



City of Bellevue

Floodplain Regulations LUCA

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Agenda



- Floodplains Regulatory Framework



- Objectives of this LUCA



- Recommended LUCA Components



- Public Engagement



- Questions

Floodplain Regulatory Framework

“Frequently Flooded Areas” includes:

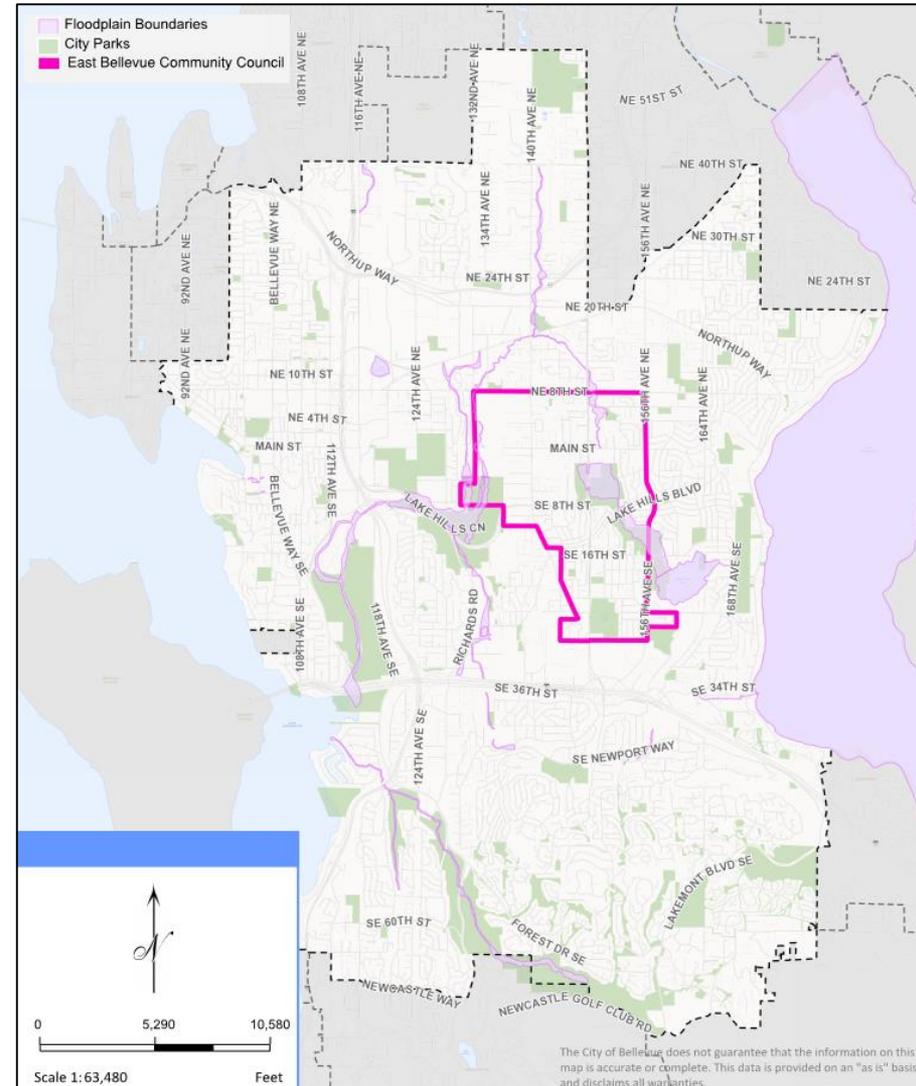
1. Land subject to One-Hundred-Year Flood
2. Areas identified on the Flood Insurance Rate Map(s) (FIRMs) in the Flood Insurance Study (FIS)

Purpose of Regulations:

- Delineate flood-prone areas
- Avoid and minimize damage to life, property and the environment
- Preserve and promote healthy floodplains and biological processes

Frequently Flooded Areas Map

- Lake Bellevue
- **Larsen Lake**
- Phantom Lake
- Lake Sammamish
- Most streams



Federal Flood Insurance

- The City has participated in the National Flood Insurance Program (NFIP) since December 1, 1978
- The City has a Class 5 rating in FEMA's CRS, which equals a 25% discount on NFIP policies
- As of April 17, 2020, the NFIP has paid out 65 flood claims to Bellevue's residents and businesses for a total amount of \$906,231
- However, with Bellevue's effective floodplain management, there have been only five substantial damage claims in the City since 1978

Objectives of this LUCA

- FIRMs and FIS are used for eligibility in the NFIP
- FEMA transmitted new FIRMs and FIS to the City on February 19
- The LUCA is to adopt the new FIRMs and FIS, and conform the LUC to federal and state standards
- The City is required to adopt this LUCA by August 19 for continued eligibility in the NFIP for residents and businesses
- **If the City does not meet this requirement, residents and businesses would immediately lose their NFIP backed insurance**

Recommended LUCA Components

Staff has worked closely with DOE to recommend a narrowly tailored LUCA

1. Amendments to Definitions

2. Amendments to Performance Standards:

- New standard for automatic entry and exit of floodwaters for garages
- New standard to allow waterproofing of utilities
- “Existing Development Declared Legally Nonconforming” to rely on the Critical Areas “Existing Primary Structure(s)” provisions

New terms:	Amended terms:
Alteration of watercourse	Base flood elevation (BFE)
Area of special flood hazard	Flood or flooding
Base flood	Flood Insurance Rate Map (FIRM)
Flood elevation study	Floodproofing
Floodplain or flood-prone area	Floodway
Floodplain administrator	Substantial improvement
Highest adjacent grade	
Historic structure	
Mean sea level	
New construction	
Start of construction	
Variance	

Recommended LUCA Components

3. Amendments to the Variance Process:

- New requirement for a Variance when a development does not incorporate all required performance standards
- New decision criteria for consistency with federal standards

4. Amendments to Procedures:

- New subsection for submittal requirements for consistency with federal standards
- New subsection for clarity in administration and enforcement of the floodplain regulations

Public Engagement

Three modes of outreach are proposed:

- Process IV Requirements - noticing and public hearing
- Direct Mailing Notice – courtesy notice sent directly to property owners and residents impacted by floodplains
- Online Presence – webpage launched during the week of June 8, and includes FAQs, public information regarding LUCA progression, and contact information for public comment

LUCA Process

Process IV – City Council Legislative Action

- June 15 Study Session: Council introduced to the LUCA
- June 30 EBCC: Introduce to EBCC
- July 13 Regular Session: Public Hearing and Final Action
- August 4 EBCC: Public Hearing and Approve/Disapprove
- August 19 Required Effective Date



Questions