

CITY OF SEATTLE
ORDINANCE 126271
COUNCIL BILL 119978

AN ORDINANCE relating to floodplains; extending interim regulations established by Ordinance 126113 for 12 months, to continue to rely on updated National Flood Insurance Rate Maps to allow individuals to continue to obtain flood insurance through FEMA’s Flood Insurance Program; and adopting a work plan for studies needed to develop permanent regulations.

WHEREAS, in July 2020, the City adopted interim floodplain development regulations to regulate development in special flood hazard areas in accordance with standards established by the National Flood Insurance Program and the Washington State Department of Ecology and areas identified as flood-prone in subsection 25.09.012.B of the Seattle Municipal Code with an effective date of August 24, 2020 and expiration date of February 24, 2021; and

WHEREAS, the United States continues to experience a pandemic that is impacting all segments of government business including the normal time to carry out all required aspects of adopting a permanent floodplain development regulations to meet National Flood Insurance Program and the Washington State Department of Ecology requirements to remain in compliance; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council makes the following legislative findings of fact and declares as follows:

A. The Council incorporates by reference the findings of fact contained in Ordinance 126113.

1 B. In July 2020, the City Council passed and the Mayor signed Ordinance 126113,
2 establishing interim floodplain development regulations to maintain the City’s standing in
3 Federal Emergency Management Agency’s National Flood Insurance Program, enabling
4 residents to continue to be eligible for flood insurance while preventing development
5 incompatible with City goals related to development in the floodplains.

6 C. Since that time, the City began working on developing permanent regulations,
7 however, due to factors detailed below, the work necessary to develop permanent regulations
8 will not be completed before the expiration of the interim regulations on February 24, 2021.

9 D. Work on permanent regulations has been limited in part due to the February 29 and
10 March 3, 2020 proclamations of civil emergency by Governor Inslee and Mayor Durkan,
11 respectively, related to the spread of COVID-19.

12 E. Revised Code of Washington (RCW) 36.70A.390 authorizes the City to renew interim
13 regulations by ordinance. Interim regulations can be authorized up to one year if accompanied by
14 a work plan. A work plan for the studies needed to complete the permanent regulations is
15 included as Attachment 1.

16 Section 2. Pursuant to RCW 36.70A.390, the interim regulations first set forth in
17 Ordinance 126113, shall be extended and in effect for a period of 12 months from the date the
18 ordinance introduced as Council Bill _____ is effective, and shall automatically expire after
19 the 12-month period unless the same is extended as provided by statute, or unless terminated
20 sooner by the City Council.

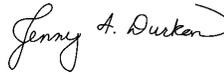
1 Section 3. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 19th day of January, 2021,
5 and signed by me in open session in authentication of its passage this 19th day of
6 January, 2021.

7 

8 President _____ of the City Council

9 Approved by me this 22nd day of January, 2021.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 22nd day of January, 2021.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

16

17 Attachments:

18 Attachment A – SDCI Work Plan

SDCI WORK PLAN	
Analysis of the Flood Risk in the South Park Neighborhood between S. Orchard and S. Kenyon Streets; and approximately 2nd Ave S. and the Duwamish River and Adoption of Permanent Floodplain Development Regulations	
Timeline	Tasks
Project Management	
November – December 2020	Develop scope of work and timeline
Data Analysis	
December 2020 – March 2021	Work with SPU flood prediction data and SPU staff to determine data needs for analysis, prepare and vet data (iterative process)
April 2021	SDCI will analyze results and prepare final results
April 2021	Determine the geographic area, if any, to be regulated as flood-prone based on SPU flood prediction data
GIS Mapping	
April – May 2021	Update the maps from interim regulations based on results of data analysis
Other required steps for adoption of the Permanent Floodplain Development Regulations	
Public Outreach	
January – August 2021	Outreach to affected property owners
Draft Recommendations	
May – June 2021	Incorporate updated maps and prepare draft legislation
January – August 2021	Consult with FEMA and WA state
Final Recommendations	
August – September 2021	Mayor Approval, SEPA Decision for Permanent Floodplain Development Regulations
Approval and Adoption of the Permanent Floodplain Development Regulations	
October – December 2021*	City Council Deliberations and Adoption (including a minimum of two Committee meetings, one public hearing and a full Council meeting)

*Becomes effective 30 days after the Mayor’s signature.