



## Floodplain Management Code Amendments

City of Tacoma | Planning & Development Services

City Council Meeting  
December 7, 2021  
Item #15



## OVERVIEW



### Administrative Amendments

- ❖ Title 2.02 – Update to IBC Code reference
- ❖ Title 2.19
  - Decision Making – Conflicts with referenced codes and standards
  - Updates to Code references
- ❖ Title 2.22
  - Decision Making – Conflicts with referenced codes and standards
  - Offsite Improvements – new definition
  - Updates to Code references

### Technical Amendments

- ❖ FEMA ordinance – Titles 2.02.400 and 2.02.605

## BACKGROUND



### FEMAs NFIP Program

- Established 1968 (COT joined 1985)
- Provides national flood insurance to individuals/businesses
- Department of Ecology manages floodplain program for WA State



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## ISSUES



### Ecology Community Assistance Visit

- Reviewed our ordinances, maps, permit process and enforcement
- Evaluated problem areas or concerns
- Identified gaps in our community's floodplain program
- Offered training and assistance

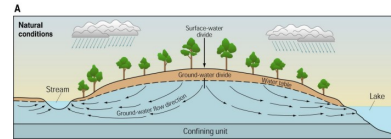


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● ● ● PROPOSED REVISIONS 

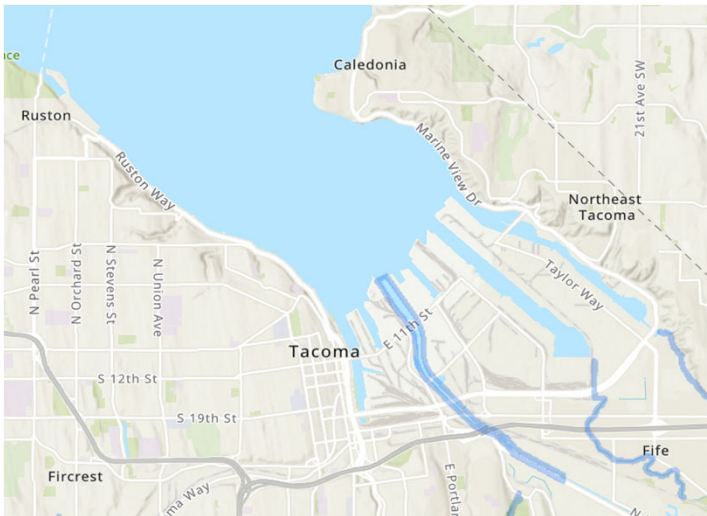
## Gaps compared to Ecology's Model Ordinance

- Water wells shall be located on high ground that is not in the floodway.
- Construction or reconstruction of residential structures is prohibited within designated floodway.



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● ● ● CITY OF TACOMA FLOODWAYS 



- Environmental
  - Wind Zones (Equivalent speed mph)
  - Liquefaction Susceptibility
  - Steep Slopes
  - Wetland Status
  - Non-Wetland | No Stream
  - Biodiversity Corridors
  - Aquifer Recharge
  - Floodway
  - Flood Hazard Areas

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## ●●● HEALTH, EQUITY & SUSTAINABILITY ANALYSIS



### Health

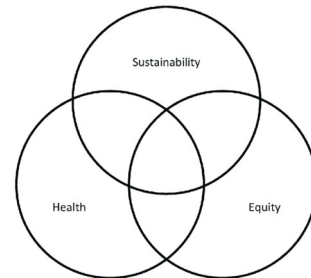
- Prevention of floods
- Disparities: Access to FEMA support

### Equity

- Flood insurance availability; Fairness
- Mitigation funding for flood prone areas

### Sustainability

- Protection of structures from future damages
- Economic sustainability



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## ●●● OUTREACH



- Board of Building Appeals
- MBA of Pierce County
- Tacoma Permit Advisory Task Force
- Chamber of Commerce Industrial Council
- Port of Tacoma
- Tacomapermits.org website



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# NEXT STEPS



## City Council Ordinance

- **First Reading** – December 7, 2021
- **Second Reading** – December 14, 2021
- **Effective** – December 31, 2021



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