County Commissioners (BoCC) is required to adopt a revised Flood Damage Prevention Ordinance by June 7, 2019 in order for the county to remain in the NFIP.

The purpose of this meeting with the BoCC and the County Administrator is to review the revision requirements and to advise the BoCC that Department of Community Development (DCD) will be returning next month for authorization to notice a public hearing and request comments on the proposed revisions to the ordinance.

ANALYSIS:

Jefferson County is a local community participating in the NFIP. DCD implements and enforces the Flood Damage Prevention Ordinance, which is intended to reduce future flood

risks associated with new construction within Special Flood Hazard Areas mapped by FEMA. Based on county participation, the federal government makes insurance available to Jefferson County residents as financial protection against future losses.

For the federal government to continue providing insurance to residents in unincorporated Jefferson County, the BoCC must adopt a revised Flood Damage Prevention Ordinance prior to June 7, 2019. FEMA and the Washington State Department of Ecology (NFIP State Coordinator) have provided input for revisions to the current ordinance, and the drafted revisions are attached to this agenda request.

If the BoCC does not adopt a revised Flood Damage Prevention Ordinance that complies with NFIP standards, then property owners located within Special Flood Hazard Areas of unincorporated Jefferson County may no longer qualify for federal insurance.

FISCAL IMPACT:

Funds for staff to work on revisions to the Flood Damage Prevention Ordinance will come from the General Fund.

Funds to review applications for compliance with the Flood Damage Prevention Ordinance will come from fees paid by applicants.

The federal government requires compliance with NFIP standards. Failure to adopt a revised Flood Damage Prevention Ordinance prior to June 7, 2019 may result in negative financial effects on Jefferson County property owners in which some or all of the property occurs within a Special Flood Hazard Area.

RECOMMENDATION:

No action is needed at this time; however, DCD recommends that the BoCC be prepared to adopt a revised Flood Damage Prevention Ordinance prior to June 7, 2019.

REVIEWED BY:

County Administrator

Date