

Interim Floodplain Development Regulations Extension #2

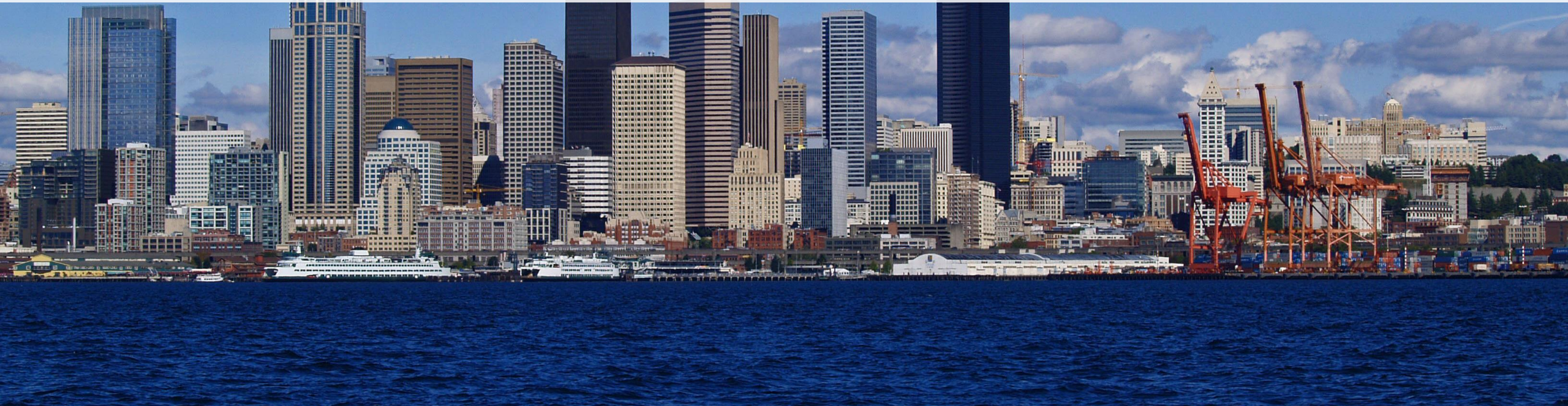


Photo by John Skelton



Seattle Department of
Construction & Inspections

Land Use Committee
February 9, 2022

INTERIM FLOODPLAIN DEVELOPMENT REGULATIONS

- Overview of Interim Floodplain Development Regulations
- Reason for the 2nd extension
- Proposed amendment to interim regulations
- Public outreach to date
- Next steps



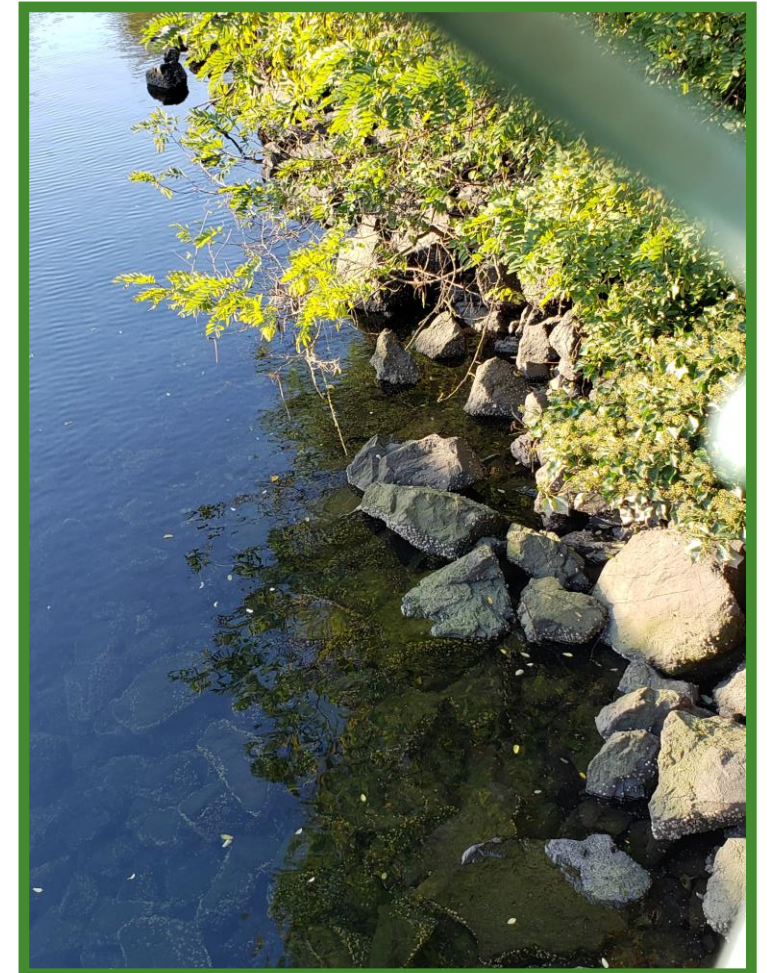
OVERVIEW OF INTERIM REGULATIONS

- July 2020 - Ordinance 126113 established interim floodplain development regulations
- January 2021 - Ordinance 126271 extended the interim regulations for one year
- These regulations contain building codes and other standards that make homes, businesses, and people safer from flooding
- Apply to permit applications for construction on property within mapped floodplain areas



OVERVIEW OF INTERIM REGULATIONS

- The Federal Emergency Management Agency (FEMA) produced the updated floodplain maps and established the minimum required standards for floodplain regulations
- Due to expire on February 22, 2022. If not extended, property owners in FEMA floodplain areas may not be able to purchase flood insurance or renew existing policies



REASON FOR EXTENSION

- Draft permanent floodplain development regulations completed in June 2021
- Published SEPA decision on proposal on July 8, 2021
- SEPA decision appealed by the Port of Seattle on July 29, 2021
- Working with Port staff to resolve issues raised since August 2021



INTERIM REGULATIONS EXTENSION #2

- Propose one amendment to interim regulations to correct code drafting error
- Standard for elevation of non-residential structures constructed above base flood elevation was unintentionally reduced from 2 feet to 1 foot
- Error has resulted in a lower standard of protection from flooding for 18 months



Photo by Duwamish River Community Coalition

INTERIM REGULATIONS EXTENSION #2

- Intent of the interim regulations was to keep the standard of 2 feet that existed in regulations prior to the adoption of the interim regulations
- SMC Section 25.06.110 amended to correct the error – required elevation for non-residential structures changed back to 2 feet



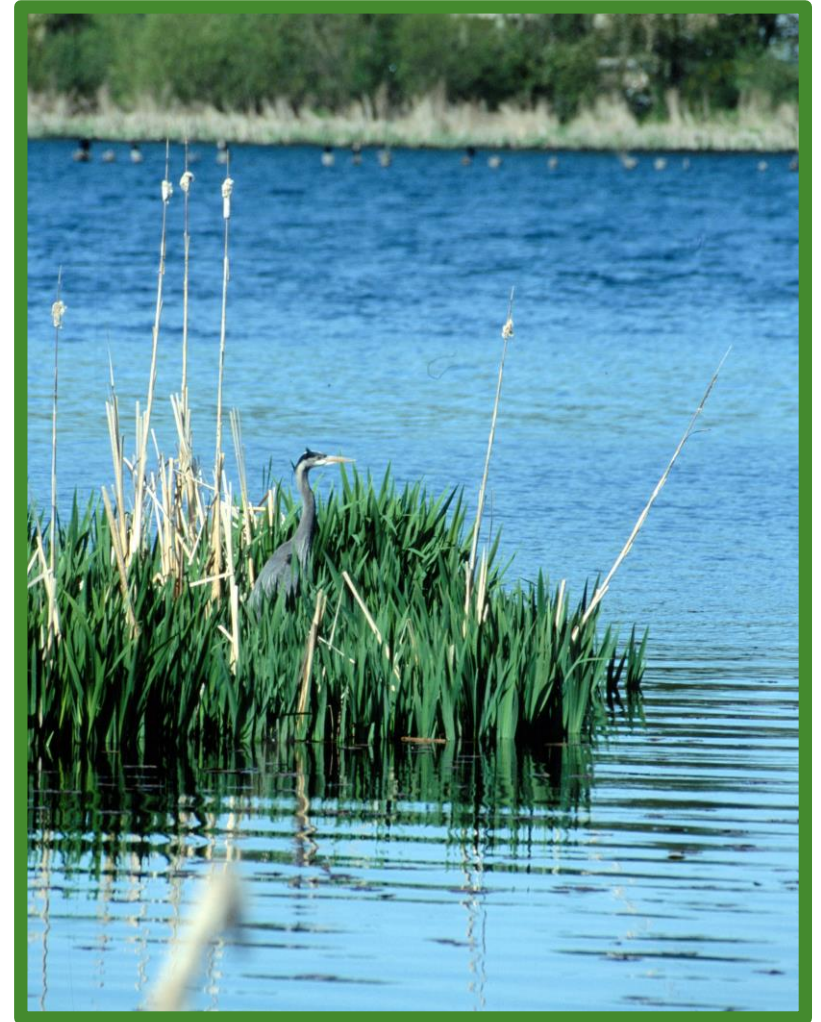
PUBLIC OUTREACH COMPLETED TO DATE

- Project Webpage - information and link to sign up for SDCI's email list
- Postcards –2,400 mailed to owners of property in the FEMA floodplain mapped areas
- 1,100 subscribers to the Floodplain Development Regulations Update email list
- Public meeting - April 27, 2021. Recorded meeting available on website



NEXT STEPS

- Continue working with Port to resolve appeal issues
- Amend permanent floodplain development regulations
- Mayor Harrell's review and approval of permanent regulations
- City Council's review and approval of permanent regulations



QUESTIONS?

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