



**Spokane City Plan Commission
Findings of Fact, Conclusions, and Recommendations
Update to SMC 17E.030, Floodplain Management**

A recommendation of the City Plan Commission proposing a text amendment to the Spokane Municipal Code (SMC) Title 17E.030 Floodplain Management to adopt an updated Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Map (FIRM).

Findings of Fact:

- A.** The City participates in the National Flood Insurance Program (NFIP).
- B.** In order to participate in the NFIP the City must adopt legally enforceable floodplain management measures approved by the Federal Emergency Management Agency (FEMA).
- C.** FEMA has issued an updated Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Maps (FIRM) for Spokane County to become effective on July 6, 2010.
- D.** The updated FIS and FIRM must be adopted by reference in the General Provision Section of the Floodplain Management standards (SMC 17E.030.050) by the effective date to avoid suspension from the NFIP.
- E.** The FIS and FIRM are used to identify Areas of Special Flood Hazard within the City.
- F.** On May 26, 2010 the Plan Commission held a workshop on the proposed adoption of the updated FIRM and FIS.
- G.** Notice of the updated FIRM and FIS and announcement of the Plan Commission's June 9, 2010 hearing was published in the Spokesman Review on May 26, 2010 and June 2, 2010. In addition to the newspaper advertisements, over 400 postcards were mailed to property owners, property tax payers and residents of property potentially affected by Flood Hazard Areas notifying them of the Plan Commission's June 9, 2010 hearing.
- H.** A State Environmental Policy Act (SEPA) Environmental Checklist was completed and a Determination of Non-significance issued for the updated FIS and FIRM, with notice published in the Spokesman Review on May 26, 2010 and June 2, 2010. The City Plan Commission held a public hearing on June 9, 2010 to obtain public comments on the proposed updates.

- I. Upon adoption of the text amendment to the Floodplain Management standards, the City will officially publish the following amendment to the City's Environmental Standards:

The reference to the scientific and engineering report entitled "The Flood Insurance Study for the City of Spokane" dated February 1980 will be removed and replaced with "The Flood Insurance Study for Spokane County, Washington and Incorporate Areas" dated July 6, 2010.

- J. The City Council must receive a recommendation from the City Plan Commission to approve an ordinance to amend the development regulations contained within the City's Environmental Standards.

Conclusions:

- A. The Plan Commission has reviewed all public testimony received during the public hearing and has made changes to the draft documents during deliberations to address the testimony as needed.
- B. The amendment to the Environmental Standards Code has been reviewed by the City Plan Commission and found to be in conformance with the goals and policies of the City's Comprehensive Plan.

Recommendations:

- A. The Spokane City Plan Commission finds that the proposed text amendment to the Spokane Municipal Code Chapter 17E.030 to adopt by reference the scientific and engineering report entitled "The Flood Insurance Study for Spokane County, Washington and Incorporated Areas" dated July 6, 2010 and accompanying Flood Insurance Rate Maps (FIRM) is recommended for adoption by the Spokane City Council.
- B. The Plan Commission, by a vote of 9 to 0, recommends approval of the proposed Floodplain Management development regulations text amendment with changes as deliberated, by the City Council.



Michael Ekins, President
City Plan Commission

6/9/10

Date