

Public Hearing: December 12, 2005

F A C T S H E E T

TITLE: Resolution to Recognize the Beal Slough Floodprone Areas as Best Available Information

SPONSOR: Public Works & Utilities

OPPONENTS: Unknown

OTHER DEPARTMENTS AFFECTED:
Building and Safety
Planning

STAFF RECOMMENDATION: For

APPLICANT: Public Works & Utilities

REASON FOR LEGISLATION:

To formally recognize the Beal Slough 100-year Floodprone Areas and revised Floodway as the best available information for local flood regulation purposes.

D I S C U S S I O N

This is a resolution to formally recognize the floodprone areas of Beal Slough as the best available information for local regulatory purposes. The upper portion of the Beal Slough watershed is within the New Growth Areas, as shown on the attached map. In New Growth Areas, adoption of the best available flood information is in conformance with the Flood Standards for New Growth Areas adopted by the City Council on May 10, 2004. However, a large portion of the Beal Slough watershed lies within the Existing Urban Area. Application of the best available flood information within the Existing Urban Area requires a revision to the ordinance which is proposed concurrently with the map update.

Technical Study

The City, as a Cooperating Technical Partner (CTP) with the Federal Emergency Management Agency (FEMA), contracted with a consulting firm to develop revised floodplain mapping for Beal Slough. The technical floodplain study has been completed, certified by a licensed engineer, and is being reviewed by FEMA. The study has been completed in compliance with FEMA's Guidelines and Specifications for Flood Hazard Mapping Partners.

Additional Floodprone Areas

Currently, there are approximately 8 linear stream miles which have a FEMA-mapped floodplain based upon a 1978 study. The detailed study provides flood hazard information for 9 additional stream miles and updates the flood hazard information those areas already mapped. The resolution indicates that the Beal Slough floodprone areas and revised floodway will be utilized as the best available information in any circumstance where this information is more restrictive than the FEMA floodplain or floodway, until such time as the revised FEMA floodplain map is finalized and adopted

Public Information

From 1997 to 2000, an extensive public process was implemented that resulted in the adoption of the Beal Slough Stormwater Master Plan which identified floodprone areas along Beal Slough and its tributaries. Subsequently, as part of the CTP flood mapping program this information was updated to conform to FEMA guidelines and to produce an updated floodplain/floodprone area map for the Beal Slough watershed. Preliminary and draft maps were presented by staff from Public Works and Utilities at two public open houses on Nov 18, 2004 and Aug. 16, 2005, to various neighborhood groups and individuals in response to an offer to meet with smaller groups as well. The detailed maps and

computer models were made publicly available upon request on Aug. 17,2005. Approximately 710 notices were mailed to local area property owners as well as over 400 to engineers, developers, governmental agencies, conservation groups and others for each meeting.

Conclusion

Finalization and adoption of the revised FEMA floodplain maps is anticipated to take anywhere from 1-2 years. In the meantime, it is appropriate for the community to utilize the best technical information to protect future homes and businesses from flood hazards along Beal Slough.

POLICY OR PROGRAM CHANGE: No. This resolution does not change the requirements for development within the floodplain. It conforms with flood mapping policies in the Comprehensive Plan, the Flood Standards for New Growth Areas adopted by the City in May 2004, and applies updated flood information to the Existing Urban Area if the companion ordinance revision is adopted.

FACT SHEET PREPARED BY: Devin Biesecker, Engineer

REVIEWED BY: Karl Fredrickson, Director of Public Works/Utilities