



LAND USE COMMITTEE
AUGUST 3, 2015
NOON
COUNCIL CHAMBERS

1. **FEMA FLOOD HAZARD MAP**
SARAH SCHELLING, ASSOCIATE PLANNER
(ATTACHMENT)



LAND USE COMMITTEE August 3, 2015

SUBJECT: FEMA Update of local Flood Insurance Rate Maps

RECOMMENDATION: No action required, informational only.

STAFF CONTACT: Scott Spence, City Manager *SS*
Rick Walk, Director of Community Development *RW*
Sarah Schelling, Associate Planner *SS*

ORIGINATED BY: Community Development Department

ATTACHMENTS: [Proposed Flood Map Panel #305](#)
[Proposed Flood Map Panel #189](#)

FISCAL NOTE: NA

PRIOR REVIEW: NA

BACKGROUND:

In 2012, the Federal Emergency Management Agency (FEMA) in coordination with the State of Washington began a study to update the Flood Insurance Rate Maps for the Deschutes River Watershed. The update uses new topographic and hydrologic data to analyze the flood risk along the Deschutes River watershed and all its tributaries. In the City of Lacey, Chambers Creek is a part of the Deschutes River watershed and is shown on FEMA map panel number 305 as Deschutes Tributary 3. Chambers creek runs through a portion of the City of Lacey at the southern city limits and the floodplain currently impacts approximately 5 lots of the Indian Summer subdivision. Chambers Lake is also within the Deschutes Watershed and is shown on map panel number 189.

In December of 2014, FEMA issued the preliminary maps that show that floodplain has been reduced in the area around Chambers Creek within City limits, and has not changed around Chambers Lake. The attached maps show the current floodplain limits and the limits based on the proposed maps.

On July 16, 2015, a 90 day appeal period began that allows impacted communities to review and dispute the floodplain limits and/or the data used to develop the proposed maps. Any appeal must be based on scientific and technical data that would invalidate the study completed by FEMA. After review of the maps, it does not appear that there is a need for the City to contest the flood insurance study. It is anticipated that the maps will be finalized and become the regulatory flood maps for the City.

The City regulates floodplain development through Lacey Municipal Code, Chapter 14.34, Flood Hazard Prevention, which generally prohibits development within the regulatory floodplain. Section 14.34.030 of the ordinance is the basis for establishing the areas of special flood hazard. It also adopts the regulatory flood maps and the flood insurance study issued by FEMA, including language that adopts any new flood study and new flood maps by reference. With this language in place, there is no need for future Council action in order for the maps to become effective. Currently, FEMA anticipates that the maps will become official in the Spring of 2016.

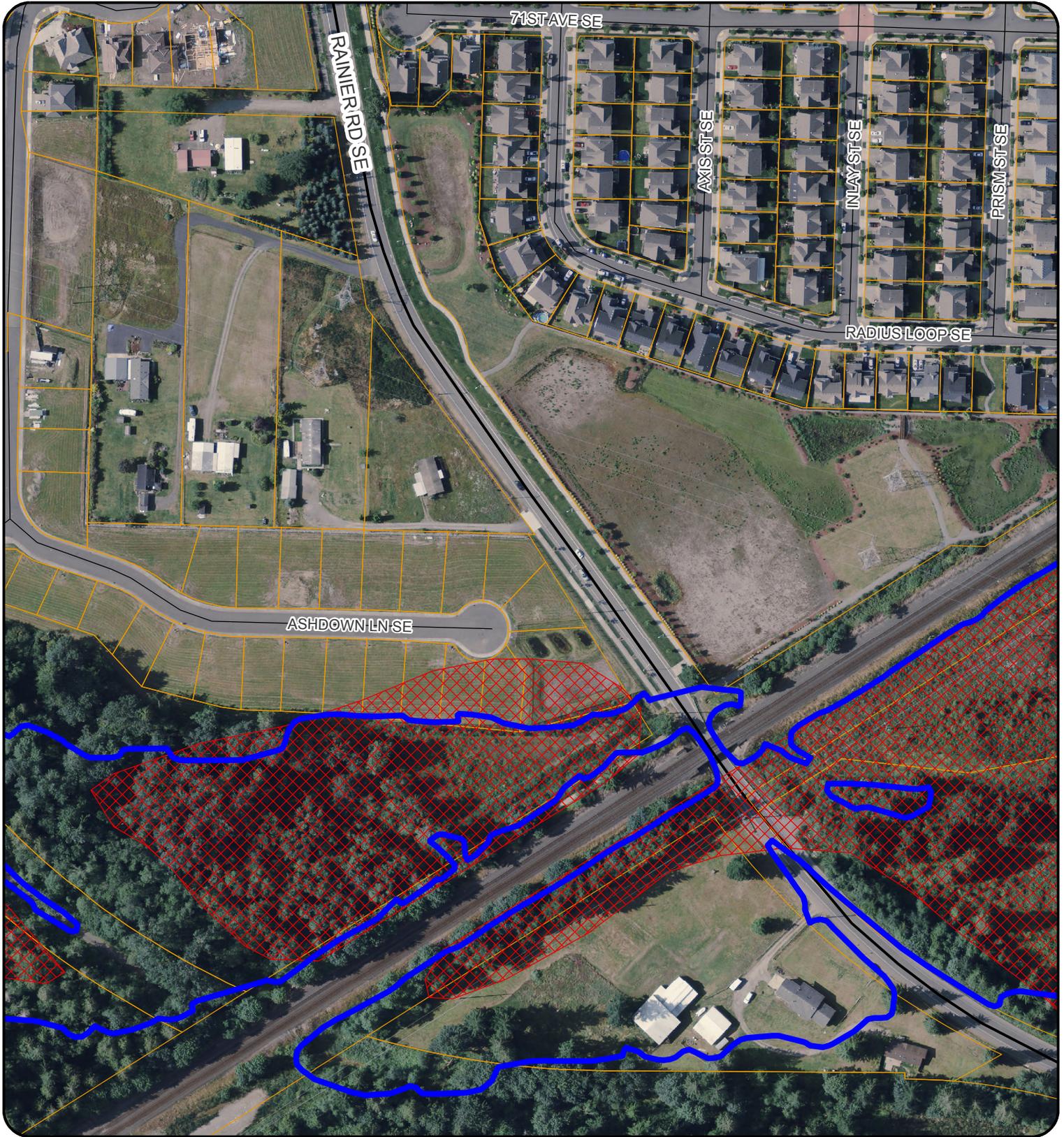
ADVANTAGES:

1. The final flood plain maps developed by FEMA based on topographic and hydrologic data will provide best available information to determine flooding risk.

DISADVANTAGES:

1. None identified

Flood Map Panel 305 - Existing and Proposed



Legend

Preliminary Flood Plain Limits (2015)

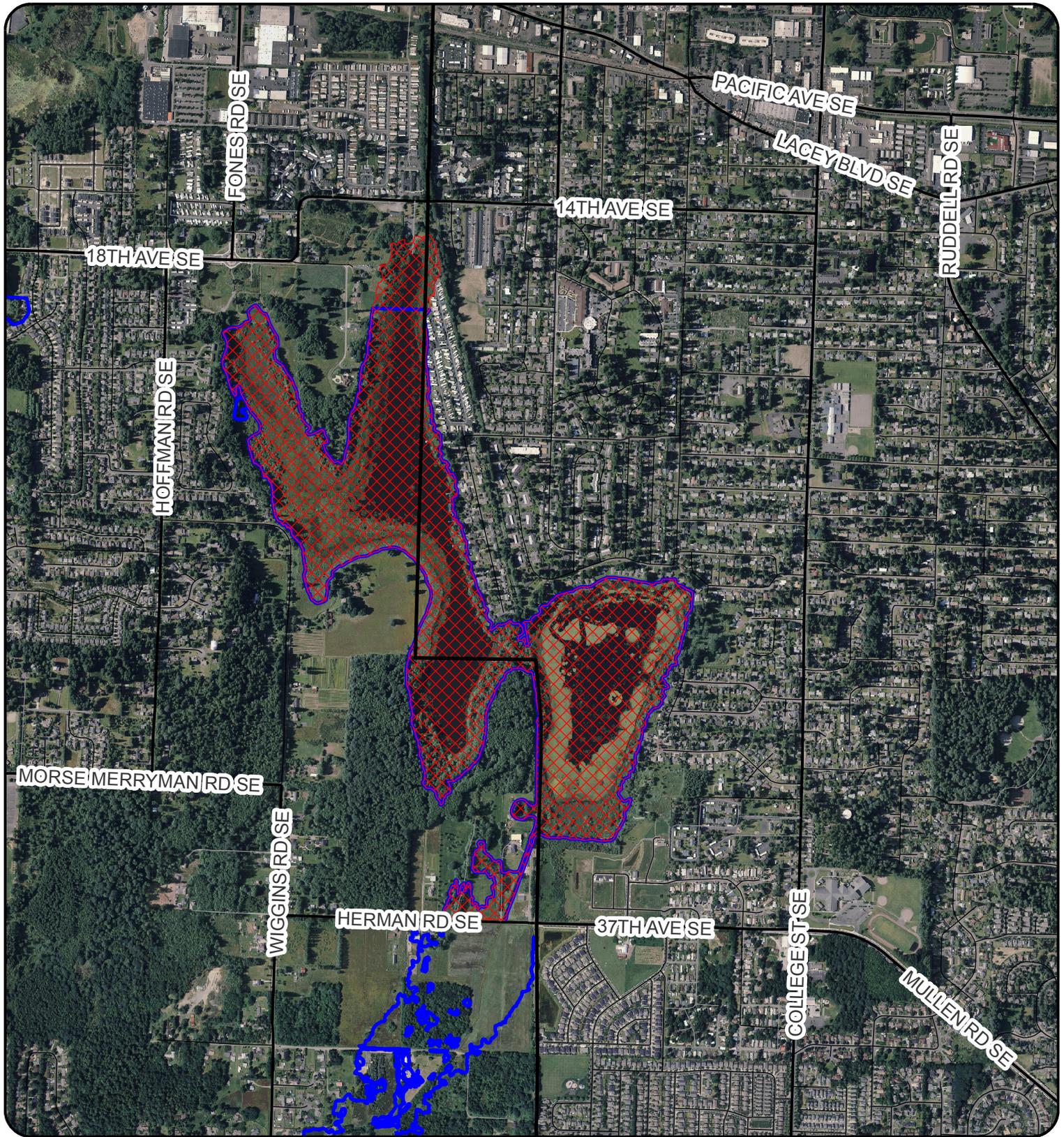


Existing Flood Plain Limits (2012)



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Flood Map Panel 189 - Existing and Proposed



Legend

Existing Flood Plain Limits (2012)



Preliminary Flood Plain Limits (2015)

