

Skagit County Planning Commission's Recorded Motion Regarding the Flood Damage Prevention Code Amendments

Public notice date:	July 3, 2020
Proposal name:	Flood Damage Prevention Code Amendments
Documents available at:	https://www.skagitcounty.net/Departments/PlanningAndPermit/communplan.htm
Public hearing body:	Skagit County Planning Commission
Public hearing date:	Tuesday, July 21, 2020, at 6 p.m.
Written comment deadline:	Friday, July 24, 2020
PC deliberations:	Tuesday, August 18, 2020

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, reasons for action, and recommendations to the Board of County Commissioners.

Findings of Fact and Reasons for Action

1. In order to participate in the National Flood Insurance Program, communities are required to be fully compliant to the programs' minimum standards for floodplain management and Community Assistance Visits.
2. On October 29, 2013, the Department received a list of 11 code amendments flood code amendments from the Washington State Department of Ecology.
3. The purpose of the code amendments is to remain compliant with the FEMA's floodplain management minimum criteria and continue Skagit County participation in the National Flood Insurance Program.
4. If a community fails to remedy the noncompliance, FEMA can take the action under 44 CFR 59.24. Noncompliance action can include suspension of Community Eligibility and suspend communities from participating in the National Flood Insurance Program.
5. The proposed amendments to Skagit County Code 14.04 and 14.34 make Skagit County code consistent with State flood rules and regulations.
6. Amendments to building standards within the Coastal A zone provide consistency with International Residential Code standards that are already enforced.
7. On February 24, 2020 the 60-day Notice of Intent to adopt an amendment was submitted to the Department of Commerce as required under RCW 36.70A.106. This submittal is supplemented by additional materials on July 6, 2020.
8. A SEPA Determination of Non-Significance was issued on June 29, 2020, finding that this non-project proposal does not have a probable significant adverse impact on the environment.

Recommendation

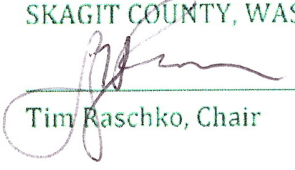
The Planning Commission recommends that the Board of County Commissioners **approve** the proposal with the following changes:

1. Skagit County should pursue additional educational materials and outreach for map amendments on individual properties where the FEMA flood maps may be in error.
2. Modify the definition to Substantial Improvement to remove duplication and clarify the timeline of improvements.
3. Add an exception to the prohibition of wells in the Floodway that is consistent with State RCW 86.16.041.
4. Move the severability clause to the end of Chapter 14.34.

This recorded motion approved August 18, 2020:

Commission Vote	Support	Oppose	Absent	Abstain
Tim Raschko, Chair	✓			
Kathy Mitchell, Vice Chair	✓			
Tammy Candler	✓			
Mark Lundsten	✓			
Ann Marie Lohman	✓			
Amy Hughes	✓			
Martha Rose	✓			
Joe Woodmansee	✓			
Joseph Shea	✓			
Total	9	0	0	0


SKAGIT COUNTY PLANNING COMMISSION
SKAGIT COUNTY, WASHINGTON



Tim Raschko, Chair

8-27-2020

Date



Hal Hart, Secretary

8-18-2020

Date