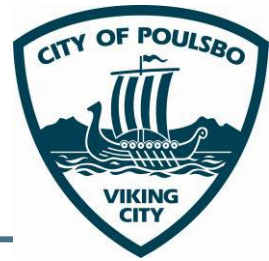


# City of Poulsbo

## Engineering Division-Memorandum

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**To:** Planning Commission  
**From:** Michael Bateman, PE, Development Review Engineer  
**Subject:** 2022 Floodplain Management Revisions – PMC Chapter 15.24  
summary of text modifications  
**Date:** August 2, 2022

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### 1.0 Introduction

Chapter 15.24 of the Poulsbo Municipal Code regulates and manages development in areas of special flood hazard within the City. The City's adoption and enforcement of 15.24 promotes public health, safety and welfare by reducing loss of life and property damage due to flooding and by minimizing expenditures for flood control projects and for rescue and relief operations. Chapter 15.24 allows property owners in the City of Poulsbo to purchase flood insurance through the National Flood Insurance Program (NFIP).

The City entered the National Flood Insurance Program in July of 1979. There are currently 47 flood insurance policies in Poulsbo, with an average annual premium of \$514. Over the course of the program, there have been two paid claims to date per FEMA records.

Periodically the Flood Insurance Maps are revised and updated by FEMA (no map change is associated with this minor update). In addition, language and references in Chapter 15.24 may be necessary to be revised and updated in order to keep the City code up-to-date. If the City codes are not adopted, then the property owners in the City of Poulsbo may lose the ability to purchase flood insurance through the NFIP.

In 2021, the Washington State Department of Ecology performed a Community Assistance Contact, evaluating the City's flood management program. As part of the assistance, Ecology staff reviewed Poulsbo Municipal Code (PMC) Chapter 15.24 – Floodplain Management for compliance with current FEMA National Flood Insurance Program requirements, identifying changes needed to stay current.

In general, the revisions to Chapter 15.24 are minor in nature; the overall intent of 15.24 remains the same. The adoption of additional definitions and minor code language updates is imperative for the City to maintain compliance with NFIP requirements and for property owners to have the ability to purchase and maintain

flood insurance.

## **2.0 Summary of Modifications to Chapter 15.24 – Floodplain Management**

The following sections of Chapter 15.24 were revised as part of the review:

**15.24.020 Definitions.** – added several new of definitions, as well as revised a few, for consistency with FEMA regulations.

**15.24.085 Development permit required.** – Added section to clarify that a floodplain development permit is required for consistency with FEMA regulations.

**15.24.090 Flood protection permit.** – Revised code to comply with FEMA regulations – added items 5 and 6 requiring no rise analysis and any other information required by floodplain administrator.

**15.24.110 City Engineer’s duties.** – Revised code to comply with FEMA regulations –added items D and E clarifying city engineer duty to ensure the site is reasonably safe from flooding and to notify FEMA when annexations occur in special flood hazard area.

**15.24.130 Gathering of information.** – Revised code to comply with FEMA regulations – added items 1, 2 and 3 clarifying additional records required to be maintained by the city engineer.

**15.24.170 Anchoring.** – Revised code to comply with FEMA regulations – added clarifying language regarding buoyancy.

**15.24.230 Elevation – Residential construction.** - Revised code to comply with FEMA regulations – added item 4 regarding garage design requirements.

**15.24.240 Elevation – Nonresidential construction.** - Revised code to comply with FEMA regulations – added clarifying language regarding elevation requirements.

**15.24.255 through 15.24.270** – renumbered sections to accommodate addition of new section 15.24.270 Enclosed area below the lowest floor and removal of section 15.24.310 Variances – Historic structures.

**15.24.270 Enclosed area below the lowest floor.** - Revised code to comply with FEMA regulations – added section to clarify allowable uses for area below the lowest floor.

**15.24.310 General considerations for variances.** - Revised code to comply with FEMA regulations – added items D, E and F regarding conditions allowing variances.

**15.24.310 Historic structures.** - Revised code to comply with FEMA regulations – removed section. Note that this change will not affect any structures in Poulsbo – none are listed on the National Register of Historical Places nor the State Inventory of Historical Places.

### **3.0 Notice of Application and SEPA Determination**

A Notice of Application with Optional DNS on the 2022 Floodplain Management Revisions – PMC 15.24 was issued on August 15, 2022. The comment period ended on August 31, 2022. The City did not receive any comments during this timeframe.

### **4.0 Planning Commission Public Hearing April 11, 2017**

A public hearing has been scheduled for 6:00pm on September 13, 2022 for the Planning Commission to receive public comments on the 2022 Floodplain Management Revisions – PMC 15.24.